



RENTAL TERMS FOR 115m² STORAGE UNIT , ARLANDA, GREMISTA, LERWICK

- Subjects:** Basic Storage Unit at Arlanda, Gremista, Lerwick with shared access corridor to adjoining storage units (suitable for forklift trucks)
- Total Floor Area:** Extending to 115 sq metres (1243 sq ft)
- Date of Occupancy:** By agreement.
- Lease term:** By agreement with formal lease available on request. Cost of legal fees for preparation of any formal lease to be borne by tenant. A less formal 'exchange of letters' basis of occupancy is available if preferred.
- Assignment or sub-lease:** Only possible with landlord's prior written consent.
- Annual Rent:** £3,400 exclusive of VAT, invoiced quarterly in advance.
- Local Authority Non-Domestic Rates:** Tenant's responsibility
- Electricity:** There are no services in the building other than electric lighting and this is included in the rental charge.
- Fixtures & Fittings:** The property is provided on an "as seen" basis. Tenants are encouraged to cover items stored in the unit with tarpaulins or polythene as parts of the building have experienced some slight water ingress in the past during periods of inclement weather. Tenants are also encouraged to store items above floor level, for example on pallets, in case any water does penetrate the building.
- Maintenance:** Landlord has overall responsibility for exterior of property but will not maintain the building beyond the "as seen" standard accepted at the time of occupancy. Tenant responsible for all internal maintenance of the property, including electrical fittings and moving parts of all doors.
- Risk Assessments and any other necessary consents:** Tenant responsible for carrying out any Risk Assessments required, including but not restricted to, a Fire Risk Assessment (for Employers with five or more employees) required under The Fire (Scotland) Act 2005. If applicable, copy of the completed Fire Risk Assessment to be provided to the Landlord immediately following date of entry.
- Failure to conduct and provide any necessary Risk Assessments required will result in the Landlord undertaking these and recovering the cost of such assessments from the tenant with an additional administration charge.
- Cleaning:** Tenant's responsibility.
- Insurance:** Buildings Cover:- Landlord insures the building for the usual perils.
Contents Cover:- Tenant to insure their own contents and equipment.
Public Liability Cover:- Tenant should insure for all liabilities arising from their occupancy of the premises, providing Lerwick Port Authority with an indemnity should there be loss or damage to Port Authority property.
Landlord's Public Liability cover provides indemnity cover for any legal liability to loss or damage to third party property and personal injury to any person not being an employee of Lerwick Port Authority.
- Security:** Tenant jointly responsible for security of building with other tenants, and solely responsible for security of own unit and for all items placed in it.
- Notice:** Negotiable but normally one to three months notice required to terminate this agreement by either party.

Provision of the above information is not intended to form a contract or part of a contract between Lerwick Port Authority and your Company. A contract is only legally binding on completion of formal missives between our respective legal agents.

November 2009