

Appendix 2:

Heads of Terms

If no objections are received to the disposal of public open space, it is proposed to grant the Saracens a lease on the following main terms:

Term:	25 years
Demise:	All that premises known as St Peter's Playing Field shown on the supplied plan
Rent:	£4,000 per annum subject to upward only review to market value at five yearly intervals
Break:	Break option at Y10 in Landlord and Tenant's favour
Conditions:	Fully repairing and insuring
Use:	Use of the property for the normal ancillary activities of a football clubs together with normal ancillary purposes

These terms have been provisionally agreed with the Saracens, subject to contract.