

**Football and Community Facility Draft Lease
Town Council 14 July 2015**

The Town Council is asked to

- A) Approve having a an agreement for Lease with the draft Lease attached**
- B) Approve the Agreement for Lease as attached to this covering note**
- C) Agree 2 Signatories for the Agreement to Lease**
- D) Approve the draft Lease as attached to this covering note with the exception of clauses 4.1.1, 4.42, 8.2 17.4 and 30**
- E) Give the Town Clerk delegated authority to conclude the negotiations on clauses 4.1.1, 4.42, 8.2 17.4 and 30, following consultation with the Councillors who form the Licensing Negotiations Group**

Background Information

1. The attached draft documents Agreement for Lease and Lease are the most recent versions provided by the Town Council's Solicitor.
2. As it will not be possible to finalise the lease conditions until closer to the building handover the solicitor has suggested that there should be an agreement to lease with the draft lease attached.
3. Please note the following clauses in the lease are still under discussion:
 - 4.1.1
 - 4.4.2
 - 8.2
 - 17.4
 - 30
4. The members of the Licensing Negotiations Group have previously seen copies of these draft documents.

Report prepared 10 July 2015

For further information contact the Town Clerk. 01460 52149 or email
town.council@ilminster.gov.uk