

**Fixed Property Charges EONI Estate 24th August 20062**

ANNEX A

Location - All Office Accommodation	From / To Dates of Current Lease	Duration in Years	Rent Review Date	Date of Break Clause	Area (Sq Ft)	Annual Rent	Rates	Insurance	Service Charges	Water Charges	Car Parks	Utilities	Cleaning	Other	Total
						£	£	£	£	£	£	£	£	£	£
<b>HQ</b> St Annes House 15 Church Street Belfast BT1 1ER	01/02/96 - 02/09/12	6 + 10	03/09/07 Every 5 years	N/A	6,750	63450	26,520	3,057	940	300	12,925	16,501	6,613	763	131,068
<b>BELFAST</b> 6-10 William Street Belfast BT1 1PR	25/09/02 - 02/09/12	10	03/09/07 Every 5 years	N/A	4,226	32900	12,821	1,519	4,465	N/K	2,585	4,567	4,407	575	63,839
<b>NEWTOWNARDS</b> 2b Regent Street Newtownards BT23 4LH	01/02/06 - 31/01/11 - 1st Lease 01/02/96	5	Every 5 years	1/2/09	2,650	16450	5,919	577	-	N/K	-	2,089	1,136	462	26,632
<b>NEWTOWNABBEY</b> 1-3 Portland Ave Newtownabbey BT36 8EY	01/08/02 - 31/07/12 1st Lease 01/06/77	10	01/08/07 Every 5 years	N/A	2,526	26500	7,580	0	-	N/K	-	5,008	2,523	520	42,131
<b>BANBRIDGE</b> 52 Bridge Street Banbridge BT32 3JU	19/07/89 - 18/07/09	10	19/07/05 Not Actioned	18/07/06	4,350	30000	12,182	844	-	N/K	-	4,649	1,276	571	49,522
<b>OMAGH</b> 21 Kevlin Avenue Omagh BT78 1ER	01/01/93 - 31/12/05	Lapsed*		N/A	2,000	20856	7,428	536	-	N/K	-	2,251	958	617	32,646

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						£	£	£	£	£	£	£	£	£	£
<b>BALLYMENA</b> 122 Broughshane Ballymena BT43 6EE	02/06/06 - 31/5/16	10	01/06/11 Every 5 years	31/05/09	1,947	14600	10,000 Estimate	500 Estimate	2,058	N/K	Free	3,246	1,834	570	32,809
<b>LONDONDERRY</b> 20 Queen Street Londonderry BT48 7EQ	01/07/02 - 30/06/12	10	01/07/07 Every 5 years	N/A	3,500	23500	10,664	0	-	N/K	411	1,818	1,276	1,059	38,728
<b>LONDONDERRY</b> 29A Strand Road Londonderry BT48 7BL	01/02/90 - 31/01/11	21	01/02/95 Not Actioned Every 3 years	N/A	2,000	10000	NIL	510	-	N/K	-	0	0	1,039	11,549
<b>Potential Sub-let Income</b> 29A Strand Road Londonderry BT48 7BL						-10000								-839	-10,839
<b>TOTALS</b>						<b>228256</b>	<b>93,113</b>	<b>7,542</b>	<b>7,463</b>	<b>300</b>	<b>15,921</b>	<b>40,129</b>	<b>20,023</b>	<b>5,337</b>	<b>418,084</b>

\* Landlord has not made any approach. Decided not to initiate action.