



**PROPOSED OF HEADS OF TERMS  
Subject to Contract**

<b>Demised premises</b>	Unit 17, The Enterprise Centre, Coxbridge Business Park, Alton Road, Farnham, Surrey, GU10 5EH
<b>Lease term</b>	10 Years
<b>Tenant</b>	ImagoTech Limited. Company Number 04809994 Will Cardwell email: <a href="mailto:Will@sportcam.net">Will@sportcam.net</a> Phone: 01252 728457
<b>Landlord</b>	Waverley Borough Council
<b>Permitted use</b>	Office and Storage
<b>Assignment</b>	Not Permitted
<b>Subletting</b>	Not Permitted
<b>Rent (excl. of VAT)</b>	£11,563.00 plus VAT, inclusive of service charge
<b>Rent reviews</b>	Year 5
<b>Outgoings</b>	The tenant will be responsible for paying business rates
<b>Service charge</b>	£5.00 per square foot
<b>Decoration</b>	To keep in good decorative order
<b>Repairs and maintenance</b>	To keep in good repair & maintenance internally & externally, and to redecorate the interior in the last six months of the agreement.
<b>Alienation</b>	
<b>Alterations</b>	Yes: Subject to landlords consent not to be unreasonably withheld
<b>Break Clause</b>	Yes: (with six months written notice from either tenant or landlord at Years 3, 5 and 7)
<b>Security of tenure</b>	To be excluded within the Landlord & Tenant Act 1954
<b>Building Insurance</b>	Tenant to insure for full reinstatement cost

<b>Statutory requirements</b>	
<b>Surveyors Costs</b>	Each party will be responsible for their own surveyors and other costs incurred in this transaction.
<b>Legal costs</b>	Each party will be responsible for their own legal and other costs incurred in this transaction.
<b>Remaining Terms</b>	3 allocated parking spaces as marked