

Appendix C

Essex Football Association Grant Requirements



FOOTBALL FOUNDATION

LEASE REQUIREMENTS

1. TERM - The term of the lease, or the remaining unexpired term at the date of acceptance of the offer must be at least 21 years.
2. ALIENATION – The lease must be assignable.
3. CHARGING – If necessary, landlord’s consent must be obtained for the proposed charge to the Football Foundation.
4. RIGHTS OF RE-ENTRY
 - 4.1 The lease must not contain any right for the landlord to determine the lease in the event of the tenant’s insolvency.
 - 4.2 The lease should include a mortgagee protection clause in the following terms:

“PROVIDED THAT before exercising any right of re-entry under this clause the landlord shall give 60 days written notice to the Football Foundation or any other mortgagee of this lease for which notice has been given to the landlord (together “the Mortgagee”) and if within 60 days of the expiry of such notice the Mortgagee indicates in writing to the landlord that it wishes to remedy such breach the landlord shall allow the Mortgagee a period of three months or such longer time as may be reasonable (in view of the nature and extent of the breach) to remedy such breach or to procure that it is remedied.”

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