

## Appendix 8

### REPLACEMENT BUS LAYOVER LEASE HEADS OF TERMS

Term	250 years subject to a relocation clause.
Demise	The area(s) of bus standing (including drop off and pick up stops and layover cages, shelters and drivers' mess room and toilets) exclusively occupied by London Bus Services Limited (" <b>LBSL</b> "), together with (if required) rights of way for vehicles and on foot and, on any non-exclusive areas, rights to use stops and site shelters etc. (subject to reasonable rights of access, with notice, for vehicles and/or on foot over the demise for the landlord in order to repair, maintain, inspect etc.)
Rent	Peppercorn
Other costs	<p>(a) utilities and rates - payable by LBSL;</p> <p>(b) shared roadways, footways etc. – no payment by LBSL (as would be the case if directly linked to public highway); and</p> <p>(c) LBSL to insure or indemnify for appropriate risks.</p>
Use	Bus standing area with associated bus stops, passenger waiting area and ancillary use for parking of bus operations service vehicles. Bus drivers' mess room to incorporating toilets.
Repair	<p>The tenant to keep the demised area in good and substantial repair and maintenance and where necessary, with consent, to replace and/or renew. To maintain and repair any passenger shelters and similar bus infrastructure even if not in the demised area.</p> <p>The landlord to have an obligation to repair and maintain the areas shared with others and outwith the exclusive occupation area.</p>
Assignment	Assignment and sub-letting not permitted. Occupation by bus operating companies operating licensed London bus routes is permitted.

Consent for works	The landlord can terminate the lease after serving notice and providing an alternative stand which operationally is suitable in location and design for the bus operation. The construction and site acquisition will be at the landlord's cost.
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