

## APPENDIX 1

### LEASE TERMS & PLAN (not to scale)

<b>PROPERTY</b>	154, 160 and 172 Tooley Street, London, SE1 2TZ and, Flats 1-5, 1 Shand Street, London, SE1 2ES
<b>LANDLORD</b>	Originally UBS Global Asset Management (UK), now Tooley Street Investments Ltd
<b>TENANT</b>	The Mayor and Burgesses of the London Borough of Southwark
<b>TERM</b>	25 years from 11 June 2008
<b>RENT COMMENCEMENT</b>	31 December 2009
<b>RENT</b>	£7,693,370 per annum exclusive payable quarterly (25 March, 24 June, 29 September, 25 December)
<b>RENT REVIEW</b>	Upwards only on 24 June 2013 and on every fifth anniversary of that date
<b>REPAIRS</b>	Full repairing (all obligations on tenant). No structural alterations allowed without landlords consent
<b>INSURANCE</b>	Landlord insures, tenant reimburses premiums
<b>USE</b>	Offices (with ancillary residential and A1, A2, A3 retail parts)
<b>COMPLIANCE</b>	The tenant is required to comply with all statutory enactments etc
<b>ALIENATION</b>	Assignment of whole, sub-letting of whole or part with landlords consent is permissible. The Council may share accommodation in the building with partner agencies.
<b>BREAK OPTION</b>	None
<b>OTHER</b>	Security of tenure under Landlord and Tenant Act 1954 Part II applies

# 160 Tooley Street, SE1 - Location Plan



## Property Services

Date 4/12/2012

