

DATED 00 NOT DATE
31 JULY 2015

- (1) BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED
- (2) THE ROMERO CATHOLIC ACADEMY

LEASE (Catholic Multi Academy Model)

Relating to

Property: St John Fisher Catholic Primary School,
Kineton Road, Coventry, CV2 3NR

Term: 125 years

CONTENTS

1	Definitions and Interpretation.....	3
2	Demise Rents and Other Payments	9
3	Tenant's Covenants	9
4	Landlord's Covenants	18
5	Insurance	18
6	Provisos	20
7	New Tenancy	22
8	Contracts (Rights of Third Parties) Act	22
9	Charity.....	22
	SCHEDULE 1	25
	SCHEDULE 2	25

LAND REGISTRY REQUIRED WORDING FOR PRESCRIBED CLAUSES LEASE

- LR1. Date of lease:** DO NOT DATE 31 JULY 2015
- LR2. Title number(s):** **LR2.1 Landlord's title number:**
WK135931
- LR2.2 Other title number(s):**
None
- LR3. Parties to this lease:**
- Landlord:** BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED of Cathedral House, St Chads Queensway, Birmingham, B4 6EX, a body corporate under Part 12 of the Charities Act 2011
- Tenant:** THE ROMERO CATHOLIC ACADEMY
whose registered office is at Sacred Heart School,
Brays Lane, Coventry, CV2 4DW
(Company Registration Number: 09702162)
- Surety:** None
- LR4. Property:** Please see the definition of "Property" in clause 1.1
(referred to in the remainder of this lease as the "Property")
- LR5. Prescribed statements etc:** **LR5.1** LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003:
See clause 9.
- LR5.2** None
- LR6. Term for which the Property is leased:** The term is as follows: 125 years from and including [1/8/] 2015.
(referred to in the remainder of this lease as the "Term")
- LR7. Premium:** None
- LR8. Prohibitions or** This lease contains a provision that prohibits or

	restrictions on disposing of this lease:		restricts dispositions
LR9.	Rights of acquisition etc:		
		LR9.1	Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land: None
		LR9.2	Tenant's covenant to (or offer to) surrender this lease: None
		LR9.3	Landlord's contractual rights to acquire this lease: None
LR10.	Restrictive covenants given in this lease by the Landlord in respect of land other than the Property:		None
LR11.	Easements:		
		LR11.1	Easements granted by this lease for the benefit of the Property: None
		LR11.2	Easements granted or reserved by this lease over the Property for the benefit of other property None
LR12.	Estate rentcharge burdening the Property:		None
LR13.	Application for standard form of restriction:		None
LR14.	Declaration of trust where there is more than one person comprising the Tenant:		Not applicable

DO NOT DATE

THIS LEASE is made the 31 day of JULY 2015

BETWEEN:

- (1) **BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED** a body corporate under Part 12 of the Charities Act 2011 as Trustee of the Birmingham Diocesan Trust (registered Charity Number 234216) of Cathedral House, St Chad's, Queensway, Birmingham B4 6EX ("the Landlord")
- (2) **THE ROMERO CATHOLIC ACADEMY** whose registered office is at **Sacred Heart School, Brays Lane, Avenby, CV2 4DW** (Company Registration Number: **09702162**) ("the Tenant")

NOW IT IS HEREBY AGREED as follows:-

PART A: PRELIMINARY

1. Definitions and Interpretation

- 1.1 In this Lease unless the context otherwise requires the following words and expressions shall have the following meanings:

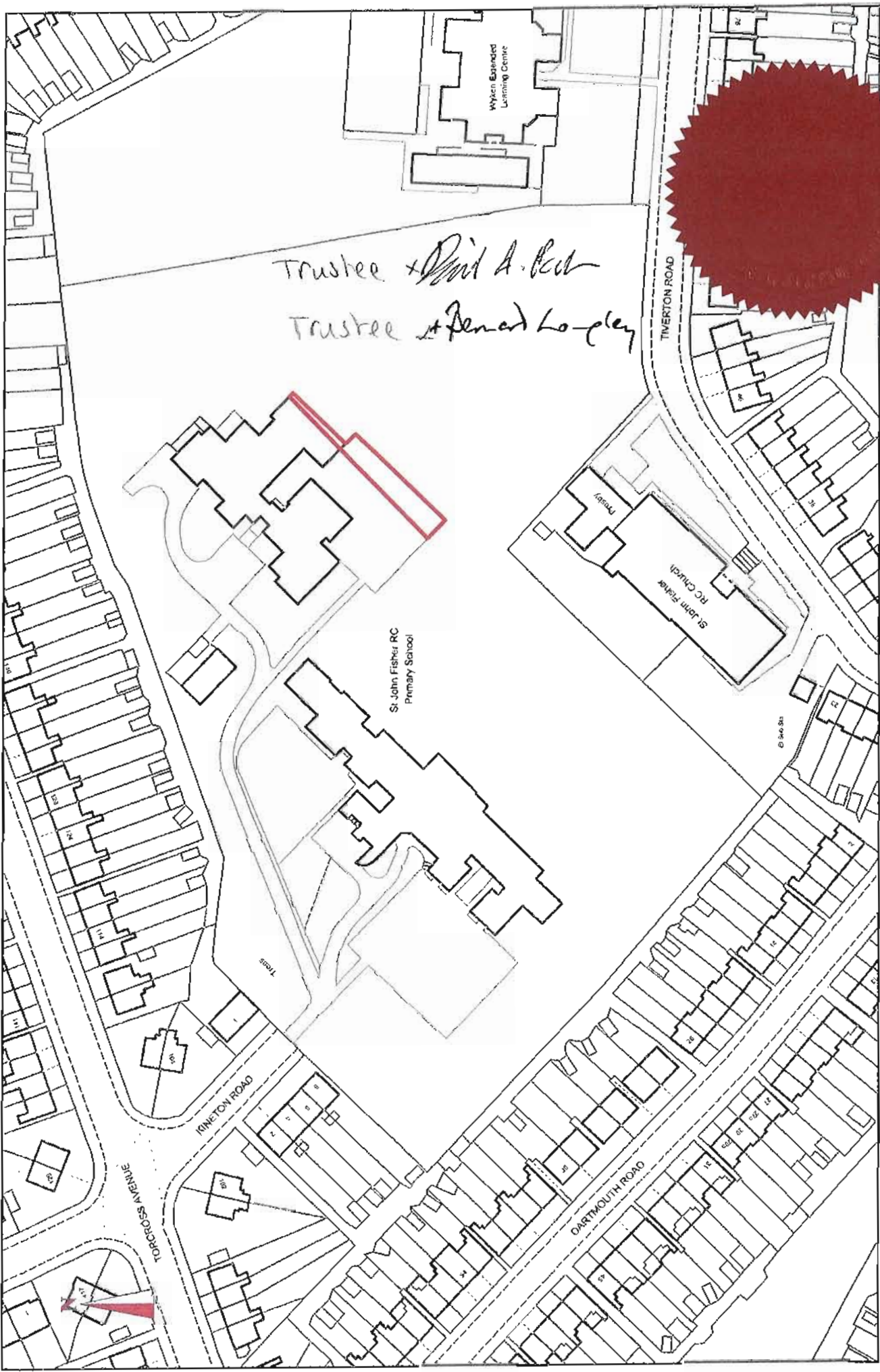
"Amenities"	drainage water gas electricity telephone and any other services or amenities of like nature;
"Catholic"	in full communion with the See of Rome
"Conduits"	gutters gullies pipes sewers drains watercourses channels ducts flues wires aerials cables mains cisterns tanks and all other conducting media together with all meters and other apparatus used in connection with them;
"Diocese"	the Catholic diocese in which the Property is situated;
"Diocesan Bishop"	the Bishop of the Diocese and includes any person, agency or office exercising ordinary jurisdiction in his name;
"Environment Acts"	the Environmental Protection Act 1990 the Environment Act 1995 the Water Resources Act 1991 the Water Industry Act 1991 and any other Law or Laws of a similar nature in force at any time during the Term;
"Fixtures and Fittings"	all fixtures and fittings in or upon the Property to include plant and machinery lifts boilers central heating air conditioning lighting plumbing sanitary and sprinkler systems hardware and cabling of computer systems and any other apparatus from time to time in or upon the Property;
"Capital Grant"	has the meaning given in clause 37 of the Master Funding Agreement;

"Insured Risks"	fire lightning explosion earthquake storm tempest flood subsidence landslip heave impact terrorism bursting or overflowing of water tanks and pipes damage by aircraft and other aerial devices or articles dropped therefrom riot and civil commotion labour disturbance and malicious damage accidental damage sprinkler leakage damage due to theft or other criminal damage and such other risks as the Landlord insures against from time to time Subject in all cases to any exclusions or limitations as may from time to time be imposed by the insurers or underwriters Provided that if in respect of any period of time the Landlord is unable to effect insurance against any one or more of such risks or upon terms or at a premium which the Landlord considers reasonable then during such period such risk or risks are deemed to be excluded from the definition of "Insured Risks";
"Interest"	interest at the rate of 3 per cent per annum above National Westminster Bank plc Base Rate for the time being in force (both before and after any judgment) such interest to be compounded with rests on the usual quarter days or if such Base Rate ceases to be published then at the rate of 1 per cent per annum above the rate at which the Landlord could reasonably borrow from time to time;
"Law"	any statute or any order instrument or regulation made under it or any notice or order issued by a government department the legislative making institutions of the European Union minister or local public regulatory or other authority;
"Lease"	this Lease as varied from time to time together with any other deed document or agreement at any time during the Term amending supplemental or collateral to it;
"Master Funding Agreement"	the master funding agreement entered into by THE ROMERO CATHOLIC ACADEMY and the Secretary of State under section 1 of the Academies Act 2010;
"Outgoings"	all present and future rates taxes duties charges assessments impositions and outgoings whatsoever (whether parliamentary local or of any other description including capital or non-recurring and including any novel expenses);
"Plan"	the plans annexed to this Lease;
"Planning Acts"	the Town and Country Planning Act 1990 the Planning (Listed Buildings and Conservation Areas) Act 1990 the Planning (Hazardous Substances) Act 1990 the Planning (Consequential Provisions) Act 1990 the Planning and Compensation Act 1991 the Planning and Compulsory Purchase Act 2004 and any other Law or Laws of a similar nature in force at any time during the Term;

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Trustee + Paul A. Bell
Trustee + Janet Looney



St John Fisher Catholic Primary Freehold Plan

Scale 1:1250 Date 11/05/2015
O.S. Ref. No: SP3680 Drawn by RG LPR-



PLACE DIRECTORATE
CORPORATE PROPERTY SERVICES
9TH FLOOR, CPCV CENTRE 2
AUCH PARK STREET
COVENTRY CV1 2PY
02476 831537

M.B. 25

3900
417

7500
07

H.M. LAND REGISTRY

TITLE NUMBER

WK 135931

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY

SHEET

NATIONAL GRID

WARWICKSHIRE

SR 3580

Scale 1:2500

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THE BOUNDARIES SHOWN BY DOTTED LINES ARE EDUCATED FROM THE PLANS OF THE ESTATE AND ARE SUBJECT TO REVISION ON SURVEY.

Trustee Paul A. Rd
Trustee Bernard Longley

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"Premises Acts"	the Occupiers' Liability Act 1957 the Factories Act 1961 the Offices Shops and Railway Premises Act 1963 the Fire Precautions Act 1971 the Defective Premises Act 1972 the Health and Safety at Work etc. Act 1974 the Occupiers' Liability Act 1984 and any other Law or Laws regulating the safety of premises and those occupying or visiting the same in force at any time during the Term;
"President"	the President of the Royal Institution of Chartered Surveyors;
"Property"	the property described in Schedule 1;
"Reinstatement Value"	<p>the full cost of reinstating the Property including:-</p> <ul style="list-style-type: none"> (a) temporarily making the Property safe and protecting any adjoining structures; (b) debris removal demolition and site clearance; (c) obtaining planning and any other requisite consents or approvals; (d) complying with the requirements of any Law; (e) architects' surveyors' and other professional fees incurred by the Tenant in relation to the reinstatement; (f) all construction costs; (g) any VAT chargeable on any of the reinstatement costs (save where the Tenant is able to recover such VAT as an input in relation to supplies made by the Tenant);
"Relevant Funding Agreement"	<ul style="list-style-type: none"> (a) an agreement pursuant to section 1 of the Academies Act 2010 made between (1) the Secretary of State and (2) THE ROMERO CATHOLIC ACADEMY supplemental to the Master Funding Agreement; and (b) any replacement or renewal of such agreement between the same parties and in substantially the same form; and (c) any replacement agreement made between the Tenant and the Secretary of State (or the successor government body which assumes his functions for funding educational organisations of the Tenant's kind) and which provides funding for the Tenant in relation to the operation of educational services at the Property;
"Rent"	a peppercorn;
"Secretary of State"	the Secretary of State for Education or such other Minister of the Crown who is a successor to such person and who is party to the Relevant Funding Agreement with the Academy at the relevant time;
"Term"	125 years from and including the Term Commencement Date, subject to earlier determination in accordance with this Lease;

"Term Commencement Date" [1 August] 2015

"Termination Date" the date of expiration or sooner determination of the Term;

"the 1954 Act" the Landlord and Tenant Act 1954;

"the 1995 Act" the Landlord and Tenant (Covenants) Act 1995;

"VAT" Value Added Tax or any equivalent tax which may at any time during the Term be imposed in substitution for it or in addition to it and all references to rents or other sums payable by the Tenant are exclusive of VAT.

1.2 In interpreting this Lease:-

- 1.2.1 references to Clauses pages and Schedules are to Clauses and pages of and Schedules to this Lease unless stated otherwise;
- 1.2.2 the expression "Landlord" includes the person for the time being entitled to the immediate possession of the Property on the expiry of the Term;
- 1.2.3 the expression "Tenant" includes the person in whom for the time being the Tenant's interest under this Lease is vested;
- 1.2.4 where reference is made to a statute this includes all prior and subsequent enactments amendments and modifications relating to that statute and any subordinate legislation made under such statute;
- 1.2.5 references to a "person" include any individual firm unincorporated association or body corporate and words importing the singular number include the plural number and vice versa and words importing one gender include all genders;
- 1.2.6 if the Tenant is or are at any time more than one person any reference to the Tenant is deemed to refer to each such person and any obligation on the part of the Tenant takes effect as a joint and several obligation;
- 1.2.7 any covenant by the Tenant not to carry out any action is to be construed as if it is (where appropriate) additionally a covenant by the Tenant not to permit or suffer such action to be done;
- 1.2.8 the words "include" and "including" are to be construed without limitation and in construing this Lease the ejusdem generis principle does not apply and general words are not to be given a restrictive meaning because they are followed by particular examples intended to be embraced by the general words;
- 1.2.9 a reference to an act or omission of the Tenant includes an act or omission of any undertenant and any other person deriving title under the Tenant and includes an act or omission of their respective employees and visitors and anyone at the Landlord's Property with the express or implied authority of any one or more of them;

- 1.2.10 a reference to the Property includes any part of it except where the word is used in Clause 3.12;
- 1.2.11 a reference to the end of the Term or to the Termination Date is to the end of the Term however it terminates;
- 1.2.12 a consent of the Landlord shall be valid if it is either:
- (a) given in writing and signed by a person duly authorised on behalf of the Landlord; or
 - (b) (if required by the Landlord after any request for consent from the Tenant but prior to consent being given) it is by deed; and
- if a consent is not by deed it will not affect the Landlord's ability to require that any other consent should be by deed;
- 1.2.13 any notice given to the Landlord shall not be valid unless it is in writing;
- 1.2.14 the Landlord is entitled to withhold its consent where it requires the corresponding consent of any mortgagee or superior landlord of the Property until it obtains that consent (and the Landlord shall use all reasonable endeavours to obtain such consent and shall ensure that any charges or superior leases created after the date of this Lease shall contain obligations on the mortgagee or superior landlord not unreasonably to withhold or delay consent in circumstances where the Landlord's consent cannot be unreasonably withheld or delayed under this Lease);
- 1.2.15 a right of the Landlord or anyone else to have access to or entry upon the Property extends to any superior landlord and any mortgagee of the Landlord's Property and to anyone authorised by the Landlord or any superior landlord or mortgagee and includes a right of entry with workmen equipment and materials;
- 1.2.16 pursuant to the Perpetuities and Accumulations Act 1964 the perpetuity period applicable to this Lease is eighty (80) years from the Term Commencement Date and whenever a future interest is granted it shall vest within that period and if it does not it will be void for remoteness;
- 1.2.17 the table of contents and headings to Clauses paragraphs and Schedules do not affect the construction of this Lease;
- 1.2.18 a right granted by the Landlord is granted in common with all other persons entitled to it and/or authorised by the Landlord to exercise it;
- 1.2.19 a right excepted or reserved to the Landlord is also reserved to any other person entitled to it and/or authorised by the Landlord;
- 1.2.20 where the Landlord is entitled to enter the Property on giving notice it is also entitled to enter without notice in emergency and may break and enter if it considers it necessary;
- 1.2.21 nothing entitles the Tenant to enforce any obligation given by anyone to the Landlord;
- 1.2.22 any person undertaking any obligation under or by virtue of this Lease which is a 'landlord covenant' for the purposes of the 1995 Act does so only in respect of the period of time during which the

- immediate reversion to this Lease is vested in such person and not further or otherwise;
- 1.2.23 any works (whether of repair decoration alteration or otherwise) that the Tenant is permitted or obliged to carry out in accordance with this Lease shall be carried out in accordance with good modern practice;
- 1.2.24 a provision of this Lease which is void or unenforceable shall be severed from all other provisions of this Lease and the remaining provisions shall continue to have effect;
- 1.2.25 if a provision of this Lease extends beyond the limitations set by any Law or rule of law but if it were not so extended would remain unaffected by the Law or rule of law the provision is deemed to be varied so as not to extend beyond the limitations;
- 1.2.26 if any matter is referred to arbitration pursuant to this Lease:
- (a) it is to be conducted in accordance with the Arbitration Act 1996; and
 - (b) the arbitrator has no power:
 - (i) to order rectification setting aside or cancellation of this Lease;
 - (ii) to direct that the recoverable costs of the arbitration or any parts of the arbitral proceedings will be limited to a specific amount;
 - (iii) where there are provisions in this Lease for the payment of interest at a specified rate to award interest whether in addition to or in substitution for such interest provisions;
- 1.2.27 if any matter in this Lease is to be determined by an arbitrator:
- (a) he is to be appointed by agreement between the Landlord and the Tenant or at the request and option of either of them is to be nominated by the President;
 - (b) if he dies delays or declines to act the President may on the application of either the Landlord or the Tenant discharge him and appoint another to act in his place in the same capacity; and
 - (c) if either the Landlord or the Tenant pays his fees and expenses it may recover the proportion (if any) the other party was obliged to pay from that other party as a debt recoverable on demand;
- 1.2.28 wherever and to the extent that any provision of this Lease would or might contravene the provisions of section 25 of the 1995 Act then:-
- (a) such provision is to take effect only in so far as it may do so without contravening section 25 of the 1995 Act (and where such provision extends beyond the limits permitted by section 25 of the 1995 Act that provision is to be varied so as not to extend beyond those limits); and
 - (b) where such provision is incapable of having any effect without contravening section 25 of the 1995 Act this Lease is

to be construed and interpreted as if such provision were deleted; and

- (c) the legality validity and enforceability of any of the remaining provisions of this Lease is not in any way to be affected or impaired as a result.

2. Demise Rents and Other Payments

2.1 The Landlord demises the Property to the Tenant for the Term (subject to the provisions for earlier termination contained in this Lease) the Tenant paying therefor by way of rent throughout the Term without any deduction counterclaim or set off (whether legal or equitable) of any nature whatsoever:-

2.1.1 the Rent (if demanded);

2.1.2 all other sums (including VAT) due under this Lease from the Tenant to the Landlord.

2.2 The Property is demised subject to and with the benefit of the matters contained or referred to in the documents listed in Schedule 2.

3. Tenant's Covenants

The Tenant covenants with the Landlord as follows:-

3.1 Rent and Payments

To pay the Rent and all other sums reserved as rent by this Lease at the times and in the manner at and in which they are reserved in this Lease.

3.1A Insurance Payments

Within fourteen days of written demand to pay the Landlord or its nominated agents or representatives the amount from time to time expended by the Landlord in:

3.1A.1 insuring and keeping insured the Property (including any extension to the Property constructed during the Term) in accordance with clause 5;

3.1A.2 any valuation of the Property (and/or any extension to it) carried out for insurance purposes;

3.1A.3 any and all broker's fees and/or insurance tax in respect of the insurance or re-insurance of the Property or such contribution to the same as the Landlord may demand, acting reasonably.

3.1B In addition to payments made by the Tenant pursuant to clause 3.1A above, within fourteen days of written demand to pay the Landlord or its nominated agents or representatives:

3.1B.1 any and all excess to the insurance policy in respect of any claim made in respect of the Property;

3.1B.2 any and all sums required to reinstate the Property in the event the actual reinstatement costs exceed the proceeds of the insurance policy or policies to which the Property may be subject unless the Landlord agrees in advance in his sole discretion to bear such excess; and

3.1B.3 any and all costs and expenses which the Landlord, its agents and representatives incur in making processing progressing and otherwise dealing with any claims whether under an insurance policy (or not as the case may be) including legal costs.

3.2 Outgoings

3.2.1 promptly to pay the Outgoings which are now or may during the Term be payable in respect of the Property or its owner or occupier except any payment occasioned by any disposition of or dealing with the ownership of any estate or interest expectant in reversion on the Term;

3.2.2 To pay for all Amenities exclusively used by or available to the Property (including all standing charges);

3.2.3 To observe and perform all present and future regulations and requirements of the authorities or companies supplying or providing the Amenities.

3.3 Repair and Upkeep

3.3.1 At all times during the Term to keep the Property (including for the avoidance of doubt all buildings structures landscaping and other erections):-

(a) clean and tidy; and

(b) in good and substantial repair and condition.

Provided that the Tenant shall not be obliged to put or keep the Property in any better state of repair and condition than as is evidenced by the photographic schedule of condition attached to this Lease.

3.3.2 To notify the Landlord in writing immediately if any structural damage occurs to the Property;

3.3.3 At all times during the Term to make good:-

(a) any damage it causes to the Property and/or

(b) any deterioration to the condition of the Property that may arise after the Term Commencement Date

provided that the Tenant shall not be in breach of this covenant if and for so long as disrepair arises due to damage caused to the Property by any of the Insured Risks and while the Landlord is pursuing its insurance claim and reinstating such damage.

3.4 Access of Landlord and Notice to Repair

To permit the Landlord and all persons authorised by the Landlord (with or without equipment) upon reasonable prior notice to the Tenant (but at any time without notice in case of emergency) to enter the Property as follows:-

3.4.1 in the final 3 years of the Term in order to take inventories of any Fixtures and Fittings to be yielded up at the end of the Term;

3.4.2 at reasonable intervals during the Term in order to view and examine the state of repair and condition of the Property and to give to the Tenant or the Tenant's agent or leave on the Property notice in writing to the Tenant of all breaches of any of the tenant covenants in

this Lease relating to the condition or repair of the Property ("Repair Notice") and the Tenant covenants (subject to having obtained any necessary consents to any required works, which the Tenant shall use all reasonable endeavours to obtain as soon as possible) to repair and make good the Property according to such notice and the covenants in that behalf contained in this Lease within the following time periods:-

- (a) where (b) and (c) below do not apply or where the state of repair is causing a breach of health and safety or other legislation or is causing structural damage ("Safety Breach"), the works shall be commenced within the period of 56 days after the service of the Repair Notice and shall be completed diligently thereafter;
- (b) where there is no Safety Breach, if the Tenant does not immediately have the funds to carry out such works but could complete the works within a reasonable period without requiring further funding under the Relevant Funding Agreement it shall demonstrate this to the Landlord by providing to the Landlord within 56 days of the service of the Repair Notice:
 - (i) a statement of the maintenance budget for the Property (included within the funding already received under the Relevant Funding Agreement) and the sums expended that financial year to date on the repair and maintenance of the Property ("Funding Statement"); and
 - (ii) a programme of works setting out a reasonable time period for the works to be carried out taking into account the nature of the disrepair and the funds available;

and the works shall be commenced and carried out within the periods set out in the programme of works referred to at (ii) above;

- (c) where there is no Safety Breach and where the Tenant cannot demonstrate that it can carry out the works within a reasonable time under (b) above but requires to make an application ("Funding Application") to the Secretary of State for funding under the Relevant Funding Agreement in order to carry out such works, the relevant section of works shall be commenced as soon as reasonably practicable after the Secretary of State grants permission for the programme of works agreed pursuant to the Funding Application ("Works Programme");

and if the Tenant fails satisfactorily to comply with such notice in accordance with (a) (b) or (c) above the Landlord and all persons authorised by the Landlord are entitled at any time without notice (but without prejudice to the right of re-entry contained in this Lease) to enter the Property with all necessary equipment to repair and make good the Property in accordance with the covenants and provisions contained in this Lease and the expense of such repairs together with all reasonable legal and surveyors' fees properly incurred in connection with this sub-clause must be repaid by the Tenant to the

Landlord upon demand and on a full indemnity basis as a contractual debt;

- 3.4.3 where the Tenant has served notice on the Landlord pursuant to Clause 3.3.2 of the occurrence of structural damage to the Property then to permit the Landlord to enter onto the Property to view and examine the state of repair and condition of the Property;
- 3.4.4 at any time during the Term to view the Property in connection with any dealing or proposed dealing (by way of sale mortgage or otherwise) with the Landlord's reversionary interest in the Property;
- 3.4.5 (in circumstances only where the Landlord may have a liability under Law or under this Lease) to carry out such tests inspections and surveys as the Landlord reasonably requires;
- 3.4.6 at any time during the Term to fix and retain without interference upon any suitable part or parts of the Property one or more notice boards for reletting (but in the case of reletting only within six months before the Termination Date) or selling at any time the Landlord's reversionary interest in the Property;
- 3.4.7 at any time during the Term to exercise any rights reserved by this Lease and to comply with any obligations of the Landlord (whether arising under this Lease or otherwise);
- 3.4.8 at reasonable intervals during the Term in order to determine whether the Tenant has complied with all its obligations in this Lease (save that, for the avoidance of doubt, the Landlord shall not be entitled to inspect the financial records of the Tenant);
- 3.4.9 at any other time during the Term and for any reason.

Provided that any exercise of the above rights by the Landlord does not constitute an action for forfeiture by the Landlord or evidence an intention to accept or effect the surrender of the Term and provided further that the exercise of the above rights by the Landlord shall not be in such a manner as materially to restrict or interrupt the operation of the school on the Property by the Tenant, shall cause as little damage as reasonably practicable and shall (save in relation to emergency access) be in accordance with the reasonable requirements of the Tenant in relation to the security of the Property and the health and safety of the students and others at the Property, and the Landlord shall make good any damage caused to the Property as soon as reasonably practicable.

3.5 Alterations and Additions

- 3.5.1 Not to commit any act of waste;
- 3.5.2 Not to erect any buildings or other structures on the Property nor make any material or structural internal and/or external alterations additions or variations to any structures for the time being on the Property without the Landlord's prior written consent (such consent not to be unreasonably withheld or delayed) and (without limitation) the Landlord may reasonably refuse such consent if:-
 - (a) such erection alteration addition or variation will adversely affect the Landlord's statutory obligations as a landlord or as a charity trustee; and/or
 - (b) such erection alteration addition or variation will have an adverse effect on the structural integrity of any structures on

the Property or any part or parts of any structures on the Property; and/or

- (c) such erection alteration addition or variation will adversely affect the value of the Landlord's reversionary interest in the Property; and/or
- (d) such erection alteration addition or variation will change or facilitate a change to the use of the Property or any part of the Property notwithstanding that such use may be within the charitable object of and in accordance with the memorandum and articles of association of the Tenant from time to time; and/or
- (e) the Landlord is not satisfied that the Tenant has secured funding, whether through Capital Grant paid or to be paid pursuant under the Master Funding Agreement or through other sources, and/or has sufficient financial resources to fully cover all costs arising out of the design and construction of the erection alteration addition or variation to the Property and its future use; and/or
- (f) the Landlord objects to the source of funding for such erection alteration addition or variation proposed by the Tenant.

3.5.3 As part of the application to the Landlord for its consent pursuant to Clause 3.5.2 the Tenant shall:-

- (a) submit to the Landlord adequate plans and specifications describing the proposed erection alteration addition or variation and shall consult with the Landlord on the proposed erection alteration addition or variation and shall take into account any representations that the Landlord may reasonably make in relation to the matters referred to at Clause 3.5.2 (a) (b) and (c);
- (b) make any necessary variations or alterations to the plans and specifications in accordance with the reasonable representations of the Landlord pursuant to sub-clause (a) above;
- (c) covenant with the Landlord as to the execution and (if it is agreed between the parties before the works are carried out that they will be reinstated at the determination of the Term) the reinstatement of any of the works as the Landlord may reasonably require;

3.5.4 In relation to any works permitted pursuant to Clauses 3.5.2 and 3.5.3 above to carry out all such works only in accordance with such plans and specifications as have been provided to and approved by the Landlord in writing or as have been subsequently varied in accordance with any representations of the Landlord;

3.5.5 After commencing any works of erection alteration addition or variation as permitted pursuant to Clauses 3.5.2 and 3.5.3 above to complete such works as soon as reasonably practicable and in any event no later than by the end of the Term;

3.5.6 To carry out any works permitted by this Lease in a good and workmanlike manner as soon as reasonably practicable with good quality materials strictly in accordance with all relevant British

Standards including codes of practice and the requirements and regulations of all utility companies affected by such works and so that any easements rights privileges or liberties which third parties enjoy in over or under the Property are not interfered with and that no nuisance is caused to the Landlord;

3.5.7 Not to carry out any erection alteration addition or variation which hinders access to a Conduit; and

3.5.8 In relation to any works permitted pursuant to Clauses 3.5.2 and 3.5.3 above unless the Landlord agrees in writing to waive any or all of these requirements the Tenant shall:

(a) as soon as practicable provide to the Landlord or its nominated agent or representative a certified copy of each executed building contract and/or professional appointment which the Tenant enters into in respect of the works;

(b) ensure that all such contracts and appointments are entered into as deeds;

(c) Procure for the benefit of the Landlord and for any other interested parties specified by the Landlord deeds of collateral warranty in a form which the Landlord approves (such approval not to be unreasonably withheld or delayed) or such other form or forms of security as the Landlord may reasonably request or agree;

(d) keep the Landlord reasonably informed as to the progress of the works being carried out;

(e) as soon as practicable provide to the Landlord or its nominated agent or representative copies of any certificates of practical completion and the completion of making good of defects issued pursuant to the works; and

(f) comply with any other reasonable requests which the Landlord may make regarding the works whether the same are a condition of the Landlord's consent to the carrying out of the works or not.

3.6 Signs and Advertisements

3.6.1 To notify the Landlord of the affixing or display on the boundaries of the Property or on the outside of the buildings on the Property of any sign (which expression includes any signboard advertisement hoarding fascia poster placard bill notice or other notification) other than signs which:

(a) are required by law to be affixed or displayed; or

(b) do not require planning permission; or

(c) are necessary or usual for the authorised use of the Property;

3.6.2 To display and maintain upon the Property notices required in relation to the Premises Acts and the Environment Acts.

3.7 Statutory Obligations

- 3.7.1 To comply with all Laws (including the Premises Acts) affecting the Property the physical condition or the user of them or the use of any Fixtures and Fittings in them;
- 3.7.2 As soon as reasonably practicable to give written notice to the Landlord of anything arising or being in the Property which may endanger or adversely affect health or safety and which might give rise to a duty of care imposed by common law or statute on the Landlord in favour of the Tenant or any other person;
- 3.7.3 The Tenant shall comply with its obligations, requirements and duties under the Construction (Design and Management) Regulations 2007 ("CDM Regulations") in relation to any works carried out at the Property, including all requirements in relation to the provision and maintenance of a health and safety file for the Property, which the Tenant shall maintain and shall give to the Landlord on the Termination Date;
- 3.7.4 The Tenant shall elect to be treated as the only client as defined under the CDM Regulations in respect of any works carried out at the Property pursuant to Regulation 8 of the CDM Regulations;
- 3.7.5 The Tenant shall supply all information to the Landlord that the Landlord reasonably requires from time to time to comply with the Landlord's obligations under the CDM Regulations.

3.8 Yield Up

On the Termination Date quietly to yield up the Property to the Landlord with vacant possession (subject only to any lease granted to a statutory undertaker) in accordance with the proper performance of the Tenant's covenants contained in this Lease and with all refuse and (unless the Landlord notifies the Tenant to the contrary prior to the Termination Date) all Tenant's fixtures and fittings lettering and signs put up by the Tenant duly removed.

3.9 Use

- 3.9.1 Not to carry on upon the Property any noisy noxious offensive or dangerous trade or occupation provided that the proper use of the Property for the purposes permitted by clause 3.9.3 shall not be a breach of this Clause;
- 3.9.2 Not to use the Property for any illegal or immoral purpose nor for any purpose which conflicts with the doctrinal, social and/or moral teachings of the Catholic Church from time to time to be conclusively determined in the event of dispute by the Diocesan Bishop for the time being;
- 3.9.3 Without prejudice to the preceding covenants in this Clause not to use the Property otherwise than:
 - (a) for the purposes of the provision of educational services by the Tenant as set out in the charitable objects of and in accordance with the memorandum and articles of association of the Tenant from time to time; and
 - (b) for community, fundraising and recreational purposes which are ancillary to the use permitted under Clause 3.9.3(a) and provided always that such use does not breach Clause 3.9.2

nor incur any tax liability (including liability to pay VAT) for the Landlord or any third party including without limitation the Diocesan Bishop.

3.10 Planning and Environmental Matters

- 3.10.1** To provide to the Landlord copies of any plans specifications applications consents and permissions relating to applications under the Planning Acts and to deal with any queries that the Landlord acting reasonably may raise;
- 3.10.2** So often as occasion requires to obtain all consents and permissions required to authorise the use from time to time of the Property and the carrying out of any development (within the meaning of the Planning Acts) on the Property;
- 3.10.3** To pay and satisfy any charges that may hereafter be imposed under the Planning Acts in respect of the carrying out or maintenance of any such development;
- 3.10.4** To give written notice to the Landlord of the granting or refusal of any planning permission within twenty days after its receipt by the Tenant;
- 3.10.5** If the Tenant receives any compensation because of any restriction placed upon the use of the Property under or by virtue of the Planning Acts then if this Lease is determined by surrender or re-entry immediately to make such provision as is just and equitable for the Landlord to receive due benefit from such compensation.

3.11 Notices

As soon as reasonably practicable following receipt to provide to the Landlord a copy of any communication or notice which may give rise to a liability on the part of the Landlord or which may adversely affect the value or nature of the Landlord's interest in the Property.

3.12 Dealings

- 3.12.1** Not to part with or share the possession or occupation of the whole or any part or parts of the Property Provided that the Tenant may share occupation of part of the Property with a body or individual providing services or facilities which are ancillary to and within the uses referred to in Clause 3.9.2 and/or Clause 3.9.3 where no relationship of landlord and tenant arises as a result of such occupation;
- 3.12.2** Not to hold the Property or any part or parts of the Property or this Lease on trust for another;
- 3.12.3** Subject to sub-clause 3.12.4 not to assign or transfer any part or parts or the whole of the Property;
- 3.12.4** The Tenant is permitted to assign or transfer the whole of the Property to a successor charitable or public body or other third party where the Secretary of State has given approval in writing to such an assignment or transfer with the prior written consent of the Landlord which the Landlord shall be entitled to withhold unless and until such time as the Secretary of State has fully complied with his obligations under clause 78B of the Master Funding Agreement and clauses 5.1A and 5B of the Relevant Funding Agreement and provided that all such obligations have and are being complied with, the Landlord

shall then consent to such assignment or transfer of the Tenant's interest in the Property;

3.12.5 Not to underlet any part or parts or the whole of the Property;

3.12.6 Not to mortgage charge or otherwise create any fixed or floating security over the whole or any part or parts of the Property;

3.12.7 Not to borrow against or put at risk the whole or any part or parts of the Property.

3.13 Rights of Light and Encroachments

Not to obstruct any windows or lights belonging to the Property nor to permit any encroachment upon the Property which might be or become a detriment to the Landlord and in case any encroachment is made or attempted to be made to give immediate notice of it to the Landlord.

3.14 Indemnity

3.14.1 To keep the Landlord indemnified against all actions proceedings costs claims demands and expenses in respect of any liability or alleged liability in respect of any injury to or the death of any person (however the same may be caused) damage to any property moveable or immovable Laws (including the Premises Acts the Planning Acts and the Environment Acts) the infringement disturbance or destruction of any right easement or privilege and every other liability arising directly or indirectly out of any defect in or the condition or use of the Property or anything done or omitted to be done on them or any breach of the Tenant's obligations in this Lease;

3.14.2 To notify the Landlord in writing immediately upon any of the events or matters referred to in sub-clause 3.14.1 occurring or arising.

3.15 Costs

To pay to the Landlord on demand all reasonable and proper costs charges and expenses (including legal costs and surveyors' fees and other professional fees and any charges and/or commission payable to a bailiff) losses and liabilities which may be incurred by the Landlord:-

3.15.1 in connection with the preparation and service of any notice (including any schedule of dilapidations) served under this Lease relating to the repair or condition of the Property whether during the Term or within 6 months after the Termination Date;

3.15.2 in connection with any application by the Tenant for any licence approval permission or consent required under the terms of this Lease whether or not the application is withdrawn or the licence approval permission or consent is refused (save where refused unreasonably contrary to the terms of this Lease) or is granted (save where granted subject to conditions declared by a court of competent jurisdiction to be unreasonable);

3.15.3 in or in contemplation of claiming or recovering any arrears of Rent or rents or in connection with or arising out of any breach by the Tenant of any of the Tenant's obligations hereunder whether or not the Landlord proves such matters by proceedings in any Court;

3.15.4 in connection with maintenance of the Property within the Landlord's insurance portfolio; and

3.15.5 in connection with any claims made by or against the Landlord relating to the Property.

3.16 VAT

3.16.1 To pay VAT upon the Rent and upon any other sums payable by the Tenant under this Lease and in relation to any other supply of goods or services (within the meaning of section 5 and schedule 4 of the Value Added Tax Act 1994) made by the Landlord to the Tenant under this Lease so far as such tax is from time to time properly chargeable upon the same and in relation to taxable supplies made by the Landlord to the Tenant the Landlord must deliver to the Tenant a VAT invoice addressed to the Tenant;

3.16.2 Where the Tenant has agreed to reimburse or indemnify the Landlord in respect of any payment made by the Landlord under the terms of or in connection with this Lease also to reimburse any VAT paid by the Landlord on such payment unless the VAT is actually recovered by the Landlord as an input in relation to supplies to the Landlord.

3.17 Interest on Arrears

If any sums from time to time payable by the Tenant to the Landlord under this Lease are not paid to the Landlord within 14 days of the date when such sums became due (whether demanded or not) or are tendered to the Landlord but the Landlord reasonably refuses to accept them so as to preserve any rights the Landlord has to pay to the Landlord (without prejudice to any other right remedy or power available to the Landlord) interest on such sums (both before and after any judgement) from the date when such sums first became due until the date of actual payment inclusive of both dates at the Interest Rate.

3.18 Encumbrances

To observe and perform the matters contained or referred to in the documents listed in Schedule 2 so far as they are still subsisting and capable of taking effect and relate to the Property and to keep the Landlord indemnified against all actions proceedings costs claims demands and expenses relating to them.

3.19 The Funding Agreements

To observe and perform all the obligations on the part of the Tenant set out in and/or inferred from either of the Master Funding Agreement and the Relevant Funding Agreement and not whether by act or omission to breach the terms of the Master Funding Agreement and/or the Relevant Funding Agreement.

4. Landlord's Covenants

The Landlord covenants with the Tenant:-

4.1 Quiet Enjoyment

That (subject to the Landlord's right of entry under clause 3.4 of this Lease) the Tenant may peaceably and quietly hold and enjoy the Property during the Term without any interruption or disturbance by the Landlord or any person rightfully claiming through or under the Landlord.

5. Insurance

5.1 The Landlord covenants with the Tenant:-

- 5.1.1** to keep the Property insured with a reputable insurance office against loss or damage by the Insured Risks in the sum the Landlord is advised represents the Reinstatement Value of the Property from time to time;
- 5.1.2** to pay the premiums for insurance promptly as they become due and maintain in force the policies of insurance on the Property;
- 5.1.3** to either maintain the insurance for the Property in the joint names of the Landlord and the Tenant or ensure that the interest of the Tenant is noted on such policy and that all rights of subrogation are waived in respect of the Tenant;
- 5.1.4** following the incidence of damage to or destruction of the Property and subject to receipt of all necessary consents licences permissions and the like to apply the proceeds of the policy of the insurance received for those purposes in rebuilding and reinstating the Property (provided that this covenant should be satisfied if the Landlord provides premises not necessarily identical to the Property as the same existing prior to such damage or destruction occurring) as soon as may be reasonably practicable provided that in case it shall be impossible or impracticable to reinstate the Property in accordance with the provisions of this Clause 5 within 3 years of the date of damage or destruction occurring either party may serve written notice on the other to terminate this Lease and upon service of such notice this Lease shall immediately cease and determine but without prejudice to the rights of either party against the other in respect of any prior breach of any obligation contained in this Lease and any monies received under the said policy of insurance whether before or after the termination of this Lease shall as between the Landlord and the Tenant belong to the Landlord absolutely;
- 5.1.5** to produce to the Tenant whenever reasonably requested (but not more often than once in any 12 month period) details of the level and scope of cover taken out and evidence of renewal of cover.

5.1A The parties acknowledge that the Landlord shall have no greater obligation following the incidence of damage to or destruction of the Property than that set out in Clause 5.1.4 above and provided always that the Landlord has complied with its obligation to insure under Clause 5.1.1 and the Tenant has complied with its obligations under Clauses 3.1A and 3.1B in particular, but without limitation, the Landlord may but shall not be obliged:

- 5.1A.1** to make up any shortfall between the proceeds of the policy of insurance received and the actual cost of reinstating the Property which shortfall shall be a liability of the Tenant and Clause 3.1B.2 shall apply; and
- 5.1A.2** if the reinstatement of the Property to the reasonable satisfaction of the Tenant and in compliance with all consents licences permissions and the like costs less than the proceeds of the policy received for that purpose for any reason the Landlord is entitled to retain the balance and is under no obligation to pay that sum to the Tenant or to expend all or any part of it on any works to the Property; and
- 5.1A.3** to reinstate or procure the reinstatement of the Property in the event of damage to the Property by any event which is not an Insured Risk.

5.2 The Tenant covenants with the Landlord:-

5.2.1 to insure against all liability in respect of property owners' and third party risks;

5.2.2 to comply with the terms and requirements of the insurers in relation to the Property which are notified to the Tenant in writing by or on behalf of the Landlord;

5.2.3 to pay to the Landlord within fourteen days of demand all sums paid by way of increased premiums and all reasonably and properly incurred losses and damages incurred by the Landlord and any monies which the Landlord is unable to recover from its insurers by reason of any breach by the Tenant of Clause 5.

5.3 The parties both agree not to knowingly do anything whereby any policy of insurance relating to the Property may become void or voidable.

6. Provisos

6.1 Re-Entry

Where there occurs a breach by the Tenant of any of Clauses 3.2, 3.9, 3.12.3, 3.12.6 and/or 5.2.2 of this Lease and the Landlord has served written notice specifying such breach and the remedial action required by the Tenant and if within a reasonable period (taking account of the breach complained of) the Tenant has not taken steps to remedy such breach or the Tenant is dissolved or struck off or removed from the Register of Companies or otherwise ceases to exist then it is lawful for the Landlord or any person authorised by the Landlord at any time afterwards to re-enter upon the Property or any part of it in the name of the whole and thereupon the Term absolutely determines without prejudice to any right of action of the Landlord in respect of any breach of the Tenant's obligations contained in this Lease.

6.2 Landlord's Rights on Forfeiture

The Landlord's right to forfeit this Lease is not affected by any acceptance of or demand for rent under Clause 3.1 or insurance payment under Clause 3.1A or any action which would affirm this Lease by the Landlord with knowledge of a breach of any of the Tenant's covenants contained in this Lease and the Tenant is not in any proceedings for forfeiture or otherwise entitled to rely upon any such acceptance demand or affirmation as aforesaid as a defence provided that this provision only applies to any acceptance of or demand for rent or insurance payments or affirmation of this Lease made during such period as may in all the circumstances be reasonable for enabling the Landlord to conduct negotiations with the Tenant for remedying the breach.

6.3 Service of Notices

Section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Service Act 1962 applies to all notices which may require to be served under the terms of this Lease except that section 196 is deemed to be amended as follows:-

6.3.1 the final words of section 196(4) "and that service be delivered" are deleted and there is substituted "and that service is deemed to have been made on the third working day after the registered letter has been posted" and "working day" means any day from Monday to Friday (inclusive) other than Christmas Day Good Friday and any statutory or bank holiday;

- 6.3.2 any notice or document is also sufficiently served if sent by telephonic facsimile transmission to the party to be served and that service is deemed to be made on the day of transmission if transmitted before 4.00 pm on a working day but otherwise on the next following working day;
- 6.3.3 if the party to whom any notice to be served consists of more than one person the service of notice upon one of such persons constitutes service upon all of them;
- 6.3.4 any notice to be given by a party may be given by that party's solicitor or agent and when addressed to a party is not rendered invalid by reason of that party having died become insolvent or changed name whether or not the party serving notice is aware of the fact.
- 6.4 Governance
- 6.4.1 This Lease is governed by English law.
- 6.4.2 The parties submit to the exclusive jurisdiction of the High Court of Justice in England.
- 6.5 Agreement to Exclude Sections 24 to 28 of the 1954 Act
- 6.5.1 The Landlord and the Tenant agree pursuant to section 38A(1) of the 1954 Act that the provisions of sections 24 to 28 (inclusive) of the 1954 Act are excluded in relation to the tenancy created by this Lease.
- 6.5.2 The Tenant confirms that:
- (a) the Landlord served on the Tenant a notice (the "Notice") applicable to the tenancy created by this Lease on [27th July] 2015 in accordance with section 38A(3)(a) of the 1954 Act; and
- (b) the Tenant or a person duly authorised by the Tenant made a declaration or a statutory declaration in relation to the Notice on [30th July] 2015 in accordance with the requirements of section 38A(3)(b) of the 1954 Act;
- before the Tenant entered into this Lease or (if earlier) became contractually bound to do so.
- 6.6 Termination
- 6.6.1 This Lease shall automatically determine on the termination of the Relevant Funding Agreement in circumstances where there is no other Relevant Funding Agreement in existence.
- 6.6.2 The Tenant shall give written notice to the Landlord as soon as possible after becoming aware that the Relevant Funding Agreement may be liable to termination, including where a notice terminating the Relevant Funding Agreement is served on the Tenant, and the notice served on the Landlord shall specify the date (or likely date) of termination of the Funding Agreement.
- 6.6.3 The Tenant shall give written notice to the Landlord at the same time as the Tenant serves any notice terminating the Relevant Funding Agreement and such notice shall specify the date (or likely date) of termination of the Relevant Funding Agreement.

6.6.4 The Landlord shall give notice to the Secretary of State at the same time as the Landlord serves any notice under clause 6.1 and/or clause 6.7.1(b)

6.6.5 On the termination of this Lease under Clause 6.6.1 and/or Clause 6.7 everything contained in the Lease ceases and determines but without prejudice to any claim by either party against the other in respect of any antecedent breach of any obligation contained in the Lease.

6.7 Determination

6.7.1 By notice in writing to the Tenant the Landlord is entitled to determine this lease upon:

- (a) the termination of the Relevant Funding Agreement in circumstances where there is no other Relevant Funding Agreement in existence; and/or
- (b) the Tenant ceasing or threatening to cease to use the Property in accordance with clause 3.9 in the opinion of the Landlord (acting reasonably);
- (c) the Tenant ceasing or threatening to cease to use the Property for the purposes of a Catholic School in the opinion of the Landlord (acting reasonably);
- (d) the Tenant (materially) breaching its obligations under the Relevant Funding Agreement;
- (e) the Tenant assigning or transferring its interest or purporting to assign or transfer its interest in the Property without the prior consent of the Landlord in breach of clause 3.12.4 of this Lease.

6.7.2 The Landlord is entitled to give the Tenant not less than seven years written notice to determine the Lease and upon the expiry of that notice period the Lease automatically terminates without further notice being given by the Landlord.

7. New Tenancy

This Lease is a new tenancy for the purposes of the 1995 Act.

8. Contracts (Rights of Third Parties) Act

Any term of this Lease which confers a right or benefit on the Secretary of State may be enforced by the Secretary of State pursuant to the Contracts (Rights of Third Parties) Act 1999. Subject as aforesaid, this Lease is not intended to confer any rights on any third party pursuant to that Act but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

9. Charity

9.1 The Property is held by the Landlord in Trust for Birmingham Diocesan Trust (registered charity number 234216) a non-exempt charity, but this Lease is one falling within Section 117(3)(c) of the Charities Act 2011.

9.2 The Property will as a result of this Lease be held by the Tenant an exempt charity.

EXECUTED AS A DEED by the parties on the date which first appears in this Lease.

SCHEDULE 1

The Property

ALL THAT land and buildings known as St John Fisher Catholic Primary School, Kineton Road, Coventry, CV2 3NR being the property comprised in the Landlord's freehold title at HM Land Registry number WK135931 and the land comprised in a Transfer dated 29/7/2015 and made between (1) The Council of the City of Coventry and (2) Birmingham Roman Catholic Diocesan Trustees Registered shown edged red on the Plan and include the following so far as the same may exist at any time during the Term:-

- (a) all Conduits exclusively serving such premises; and
- (b) all Fixtures and Fittings (save for those that belong to the Tenant).

SCHEDULE 2

Encumbrances

Details of the Encumbrances affecting the Property.

1. The entries in the Property and Charges Registers of title number WK135931 at HM Land Registry.
2. The matters contained or referred to in the said Transfer dated 29/7/ 2015.

SIGNATURE PAGE

EXECUTED (but not delivered until the date hereof)
AS A DEED by affixing the Common Seal of
BIRMINGHAM ROMAN CATHOLIC DIOCESAN
TRUSTEES REGISTERED in the presence of:-

X *Phil A. Row* X

Trustee

X *Bernard Layley* X

Trustee

(5187)

