

RENTAL AGREEMENT
(For a Tenancy for Charging Point location)

The PROPERTY X Parking spaces at XXXX

The LANDLORD

THE EQUIPMENT Comprising an external Electric Vehicle charging point

The TENANT Charge My Street Limited (registered with the FCA under the Co-operative and Community Benefit Societies Act 2014 with registration number 4434), whose Registered Office is 5-2-14, White Cross Business Park, Lancaster Lancashire, LA1 4XQ

The TERM 12 months beginning on XXth XX 201X and thereafter from year to year

The RENT £20 a year- to be reviewed annually

Payable upon invoice annually.

DATED

SIGNED

(The Landlord)

(The Tenant)

THIS RENTAL AGREEMENT comprises the particulars detailed above and the terms and conditions printed below and overleaf whereby the Property is hereby let by the Landlord and taken by the Tenant for the Term at the Rent.

IMPORTANT NOTICE TO LANDLORDS:

(1) The details of The LANDLORD near the top of this Agreement must include an address for the Landlord in England or Wales as well as his/her name.

(2) Written Notice by either party to the other to terminate this agreement must be given four months before the end of the Term otherwise the agreement will be automatically renewed under the same arrangements. In addition either party may give the other three months' written notice to terminate this contract on any date after the first twelve months.

Tenancy Terms and Conditions

- 1 The Tenant will:
 - 1.1 Pay the Rent at the times and in the manner aforesaid without any deduction abatement or set-off whatsoever.
 - 1.2 Pay all charges in respect of any electricity services used at or supplied to the Property and any value added tax ("VAT") properly chargeable on such charges or any similar tax that might be charged in addition to or replacement of it during the Term and, if the Equipment takes its electricity supply from the Landlord's electricity supply, pay a reasonable and proper charge, including VAT, for the electricity supplied to the Equipment and any maintenance costs to maintain the equipment on the site in sound order.
 - 1.3 Pay any costs to maintain the Equipment on the Property in sound order.
 - 1.4 Keep the Equipment and the Property in a good, clean and tenable state and condition and not damage or injure the Property.
 - 1.5 Following installation, not make any un-necessary alterations to the Equipment other than

repair, replacement or upgrade without the Landlord's prior written consent.

- 1.6 Not do or omit to do anything on or at the Property which may be or become a serious nuisance or annoyance to the Landlord.
- 1.7 Not use or occupy the Property in any way whatsoever, other than for the purpose intended.
- 1.8 Insure the Equipment in respect of any damage caused by it, or by any persons installing, maintaining, or otherwise associated with the Equipment. The Tenant will indemnify the Landlord against any and all liability associated with the Equipment.

2 The Landlord will:

- 2.1 Subject to the Tenant paying the rent and performing its obligations under this Agreement, allow the Tenant peaceably to hold and utilize and have access to the Property and the Equipment at the times set out in the Schedule of availability below during the Term without lawful interruption from the Landlord or any person rightfully claiming under or in trust for the Landlord.
- 2.2 Keep in repair the access to the Property.
- 2.3 Allow the Tenant access to the Property given reasonable notice in order to undertake necessary repair and maintenance, at a time which will be mutually agreed.
- 2.4 The Landlord will not be required to carry out works for which the Tenant is responsible by virtue of its duty to use the Property in a tenant-like manner.
- 2.5 The Landlord will use reasonable endeavours to manage parking at its premises, of which the Property forms part, so that the intended effect of this agreement is not frustrated and, in assessing what are "reasonable endeavours", regard shall be had to whatever parking management arrangements the Landlord had in place immediately before the date of this agreement and has had in place during the course of this agreement.

3 The Landlord notifies the Tenant that any notices (including notices in proceedings) should be served upon the Landlord at the address stated with the name of the Landlord above.

Keyholder details (in case of emergency)

Name:

Tel:

Address:

Schedule of Availability

Access to parking spaces Monday – Sunday, 10pm – 7am