

TERMS IN RESPECT OF THE LEASE.	
Lease commencement:	Date of Practical Completion
Term:	A term of 20 years from the date of commencement (or a term of 25 years if specified by the Lessee) with a break on six months notice after 5 years and every 5 years thereafter if there is no continuing planning need for the Facility.
Ground Rent from lease commencement date:	The ground rent payable from lease commencement shall be a peppercorn per annum.
Use:	The property to be used for a visitor/interpretation centre for Camley Street Natural Park
Alienation:	The Lessee may not charge assign or sub-let the whole or any part or parts of the premises other than an assignment of the whole or a sublease of the whole or any part of the Premises to other users delivering a visitor and interpretation centre for Camley Street Natural Park to the public, with the Lessor's consent, such consent not to be unreasonably withheld or delayed.
Repair:	The Lessee is to be responsible for undertaking all internal repairs and decoration, and, if reasonably required by the Lessor to reinstate at the end of term to a reasonable standard taking account of normal wear and tear.
Insurance:	The Lessor to insure the premises for its full reinstatement value including demolition, fees and local authority charges and terrorism cover (if reasonably obtainable).
Alterations:	The lease to allow non structural (but not structural) alterations subject to the Lessor's consent (such consent not to be unreasonably withheld or delayed)
Partitioning:	The Lessee may undertake alteration of internal de-mountable partitioning or the replacement of services on giving the Lessor reasonable notice.
Interest on Late Payment:	Interest shall be payable in the event that the Lessee fails to make any payment on the due date at 4% above the base rate from time to time of the Lessor's Bank.
Mutual Co-operation	The Lessee will not unreasonably oppose, hinder, delay or make any objection to the Lessor's adjoining development and in particular the Lessee will not in any event oppose, hinder delay or make objection to the Lessor's development works authorised or anticipated by the Planning Permission.
Building Service Charge	The Lessee will pay a fair and reasonable proportion of the cost of the provision by the Lessor of the building services to the building within which the Premises are located (including reasonable and proper promotional costs) and a reasonable and proper proportion of any insurance costs. The Building Service Charge will exclude the cost of repairing inherent defects and costs of construction.

Estate Services	The Lessor will provide estate services
Building Services	The Lessor will provide building services
Rights granted	The Lessee will have the right to use access roads and necessary conducting media
Rights Reserved	The Lessor will have the right in respect of both the Building of which the Premises forms part and the adjoining parts of the overall development (1) to use and construct conducting media (2) of entry to maintain neighbouring property and to carry out its development (3) to oversail (4) all rights of light and air
Forfeiture	The Lessor will have the right to forfeit in the event that the Lessee fails to continue to provide the facility for a period of 24 months or more. And for breach of covenant where the Lessee has been given at least three months notice to remedy and has failed to do so.
Costs:	Each party shall bear their own costs and disbursements incurred (whether or not the matter proceeds to completion) in respect of: <ol style="list-style-type: none">1. the preparation and negotiation of these Heads of Terms and all legal documents;2. preparation of plans for attachment to the legal documentation;3. any other matter relating to the transactions envisaged by these Heads of Terms.
VAT:	The Lessor will waive its exemption and elect to tax. Insofar as the Tenant is unable to recover the same, the Lessor will indemnify the Lessee in respect of VAT on rent.
Other Terms	The lease will be in a form institutionally acceptable to both a Lessor and to a reasonable, well advised, major occupational Lessee with provisions which would be appropriate for a letting in the nature of the Premises on a high class mixed use estate.
SDLT	The Lessor will indemnify the Lessee in respect of any SDLT payable on the grant of the Lease.

HEADS OF TERMS

Relating to: Lease of Police Office at Kings Cross Central, London

TERMS IN RESPECT OF THE LEASE RE POLICE OFFICE	
Lessor:	[]
Lessee:	Metropolitan Police.
Premises:	A Police Office.

TERMS IN RESPECT OF THE LEASE.	
Lease commencement:	Date of Practical Completion.
Term:	A term of 20 years from the date of commencement (or a term of 25 years if specified by the Lessee) with a tenant's break on six months notice after 10 years and every 5 years thereafter if there is no continuing planning need for the Facility.
Ground Rent from lease commencement date:	The ground rent payable from lease commencement shall be a peppercorn per annum.
Use:	The property to be used for a police office and public help desk
Alienation:	The Lessee may not charge assign or sub-let the whole or any part or parts of the premises other than an assignment of the whole or a sublease of the whole or any part of the Premises to successors of the Lessee's statutory functions (including parties contracted to provide property services that enable such statutory functions to be carried out within the premises) with the Lessor's consent, such consent not to be unreasonably withheld or delayed.
Repair:	The Lessee is to be responsible for undertaking all internal repairs and decoration, and, if reasonably required by the Lessor to reinstate at the end of term to a reasonable standard taking account of normal wear and tear.
Insurance:	The Lessor to insure the premises for its full reinstatement value including demolition, fees and local authority charges and terrorism cover (if reasonably obtainable).
Alterations:	The lease to allow non structural (but not structural) alterations subject to the Lessor's consent (such consent not to be unreasonably withheld or delayed)
Partitioning:	The Lessee may undertake alteration of internal de-mountable partitioning or the replacement of services on giving the Lessor reasonable notice.
Interest on Late Payment:	Interest shall be payable in the event that the Lessee fails to make any payment on the due date at 4% above the base rate from time to time of the Lessor's Bank.
Mutual Co-operation	The Lessee will not unreasonably oppose, hinder, delay or make any objection to the Lessor's adjoining development and in particular the Lessee will not in any event oppose, hinder delay or make objection to the Lessor's development works authorised or anticipated by the Planning Permission.
Building Service Charge	The Lessee will pay a fair and reasonable proportion of the cost of the provision by the Lessor of the building services to the building within which the Premises are located (including reasonable and proper promotional costs) and a reasonable and proper proportion of any insurance costs. The Building Service Charge will exclude the cost of repairing inherent defects and costs of construction.

Estate Services	The Lessor will provide estate services.
Building Services	The Lessor will provide building services.
Rights granted	The Lessee will have the right to use access roads and necessary conducting media
Rights Reserved	The Lessor will have the right in respect of both the Building of which the Premises forms part and the adjoining parts of the overall development (1) to use and construct conducting media (2) of entry to maintain neighbouring property and to carry out its development (3) to oversail (4) all rights of light and air.
Forfeiture	The Lessor will have the right to forfeit in the event that the Lessee fails to continue to provide the facility for a period of 24 months or more. And for breach of covenant where the Lessee has been given at least three months notice to remedy and has failed to do so.
Costs:	Each party shall bear their own costs and disbursements incurred (whether or not the matter proceeds to completion) in respect of: <ol style="list-style-type: none">1. the preparation and negotiation of these Heads of Terms and all legal documents;2. preparation of plans for attachment to the legal documentation;3. any other matter relating to the transactions envisaged by these Heads of Terms.
VAT	The Lessor will waive its exemption and elect to tax. Insofar as the Tenant is unable to recover the same, the Lessor will indemnify the Lessee in respect of VAT on rent.
Other Terms	The lease will be in a form institutionally acceptable to both a Lessor and to a reasonable, well advised, major occupational Lessee with provisions which would be appropriate for a letting in the nature of the Premises on a high class mixed use estate.
SDLT	The Lessor will indemnify the Lessee in respect of any SDLT payable on the grant of the Lease.

HEADS OF TERMS

Relating to: Lease of Primary Health Care Walk-in Centre at Kings Cross Central, London

TERMS IN RESPECT OF THE LEASE RE PRIMARY HEALTH CARE WALK-IN CENTRE	
Lessor:	[]
Lessee:	Camden Primary Care Trust or any other body nominated by the Council whose function is the provision of National Health Service primary health care services.
Premises:	Primary Health Care Walk-In Centre.

TERMS IN RESPECT OF THE LEASE.	
Lease commencement:	Date of Practical Completion.
Term:	A term of 20 years from the date of commencement (or a term of 25 years if specified by the Lessee)
Rent from lease commencement date:	The rent payable shall be the fair open market rent to be assessed on the basis of a comparable Use Class D1 (health) use in a comparable location (being at a national rail and underground transport interchange serving Central London) with five yearly rent reviews. There will be an 18 month rent free period from the date of practical completion.
Use:	The property to be used for a Primary Health Care Walk-In Centre.
Alienation:	The Lessee may not charge assign or sub-let the whole or any part or parts of the premises other than an assignment of the whole or a sublease of the whole or any part of the Premises to successors of the Lessee's statutory functions, (including parties contracted to provide property services that enable such statutory functions to be carried out within the premises) or to other users delivering National Health Service walk in primary health care facilities to the public, with the Lessor's consent, such consent not to be unreasonably withheld or delayed.
Repair:	The Lessee is to be responsible for undertaking all internal repairs and decoration, and, if reasonably required by the Lessor to reinstate at the end of term to a reasonable standard taking account of normal wear and tear.
Insurance:	The Lessor to insure the premises for its full reinstatement value including demolition, fees and local authority charges and terrorism cover (if reasonably obtainable).
Alterations:	The lease to allow non structural (but not structural) alterations subject to the Lessor's consent (such consent not to be unreasonably withheld or delayed).
Partitioning:	The Lessee may undertake alteration of internal de-mountable partitioning or the replacement of services on giving the Lessor reasonable notice.
Interest on Late Payment:	Interest shall be payable in the event that the Lessee fails to make any payment on the due date at 4% above the base rate from time to time of the Lessor's Bank.
Mutual Co-operation	The Lessee will not unreasonably oppose, hinder, delay or make any objection to the Lessor's adjoining development and in particular the Lessee will not in any event oppose, hinder delay or make objection to the Lessor's development works authorised or anticipated by the Planning Permission.
Estate Service Charge	The Lessee will pay a fair and reasonable proportion of the cost of the provision by the Lessor of estate services to the Lessor's development known as Kings Cross Central.
Building Service Charge	The Lessee will pay a fair and reasonable proportion of the cost of the provision by the Lessor of the building services to the building within which the Premises are located (including reasonable and proper promotional

	costs) and a reasonable and proper proportion of any insurance costs. The Building Service Charge will exclude the cost of repairing inherent defects and costs of construction.
Estate Services	The Lessor will provide estate services.
Building Services	The Lessor will provide building services.
Rights granted	The Lessee will have the right to use access roads and necessary conducting media.
Rights Reserved	The Lessor will have the right in respect of both the Building of which the Premises forms part and the adjoining parts of the overall development (1) to use and construct conducting media (2) of entry to maintain neighbouring property and to carry out its development (3) to oversail (4) all rights of light and air.
Forfeiture	The Lessor will have the right to forfeit in the event that the Lessee fails to continue to provide the facility for a period of 24 months or more. And for breach of covenant where the Lessee has been given at least three months notice to remedy and has failed to do so.
Costs:	Each party shall bear their own costs and disbursements incurred (whether or not the matter proceeds to completion) in respect of: <ol style="list-style-type: none">1. the preparation and negotiation of these Heads of Terms and all legal documents;2. preparation of plans for attachment to the legal documentation;3. any other matter relating to the transactions envisaged by these Heads of Terms.
VAT	The Lessor will waive its exemption and elect to tax.
Other Terms	The lease will be in a form institutionally acceptable to both a Lessor and to a reasonable, well advised, major occupational Lessee with provisions which would be appropriate for a letting in the nature of the Premises on a high class mixed use estate.

HEADS OF TERMS

Relating to: Lease of Primary Health Care Centre at Kings Cross Central, London

TERMS IN RESPECT OF THE LEASE RE PRIMARY HEALTH CARE CENTRE	
Lessor:	[]
Lessee:	Camden Primary Care Trust or any other body nominated by the Council whose function is the provision of National Health Service primary health care services.
Premises:	The Primary Health Care Centre.

TERMS IN RESPECT OF THE LEASE.	
Lease commencement:	Date of Practical Completion.
Term:	A term of 20 years from the date of commencement (or a term of 25 years of specified by the Lessee)
Rent from lease commencement date:	The rent payable shall be the fair open market rent to be assessed on the basis of a comparable Use Class D1 (health) use in a comparable location within Central London with five yearly rent reviews. There will be an 18 month rent free period from practical completion.
Use:	The property to be used for a Primary Health Care Centre.
Alienation:	The Lessee may not charge assign or sub-let the whole or any part or parts of the premises other than an assignment of the whole or a sublease of the whole or any part of the Premises to successors of the Lessee's statutory functions, (including parties contracted to provide property services that enable such statutory functions to be carried out within the premises) or to other users delivering National Health Service primary health care facilities to the public, with the Lessor's consent, such consent not to be unreasonably withheld or delayed.
Repair:	The Lessee is to be responsible for undertaking all internal repairs and decoration, and, if reasonably required by the Lessor to reinstate at the end of term to a reasonable standard taking account of normal wear and tear.
Insurance:	The Lessor to insure the premises for its full reinstatement value including demolition, fees and local authority charges and terrorism cover (if reasonably obtainable).
Alterations:	The lease to allow non structural (but not structural) alterations subject to the Lessor's consent (such consent not to be unreasonably withheld or delayed).
Partitioning:	The Lessee may undertake alteration of internal de-mountable partitioning or the replacement of services on giving the Lessor reasonable notice.
Interest on Late Payment:	Interest shall be payable in the event that the Lessee fails to make any payment on the due date at 4% above the base rate from time to time of the Lessor's Bank.
Mutual Co-operation	The Lessee will not unreasonably oppose, hinder, delay or make any objection to the Lessor's adjoining development and in particular that the Lessee will not in any event oppose, hinder delay or make objection to the Lessor's development works authorised or anticipated by the Planning Permission.
Estate Service Charge	The Lessee will pay a fair and reasonable proportion of the cost of the provision by the Lessor of estate services to the Lessor's development known as Kings Cross Central.
Building Service Charge	The Lessee will pay a fair and reasonable proportion of the cost of the provision by the Lessor of the building services to the building within which the Premises are located (including reasonable and proper promotional

	costs) and a reasonable and proper proportion of any insurance costs. The Building Service Charge will exclude the cost of repairing inherent defects and costs of construction.
Estate Services	The Lessor will provide estate services.
Building Services	The Lessor will provide building services.
Rights granted	The Lessee will have the right to use access roads and necessary conducting media.
Rights Reserved	The Lessor will have the right in respect of both the Building of which the Premises forms part and the adjoining parts of the overall development (1) to use and construct conducting media (2) of entry to maintain neighbouring property and to carry out its development (3) to oversail (4) all rights of light and air.
Forfeiture	The Lessor will have the right to forfeit in the event that the Lessee fails to continue to provide the facility for a period of 24 months or more. And for breach of covenant where the Lessee has been given at least three months notice to remedy and has failed to do so.
Costs:	Each party shall bear their own costs and disbursements incurred (whether or not the matter proceeds to completion) in respect of: <ol style="list-style-type: none">1. the preparation and negotiation of these Heads of Terms and all legal documents;2. preparation of plans for attachment to the legal documentation;3. any other matter relating to the transactions envisaged by these Heads of Terms.
VAT	The Lessor will waive its exemption and elect to tax.
Other Terms	The lease will be in a form institutionally acceptable to both a Lessor and to a reasonable, well advised, major occupational Lessee with provisions which would be appropriate for a letting in the nature of the Premises on a high class mixed use estate.

	would be appropriate for a letting in the nature of the Premises on a high class mixed use estate.
Costs	Each party shall bear their own costs and disbursements incurred in respect of the completion of the lease.
SDLT	The Lessor will indemnify the Lessee in respect of any SDLT payable on the grant of the Lease.

HEADS OF TERMS

Relating to: Lease of Skills and Recruitment Centre at Kings Cross Central, London

TERMS IN RESPECT OF THE LEASE RE SKILLS AND RECRUITMENT CENTRE	
Lessor:	[]
Lessee:	Camden Council.
Premises:	Skills and Recruitment Centre.