

# GRAY & SONS (CHELMSFORD) LIMITED

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## SUMMARY OF RESPONSIBILITIES

Pubs are let on a Standard Tenancy Agreement with scheduled rent reviews every 3 years unless any refurbishment is carried out.

**Products:** Full tie for all beers, lagers, stouts including bottled beers  
Free for all wines, spirits, ciders, minerals and all other products

**AWP's:** 50/50 share arrangement after rent

	<b>Responsibility of Gray &amp; Sons</b>	<b>Responsibility of Tenants</b>
<b>Insurance</b>		
Buildings	✓	x
Contents	x	✓
		and all other insurance (liabilities, consequential loss etc)
<b>Upkeep of building</b>		
Exterior Decorating	✓	x
Interior Decorating:		
Bars, Public Toilets	✓	x
Kitchen, Private accomm.	x	✓
General Repairs	✓	x
(Any alterations or additions the tenant wishes to make <b>must</b> be discussed and approved with Gray & Sons first)		
<b>Payments</b>		
Beer	-	Weekly
Rent	-	Monthly in Advance
<b>Training/Courses</b>	x	✓
<b>Technical Support</b>	x	Through breweries
<b>Notice Period</b>	6 months (except for breach of tenancy)	6 months
<b>Probation</b>	-	6 months
<b>Promotions/Marketing</b>	x	Through breweries
<b>Beer Deliveries</b>	-	Once a week (variation for holiday periods)