

APPENDIX 1**HEADS OF TERMS FOR THE NEW LEASE OF 33 CAR PARKING SPACES AT BEACH TERRACE CAR PARK**

Landlord	Fylde MBC
Tenant	A & K McLaughlin
Demised Premises	The 33 parking spaces shown red on plan
Term	9 years
Commencement Date	1/4/2015
Initial Rent	£3,750
Rent review	3 yearly to market rental value
Repairs	Tenant must keep in as good a condition as at the commencement date
Insurance	Tenant provides Public Liability Insurance
Alienation	Not to assign or sublet without consent of the landlord and only to a tenant of the Cafe
User	Car park in connection with the café business