

TERMS OF PROPOSED LEASE FOR WHITEHEAD COPPICE, THRELKELD, NR KESWICK, CUMBRIA

Term - 150 years.

No Break Clause.

Option to renew.

Rent £1.00 per year.

The lease will be contracted out of the Landlord and Tenant Act 1954.

Use of the premises only as native amenity woodland for the use and enjoyment of the public for amenity purposes and for the purposes of nature conservation.

The Tenant will prepare a ten-year management plan in consultation with the Landlord and Forestry Commission and general public. The Tenant will renew the management plan as requested by the Landlord but would be no less than every 10 years.

The Tenant shall not without the Landlord's prior written approval cut, lop, fell or remove any trees or hedges on the Premises other than in accordance with the management plan and or as part of routine maintenance or to address tree disease.

The woodland will be managed with a view to continuing to move towards native tree species. Invasive non-native plants to be controlled.

The Tenant will be able to register the Premises with the Woodland Carbon Code, Woodland Carbon Guarantee scheme or any other carbon scheme or grant with the permission of the Landlord.

The Tenant will pay for all utilities and will be responsible for all rates, taxes and other charges.

The Tenant will hold public liability insurance to the level of £25m or other sum to be agreed covering the leased property.

The lease is a full repairing lease.

The Premises will be left in good repair and condition in accordance with the management plan.

The Tenant will be able to assign, underlet, share or part with possession of the whole or any part of the premises with consent of the Landlord.

The Tenant will be able to make any alteration or improvements to the Premises with the permission of the Landlord.

Rights Reserved:

- Carbon sequestration or enter the property into any carbon schemes or Biodiversity Net Gain agreement
- Landlord will retain but not exercise the sporting rights. The tenant can undertake shooting of deer and other species as required to deliver woodland management objectives.

Landlord will provide a copy of the agreement entered in to with Environment Agency regarding the future maintenance and upkeep of the bridge and water gauge.

Keswick Anglers Association have rights to fish on the river.

Wayleave Agreement with BT Communications for 128 m cable.

The Tenant acknowledges there may be memorial items and commemorative plaques affixed on gates and benches. The Tenant shall protect these from being damaged or destroyed and will be responsible for repairing and replacing any of those gates, benches and the commemorative items on the premises.