

## Appendix 2 - Melbourne Assembly Rooms Heads of Terms

1. **Demised Premises & Term** – South Derbyshire District Council to grant a long lease of Melbourne Assembly Rooms to Melbourne Assembly Rooms Limited (MARS) for a term of 30 years. The lease to be 'contracted out' of security of tenure.
2. **Sub-letting** – The demise will now include the Library with MARS therefore sub-letting this area to Derbyshire County Council and receiving the rental income of £3,600 pa.
3. **Rent** – Rent payable by MARS to the Council will be £1 pa if demanded.
4. **Repairs & Decoration** – MARS will be responsible for all internal, external and structural repairs and decoration.
5. **Break options** – Either party can terminate the lease at any time subject to 3 months prior written notice.
6. **Insurance** – The Council will insure the premises and re-charge the premium to MARS.
7. **Assignment & sub-letting** – MARS shall not be permitted to assign the lease or sub-let the premises with the exception of the Library and Old School House.
8. **Other Terms** - All other terms to be in accordance with the current lease.

All Heads of Terms are Subject to Contract and Council Approvals.