

5 Year Agreement Precise

Term	5 years from the date of commencement. Landlord and Tenant Act Protected
Cooling Off Period	During the first 6 months of the term, the landlord or the tenant has the right to serve 3 months notice to determine the tenancy agreement. For the next 12 months the landlord or the tenant is able to serve 6 months notice to determine the tenancy agreement.
Rent Review	<ol style="list-style-type: none">1. Annual R.P.I. increase2. 5 yearly open market rent review
Repairs and Decorations	<p>Tenant responsible for interior repairs and minor external repairs. Landlord responsible for structure, roof, external repairs and signage</p> <p>The tenant is specifically not responsible for:</p> <ul style="list-style-type: none">- the renewal, replacement or repair of the structure including (but not limited to) the roof (excluding roof covering and rainwater goods) load bearing walls (including external cladding but excluding plaster and other surface finishes) main timbers and foundations- the renewal, replacement or repair of the electrical wiring system of the premises up to outlet socket and plugs (and such sockets and plugs together with any additions installed by the Tenant and the replacement of all fuses shall be the responsibility of the Tenant)- the renewal, replacement or repair of the drainage system serving the premises if and to the extent that the same is outside the external walls of the building upon the premises- the renewal, replacement or repair of the surface of the car park and any access forming a part of the premises- the renewal, replacement or repair of the cellar cooling and refrigeration equipment (except where such equipment or any part of it is owned by the Tenant)- the renewal and replacement of the main space heating and water heating systems (excluding radiators immersion heaters free-standing and individual heating appliances and any Tenant's fixtures and fittings) ducted ventilation and air-conditioning systems passenger service and goods lifts and hoists- the redecoration of the outside of the premises

	Tenant responsible for the redecoration of the interior 3 years from the commencement of the term and in the last year
Insurance	Company insures the building and loss of rent and recharges the tenant. Tenant responsible for other insurances
Tie	Full tie to all products
Discounts	£30 per barrel draught beers and ciders (excluding Carling) £75 per barrel premium packaged beers, bottled beers and alcopops Wine – boxed and bottled, 15% off list Soft drinks – draught and bottled, 15% off list Spirits and liqueurs – 10% off list
Machines	Tenant's share is 35% of net takings after licence fee and VAT
Deposit	One quarter's rent [plus 1/13 th of annual trade account]
F. & F.	Tenant to purchase upon completion of the Agreement
Alienation	No sub-letting or assignment
Stocktaking Services	Tenant to take company's nominated stocktaking service (Stockcheck) on frequency to be agreed

JPD
03 June 2009