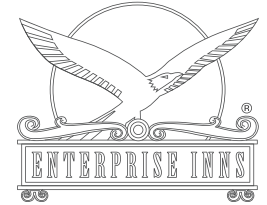


G: REPAIRS AND MAINTENANCE

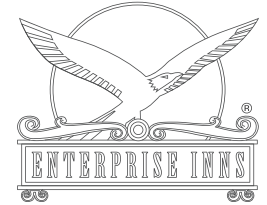


Property repairing obligations

Retail Partnership Lease - Page 1 of 3

RPL	Enterprise Inns responsibility	Retailer responsibility	Service contracts
Roof coverings		Repairs to and replacement at life expiry of flat roofs, pitched roofs, slates, fascias, downpipes and gutters Cleaning and general maintenance of gutters and downpipes (e.g. unblocking)	
Structure (including roof structure)	Repairs and replacements of life expired elements, including foundations, brickwork, chimney stacks, roof joists, parapets & roof decking	Cleaning of airbricks (ensure they are clear & unobstructed) Cleaning, repairs to and general maintenance of chimney pots (includes chimney sweeping), stacks and liners.	
Electrical installation		Replacement when life expired. Cleaning, repairs and general maintenance of electrical fixed wiring, electrical heating appliances, extraction fans.	Our annual Health & Safety service contract will cover the retailers management of annual portable appliance testing, annual inspection of electrical wiring, annual inspection of emergency lighting and fire alarm.
Mechanical & Heating		Replacement when life expired. Cleaning, repairs and general maintenance of kitchen extraction units, air conditioning units, central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats), lifts & hoists, flues, sump pumps	Our annual heating and boiler maintenance service contract will cover the retailers repairs to and planned maintenance of central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats).
Cellar cooling		Replacement when life expired. Cleaning of cellar cooling equipment.	Our annual cellar cooling maintenance service contract will cover the retailers repairs and planned maintenance of cellar cooling equipment.
Exterior Decoration & landscaping		Every third year of the agreement lessee to carry out a full external redecoration of the pub accompanied by periodic washing down of the exterior frontage.	
		Replacement when life expired. Cleaning, repairs and general maintenance of exterior cladding (e.g. tile hanging, render and timber), windows (including window casements & roof/sky lights), external fire escapes, car park area, gardens, paving slabs and exterior concrete (e.g. weeding, litter removal, jet washing and cleaning of surfaces), all fences.	

G: REPAIRS AND MAINTENANCE

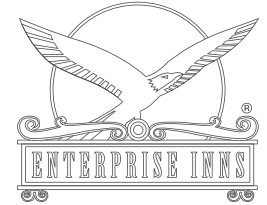


Property repairing obligations

Retail Partnership Lease - Page 2 of 3

RPL	Enterprise Inns responsibility	Retailer responsibility	Service contracts
Signs & Lights		Replacement when life expired. Cleaning, repairs to and general maintenance of exterior signs and exterior lights (including flood lights).	
		Repair to, replacement when life expired of, cleaning of, general maintenance of interior signs and lights.	
		Replacement all tubes, bulb and starters.	
Interior Decoration		Day to day maintenance of internal appearance of the premises.	
		Internal cyclical decoration of all areas (e.g. trade, domestic, cellar etc.)	
		Repairs to ceiling, walls, floors and cellars. Excludes retailers loose goods (e.g. carpets).	
		Repairs to and leveling of screed & concrete for new floor finishes (e.g. ahead of fitting new carpets or altro flooring)	
		Replacement of broken glazing	
		On vacation of the pub ensure the interior of the premises is clean & tidy.	
Loose goods inventory (retailers fixtures and fittings)		Repair to, replacement when life expired of, cleaning of, general maintenance of emergency lighting, fire alarms, fire fighting equipment, fixed seating, floor coverings, gas fires, electrical fires, audio systems, intruder alarms, glass washers, tills, ice machines, dishwashers, washing machines, wine chillers, cold shelving/cabinets for bottled beers, fridges, freezers, catering, toilet roll holders and associated equipment	
Drainage/ plumbing		Replacement when life expired. Cleaning, repairs and general maintenance of non-mains drainage systems (e.g. cess pit, septic tanks, sewage treatment plant, pumping stations), grease traps, gullies, manholes (including unblocking, jetting and rodding drains), sanitary ware (e.g. wc, baths and sinks)	

G: REPAIRS AND MAINTENANCE

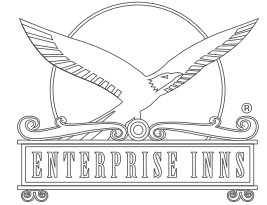


Property repairing obligations

Retail Partnership Lease - Page 3 of 3

RPL	Enterprise Inns responsibility	Retailer responsibility	Service contracts
Joinery & ancillary items		Replacement when life expired. Cleaning, repairs and general maintenance of company owned back bar fittings, counters & working surfaces, fireplaces, hearths and mantles, joinery items (e.g. staircases, internal doors and skirting), cellar flaps and skids/slides, company owned stillages and iron mongery (handles, hinges, locks, keys) and sash cords.	
Statutory		CP12 landlords Gas Safety certification of appliances, annual portable appliance testing, inspections of electrical wiring, inspections and testing of emergency lighting, fire alarms, lift and hoist	Our annual Health & Safety service contract will cover the retailers management of annual portable appliance testing, annual inspection of electrical wiring, annual inspection of emergency lighting and fire alarm.
Asbestos		Management and where required the removal of asbestos - obligation to avoid the disturbance of asbestos, notify Enterprise Inns if any disturbance of asbestos occurs.	
Pest Control		Treatment to remove pest infestation (e.g. wasps, rodents & ants)	
Refuse removal		Removal of all refuse from the premises	
Health and Safety Management		Production of Health & Safety policy and risk assessments	Our annual H&S service contract will cover the retailers management of H&S activity including all required risk assessments, H&S policy & provision of online training to assist the ongoing development of retailer & staff skills.

G: REPAIRS AND MAINTENANCE

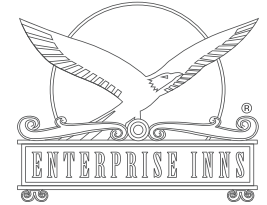


Property repairing obligations

Retail Partnership Tenancy - Page 1 of 3

RPT	Enterprise Inns responsibility	Retailer responsibility	Service contracts
Roof coverings	Repairs to and replacement at life expiry of flat roofs, pitched roofs, slates, fascias, downpipes and gutters	Cleaning and general maintenance of gutters and downpipes (e.g. unblocking)	
Structure (including roof structure)	Repairs and replacements of life expired elements, including foundations, brickwork, chimney stacks, roof joists, parapets and roof decking	Cleaning of airbricks (ensure they are clear & unobstructed) Cleaning, repairs to and general maintenance of chimney pots (includes chimney sweeping), stacks and liners.	
Electrical installation	Replacement when life expired of electrical fixed wiring, electrical heating appliances, extraction fans	Cleaning, repairs and general maintenance of electrical fixed wiring, electrical heating appliances, extraction fans.	Our annual Health & Safety service contract will cover the retailers management of annual portable appliance testing, annual inspection of electrical wiring, annual inspection of emergency lighting and fire alarm.
Mechanical & Heating	Replacement when life expired of kitchen extraction units, air conditioning units, central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats), lifts & hoists, flues, sump pumps	Cleaning, repairs and general maintenance of kitchen extraction units, air conditioning units, central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats), lifts & hoists, flues, sump pumps	Our annual heating and boiler maintenance service contract will cover the retailers repairs to and planned maintenance of central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats).
Cellar cooling	Replacement when life expired of cellar cooling equipment.	Cleaning of cellar cooling equipment.	Our annual cellar cooling maintenance service contract will cover the retailers repairs and planned maintenance of cellar cooling equipment
Exterior Decoration & landscaping	Every third year of the agreement EIP will carry out a full external redecoration of the pub.	Periodic washing down of the exterior frontage.	
	Replacement when life expired of exterior cladding (e.g. tile hanging, render and timber), windows (including window casements & roof/sky lights), external fire escapes, car park area (e.g. resurfacing, car park bollards, relining), paving slabs and exterior concrete (e.g. path, patio), all fences.	Cleaning, repairs and general maintenance of exterior cladding (e.g. tile hanging, render and timber), windows (including window casements & roof/sky lights), external fire escapes, car park area, gardens, paving slabs and exterior concrete (e.g. weeding, litter removal, jet washing and cleaning of surfaces), all fences.	

G: REPAIRS AND MAINTENANCE

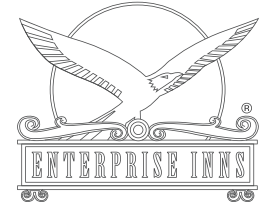


Property repairing obligations

Retail Partnership Tenancy - Page 2 of 3

RPT	Enterprise Inns responsibility	Retailer responsibility	Service contracts
Signs & Lights	Replacement when life expiry of exterior signs and exterior lights (including flood lights). Excludes tubes, bulbs & starters.	Cleaning, repairs to and general maintenance of exterior signs and exterior lights (including flood lights).	
		Repair to, replacement when life expired of, cleaning of, general maintenance of interior signs and lights.	
		Replacement all tubes, bulb and starters.	
Interior Decoration		Day to day maintenance of internal appearance of the premises.	
		Internal cyclical decoration of all areas (e.g. trade, domestic, cellar etc.)	
		Repairs to ceiling, walls, floors and cellars. Excludes retailers loose goods (e.g. carpets).	
		Repairs to and leveling of screed & concrete for new floor finishes (e.g. ahead of fitting new carpets or altro flooring)	
		Replacement of broken glazing	
		On vacation of the pub ensure the interior of the premises is clean & tidy.	
Loose goods inventory (retailers fixtures and fittings)		Repair to, replacement when life expired of, cleaning of, general maintenance of emergency lighting, fire alarms, fire fighting equipment, fixed seating, floor coverings, gas fires, electrical fires, audio systems, intruder alarms, glass washers, tills, ice machines, dishwashers, washing machines, wine chillers, cold shelving/cabinets for bottled beers, fridges, freezers, catering, toilet roll holders and associated equipment	
Drainage/ plumbing	Replacement when life expired of non-mains drainage systems (e.g. cess pit, septic tanks, sewage treatment plant, pumping stations), broken drains, grease traps, gullies, manholes, sanitary ware (e.g. wc, baths and sinks)	Cleaning, repairs and general maintenance of non-mains drainage systems (e.g. cess pit, septic tanks, sewage treatment plant, pumping stations), grease traps, gullies, manholes (including unblocking, jetting and rodding drains), sanitary ware (e.g. wc, baths and sinks)	

G: REPAIRS AND MAINTENANCE



Property repairing obligations

Retail Partnership Tenancy - Page 3 of 3

RPT	Enterprise Inns responsibility	Retailer responsibility	Service contracts
Joinery & ancillary items	Replacement when life expired of company owned back bar fittings, counters & working surfaces, fireplaces, hearths and mantles, joinery items (e.g. staircases, internal doors and skirting), cellar flaps and skids/slides, company owned stillages	Repair to, cleaning of, general maintenance of iron mongery (handles, hinges, locks, keys) and sash cords.	
		Cleaning, repairs and general maintenance of back bar fittings, counters & working surfaces, fireplaces, hearths and mantles, joinery items (e.g. staircases, internal doors and skirting), cellar flaps and skids/slides., company owned stillages	
Statutory	CP12 landlords Gas Safety certification of appliances	Annual portable appliance testing, inspections of electrical wiring, inspections and testing of emergency lighting, fire alarms, lift and hoist	Our annual H&S service contract will cover the retailers management of annual portable appliance testing, annual inspection of electrical wiring, annual inspection of emergency lighting and fire alarm.
Asbestos	Management and where required the removal of asbestos	Obligation to avoid the disturbance of asbestos, notify EIP if any disturbance of asbestos occurs.	
Pest Control		Treatment to remove pest infestation (e.g. wasps, rodents & ants)	
Refuse removal		Removal of all refuse from the premises	
Health and Safety Management		Production of Health & Safety policy and risk assessments	Our annual Health & Safety service contract will cover the retailers management of Health & Safety activity including all required risk assessments, Health & Safety policy & provision of online training to assist the ongoing development of retailer & staff skills.