**Terms to be included in the Lease:**

1. In addition to the £1per month rent, the museum will pay a minimum of 20% of any profit made on the Town Hall to the Common Good Fund for use on other projects within the Invergordon area.
2. The museum will not be required to seek permission from the landlord (the Common Good Fund) in order to make alterations to the building and will only be required to make application for changes by seeking the planning permission which would be required if the building were its own (e.g. applications under Section 9 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997).
3. The museum may sub-let any part of the building it chooses and act as landlord for the sub-lettings without permissions from the landlord (the Common Good Fund).
4. Having a sub-tenant will not be a requirement of the Lease.
5. The landlord (the Common Good Fund) can only take back the Town Hall within the 99-year lease period if one of the following conditions is met:
6. the Town Hall remains unused or undeveloped for a period of 1.5 years consecutively;
7. the Museum makes a request to end the Lease; or
8. if payment of rent under the Lease is not made for a period of 3 months.
9. The museum can end the Lease, for any reason, whether tenanted or untenanted, by submitting a request signed by three quarters of the museum’s trustees, upon the giving of 3 months’ notice and will not be held responsible for any bills or repairs beyond that period.
10. There will be no change in the rental amount throughout the period of the Lease.
11. The Landlord (the Common Good Fund) cannot sell the Town Hall to any other party, except the museum, while the lease is in effect.
12. The museum may buy the Town Hall for a sum not exceeding £70,000 at any time throughout the period of the Lease.
13. A change in the constitution of the museum will not result in any effect on the lease for the Town Hall.
14. A change in museum trustees does not have an effect on the Lease for the Town Hall.