

Dated the 24<sup>m</sup> day of November 2009

802-58-7-DT

**BELFAST CITY COUNCIL**

**and**

**CONNSWATER COMMUNITY & LEISURE SERVICES LIMITED**

*original*

**HEADS OF TERMS**

*Extension of Lease dated 21<sup>st</sup> February 2006*

C Quigley  
Director of Legal Services  
City Hall  
Belfast  
BT1 5GS

## HEADS OF TERMS

Belfast City Council ('BCC') - The Lessor  
Connswater Community & Leisure Services Limited ('CCLS') - The Lessee  
Ballymacarrett Leisure Centre - 'the Premises'  
Term of Lease - 3 years from 20<sup>th</sup> February 2006  
Date of Lease ('the Lease') - ('the Lease') 21<sup>st</sup> February 2006

### AGREEMENT

- (1) The Lessee currently holds the Premises under the Lease initially for 3 years from 20<sup>th</sup> February 2006. The Lease allows for a further extension to the Lease Term of 3 years, provided that there is no breach or subsisting breach of covenant and there are notice provisions within the Lease for exercising the option to extend by the Lessee.
- (2) The notice was given by the Lessee to the Council outside the required time frame.
- (3) The Council has agreed to grant an extension of the Lease for a further twelve month period, with a review ('the Review') of performance by the Lessee taking place after six months.
- (4) If the Review is successful, a further lease extension shall be offered to the Lessee for a 2 year period (to expire no later than the 3 year extension to the Lease as originally anticipated, namely 19<sup>th</sup> February 2012).

### Rent

The Lease allowed for the rent to be revised on the exercise of the option by the Lessee and that extension being granted by the Council. The rent has been reviewed and will be £17,000 for the extended period of the Lease which shall include the further 2 year period which may be granted upon the Review (i.e. a maximum period of up to 19<sup>th</sup> February 2012).

**All other terms**

Shall be as per the existing Lease dated 21<sup>st</sup> February 2006.

**Costs**

Each party to be responsible for own costs incurred in connection with this matter.

PRESENT when the Corporate Seal of  
**BELFAST CITY COUNCIL** was  
affixed hereto:-

*Naomi R Long*  
LORD MAYOR

*PW*  
CHIEF EXECUTIVE

PRESENT when the Common Seal  
of **CONNSWATER COMMUNITY &  
LEISURE SERVICES LIMITED**  
was affixed hereto:-

*Stephen Baine*  
Centre Manager

11.3.06