

SCHEDULE 13: FORM OF SITE LEASE

1. Site Leases

- 1.1 In **Schedule 18**, Conwy County Borough Council (CCBC) has provided the template for an agreed form of lease agreement for each of the sites, which secures the availability of a suitable site for the installation and operation of an EVCP for a minimum period of ten years. This will form the basis of the lease between the EVCPO and the landowner.
- 1.2 Post tender award, and as necessary, the EVCPO is required to obtain lease agreements between themselves and the land owners for use of the sites within the jointly co-developed and agreed delivery plan for a period of ten years. The terms of the lease template provided in **Schedule 18** is a draft for information and it is not expected that these would substantially change. Any proposed changes will need agreement from CCBC.
- 1.3 The EVCPO will confirm any remuneration, which will be paid annually, based on the agreed fixed percentage of site revenue and in the lease agreement between the EVCPO and site owner.
- 1.4 The EVCPO will be responsible for honouring any commercial agreements or restrictions agreed with CCBC as stated in their tender response regarding any remuneration or reward to the landowner for the use of the site.
- 1.5 Any variations to the Lease Agreement (between the EVCPO and CCBC) shall be approved by CCBC.

2. Legal fees

- 2.1 CCBC will only be responsible for legal fees associated with the agreement of way leaves required to enable the Connection Works for the installation of one or two charge points.
- 2.2 Beyond the initial legal fees described above, the EVCPO will be responsible for any subsequent legal fees associated with any required changes to the lease process between the EVCPO and site owner. This will include their own, the site owners' and any other required third party's legal fees (if reimbursement is requested) and any subsequent amendments should they be required.