

APPENDIX B

Heytesbury Mill Studio

Information

1 – Rent

Rent is, as of March 2013, [REDACTED] per calendar month in advance.

The rent will be reviewed annually, although we reserve the right to implement rent increases should there be an extraordinary increase in costs (eg oil, electricity). At least 30 days notice of such an increase will be given.

2 – Services provided

The rent includes all heating, electricity, council tax and water rates.

Whilst usage will not be monitored, you are kindly asked to be considerate in using these services and, for example, not to leave lights on, not to leave electrical devices on standby or leave heating on for longer than is required.

The rent does not include providing telephone lines, TV services or broadband service. You are expected to organise such services as you require yourself.

You are also asked to note that the Mill's Contents Insurance does not cover the contents of the Studio, and you should make your own arrangements.

3 – Electoral Roll

The Studio is an integral part of Heytesbury Mill and consequently it is included within the electoral register as one address. Should you wish to be registered to vote at the Mill, you should let us know, although we will check with you annually when the return is received.

4 – The Garden/Outside Space

Access to the side door is through the garden of the Mill, however this does not imply free use of the garden. The Studio comes with a yard, which is by and large for your sole use. However access will be required to the yard from time to time as this is where the outside water source is located.

You are asked to keep the yard in a reasonable state of tidiness.

5 – Problems

Should there be a problem with any of the services provided as part of the tenancy (eg plumbing, heating, electricity), we will pay for any remedial work taken out, however you are required to liaise with the subcontractors to ensure access etc. Details of the preferred subcontractor will be given.

6 – Access

On very rare occasions access for other reasons will be required (for example, alarm maintenance). We will endeavour to give at least 24 hours notice, however this is not always possible. To ensure access in an emergency is possible, please do not leave keys in the lock.

7 – Garage Door

The studio comes with a device for electronically opening the garage door. Only one is provided so please take good care to look after it – they are not cheap, and you will have to pay for its replacement if it is lost. If you wishes to pay for a 2nd device, that is acceptable. At the end of the tenancy, of course you must hand all devices back, and we agree to pay [REDACTED] for any additional device other than the original one provided.

8 – General Upkeep

Interior decoration is part of your responsibility. Should you wish to use an unconventional colour, that is acceptable, but at the end of the tenancy you must return it to a neutral colour scheme.

9 – Parking area.

The parking space reserved for the studio is at the side of the building. The Mill requires a parking space by the gate to the garden. Please ask guests to respect this space, unless it is definitely not going to be required.

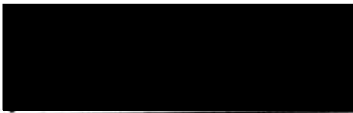
10 – Dog sitting / Cat sitting

It has been agreed that if you dog sit for us, you can reduce your rent by £7.50 per night. As much notice as possible will be given when this will be required but it is not a condition of tenancy. It is envisaged that it will be a mutually beneficial arrangement.

You will be provided with access to the Mill and from time to time will be asked to feed and water the cats.

11 – Ending the tenancy

Should either party need to or wish to discontinue the tenancy, they should give at least 30 days notice, although we will endeavour to give as much notice as possible. When leaving, you are asked to leave it in the condition that you found it.


Sally Bond


Matthew Lipington, landlord

Date: 2/1/14