

Appendix A - Summary of the current lease and Agreement for Lease of Alfred Road, W2

- 1 Date of Lease Current lease is dated August 2014. The new lease term commencement date is March 2023
- 2 Parties:
 - (1) The Mayor and the Citizens of the City of Westminster
 - (2) Next Generation Club (Property Holdings) Ltd.

The current lease will be assigned to David Lloyd Leisure Limited (Company no – 01516226) and the new lease in 2025 will be same party.
- 3 Premises: The Carlton Tennis Club, 1 Alfred Road, Westbourne Green, W2
- 4 Term: Current lease is 30 years from August 2000. The proposed lease will start on expiry on 1st August 2030 and is for a term of 22 years, expiring on 31st July 2052.
- 5 Rent: The current rent, following 2020 rent review, the passing rent is £114,802 Plus turnover top up (2023 top-up: £30,004) and total 2023 rent £144,806

Under the proposal, the rent will increase at the next review date (2025) to £320,000 pa and the turnover top-up rent is removed
- 6 Rent Review Dates and provisions: Currently 5 yearly RPI linked and proposal reviews move to annual CPI (cap and collared 1-4%).
- 7 Security of Tenure: The Tenant's statutory rights of renewal of this Lease is excluded under the current terms and the proposal