

General Terms of Lease

Landlord: Carmarthenshire County Council, County Hall, Carmarthen, Carmarthenshire SA31 1JP.

Tenant:

Premises: Morfa Family Centre, 20 School Road, Morfa, Llanelli
Felinfoel Family Centre, Ysgol Maes y Felin, Ynyswen, Felinfoel, Llanelli

Plan to be provided as part of final lease.

Term: 5 years.

Repairing and Insuring: Tenant to occupy the premises on Full Repairing Terms. Landlord to insure structure of the premises. Tenant to insure contents.

Break Clause: Either party can end the lease by giving to the other not less than 6 months notice.

Rent: To be confirmed. A report will be presented to the Executive Board Member for Housing. The purpose is to seek permission to continue the current arrangement of waiving the rent.

Rent Review: The Council may increase the rent on an annual basis by giving to the Tenant one month's notice in writing specifying the new rent payable.

Use: To use the premises only as a Family Centre.

Outgoings: Tenant to be responsible for all outgoing including Rates, contents insurance and all utilities for the premises.

Alterations: No alterations without Landlord's consent.

Alienation: Absolute prohibition on subletting or assignment of part. No assignment or subletting of whole without Landlord's approval subject to continuation of use.

Landlord & Tenant 1954 Act: To be contracted out? If the Lease is contracted out the tenant will not have a right to renew the lease at the end of the term.

Legal Costs: Each party to pay its own costs.