

# Notes on the Draft Lease

## 1. DEFINITIONS

**Opening hours:** Since we will be doing events at the Museum, as has been discussed, we will be following Camden Council's framework hours of:

Monday to Thursday 10:00 am until 11:30 pm  
Friday and Saturday 10:00 am until midnight  
Sunday 11:00 am until 10:30 pm

(excluding Christmas Day)

**Parties** Our current registered address is 41 Whitcomb Street, London, WC2H 7DT

**Rent Commencement Date** We agreed this would be 2 months after opening to the public, so according to our initial agreement is 6 months from the signing of the lease

## 4. RENT AND OTHER PAYMENTS

4.2 The first installment of the Base Rent should be on the Rent Commencement Date

## 6. SERVICES AND SERVICE CHARGES

6.3.i We would like an estimate of the Management fee

6.8.b Just to confirm, Service Charges are included in our Base Rent

## 7. INSURANCE

7.2 We agreed that relevant insurances that apply to the whole market would be included in the Base Rent, and that we are only liable to pay insurances specific to our business such as contents insurance or employer's liability insurance.

## 8. PROHIBITIONS AND DEALINGS

8.1 As is standard for a museum, we will need permission to licence the units on a short term basis, for example for a birthday party or a conference

## 9. REPAIRS AND DECORATIONS

9.3 We would like this clause removed as it is unreasonable

## 12. USE

12.6.i As a museum holding events, as has been discussed, we will need permission for the sale of alcohol to be consumed on the premises

12.6.j As a museum holding events, as has been discussed, we will need permission for the provision of public entertainment

12.10 We would like a copy of the Retailer's Handbook as soon as possible

## 15. CAMDEN CONNECT

15.1 As discussed, we have agreed to have the option to choose our own electronic point of sale system and will send relevant data to the Landlord.

## 35. MISCELLANEOUS

35.1.b Who is Antonio Perez?