



Northumberland
Estates

Prudhoe Town Council
Community Partnership Office
82 Front Street
Prudhoe
Northumberland
NE42 5PU

Our Ref: SS/GW/G590

3rd April, 2017

Dear Sirs,

Property - Highfield Lane Land
Agreement Number - C1393

I note from the Estate's records that the rent for the above mentioned property is due for review. I am taking this opportunity of writing to you to give notice of this fact and to recommend a rent.

Present rent:	£1,350 per annum
Proposed rent:	£1,500 per annum
New rent payable from:	12 th November, 2016 (to be fixed, subject to continuation of this agreement, until 2021)

I should be most grateful if you would sign the enclosed copy of this letter and return it to me by way of acceptance. I would ask that you please retain the top copy safely with your Agreement and I shall endorse the Counterpart Agreement accordingly.

Please note that, unless I hear from you to the contrary within the next 14 days, your rent will automatically be increased as aforementioned.

Yours sincerely,

S. F. Stubbings

Enc.

PRUDHOE TOWN COUNCIL

ORDINARY MEETING, APRIL 2017

EXTRACT FROM HIGHFIELD PARK LEASE - TO SHOW
PROVISION FOR RENT REVIEW

Extract from Lease
DATED 12th November 2001

THE TRUSTEES OF THE TWELFTH DUKE
OF NORTHUMBERLAND'S MAINTENANCE FUND

to

PRUDHOE TOWN COUNCIL

LEASE

of land at Highfield Lane Prudhoe
in the County of Northumberland

May, May & Merrimans
12 South Square
Gray's Inn
London WC1R 5HH

Tel: 020-7405 8932
Ref: LS32731:SDG

delivered personally at or forwarded either by recorded delivery service or registered post to either (i) the Demised Premises or (ii) to the address of the Tenant given on page 1 of this Lease or any address notified in writing by the Tenant to the Landlords in substitution therefor

5 **THE** following dates are each referred to as "a Review

Date" namely the first review date shall be on the 12th day of *November*

Two thousand and six and each subsequent review date shall be on the fifth anniversary of the last preceding review date

(2) As from each Review Date the yearly rent payable hereunder shall equal the greater of (i) the yearly rent payable immediately before the Review Date and (ii) the "market rent" as hereinafter defined as at the Review Date and such yearly rent shall continue until the next Review Date (if any) or the expiration or sooner determination of the said term

(3) The Landlords or the Tenant may serve notice in writing on the other requiring that the market rent as at a Review Date be determined Such notice may not be served more than three months before the Review Date but subject thereto may be served at any time whether before on or after the Review Date

(4) The "market rent" as at a Review Date shall be such sum as shall be agreed between the Landlords and the Tenant or in default of such agreement within three months of the service of such notice such sum as shall be determined by an independent Surveyor to be appointed (in default of agreement) on the application of the Landlords or the Tenant by the President for the time being of the Royal Institution of Chartered Surveyors to represent in his opinion the full yearly rent at which the Demised Premises might reasonably be expected to be let with vacant possession without a premium in the open market for the then unexpired residue of the term hereby granted or the period of ten years (whichever shall be the longer) and otherwise upon terms and subject to the same covenants and conditions as are in this Lease contained (other than as to the rent hereby reserved) on the assumption that:-

(i) the Demised Premises are vacant and have not been occupied by the Tenant or any sub-tenant

(ii) the Demised Premises can be used immediately in accordance with the use specified in clause 2(e) hereto

