

Old Fire Station – Summary of Terms

Landlord	THE OXFORD CITY COUNCIL of The Town Hall Blue Boar Street Oxford OX1 4EY
Tenant	CRISIS UK (a charity registered in England & Wales under number 1082947 and a company registered in England & Wales under number 4024938) whose registered office is at 66 Commercial Street, London E1 6LT
Property	The Old Fire Station, 40 George Street & 21 Gloucester Green OX1 2AQ
Art Centre	The part of the Property shown edged green on the Plan and each and every part thereof
Crisis Skylight Centre	The part of the Property shown edged yellow and blue on the Plans and each and every part thereof
Potential Office Accommodation Space	The part of the Property shown edged orange on the plan attached to this lease marked "1505/L/104 G".
Term Commencement Date	25 years from 10 Working Days after Practical Completion
Tenant Break dates	Each of the fifteenth and twentieth anniversaries of the Term Commencement Date
Rolling Break	The Tenant may terminate the lease at any time if the Landlord discontinues its grant funding to the Tenant to cover the rent payable under this lease by serving a Break Notice on the Landlord expiring at the end of the period for which the rent has been offset by the grant funding received by the Tenant.
Rent	£80,000 p.a.x.
Rent Reviews	5 yearly rent reviews to the open market rent assuming existing condition (i.e. before development works)
Permitted Use	Use of the Crisis Skylight Centre as an education, training and employment centre which also offers practical and creative workshops for homeless and vulnerably housed people together with ancillary social enterprise café facilities and use of the Arts Centre as an arts and culture centre including a dance studio, flexible auditorium, creative workspaces and gallery / retail exhibition area for professional rehearsal, training, creative and artistic

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	development and performance across art-forms but not use for any purpose that is prohibited or restricted by the terms of any Third Party Right.
Insurance	The Landlord insures the Property and the Tenant reimburses the premium
Alienation	
	<p><u>Assignments</u> The Tenant shall not assign the whole or any part of the lease.</p>
	<p><u>Underlettings</u> The Tenant shall not underlet the whole of the Property. The Tenant shall underlet the Arts Centre to the Arts Company.</p> <p>The Tenant shall not otherwise underlet part only of the Property except by way of Underlettings of the whole of the Potential Office Accommodation Space to an organisation which shall be carrying out activities of a similar and complementary nature to Crisis UK or the Arts Centre Tenant</p>
Repairs	The Tenant shall keep the Property in good repair and condition and generally keep all parts of the Property clean and tidy and in good order provided that the Tenant shall not be responsible for any disrepair arising from any defect existing but not visible at the date of the lease that is the result of defective design, defective workmanship or defective materials used during the carrying out of the Development as defined in the Agreement for Lease in so far only as the Tenant does not have at the date of this lease or thereafter the benefit of a collateral warranty in respect of such defective design, defective workmanship or use of defective materials, and in respect of any such disrepair the Landlord shall use reasonable endeavours to enforce at the Tenant's written request and on the Tenant's behalf such contracts and appointments or other contractual arrangements as there may be for the benefit of the Landlord.