

SCHEDULE 40

This is Schedule 40 comprising the Minor Occupancy Agreement referred to in the Project Agreement for the PRIME Project

BETWEEN

The Secretary of State for Work and Pensions

- and -

The First Secretary of State

- and -

Trillium (PRIME) Limited

- and -

Trillium (PRIME) Property GP Limited

**dated 27 March 1998
as Expanded and Restated on 15 December 2003**

EXAMPLES OF OCCUPIER AND HOLDER RESPONSIBILITIES AT MINOR OCCUPANCIES
(by way of illustration, not limitation)

EXAMPLES OF OCCUPIER RESPONSIBILITIES	EXAMPLES OF HOLDER RESPONSIBILITIES
Internal Elements	
<ul style="list-style-type: none"> ▪ Floor coverings ▪ Ceiling tiles and grid ▪ Ceiling finishes ▪ Wall finishes ▪ Bulbs ▪ Internal doors ▪ Partitions ▪ DWP dedicated intruder alarms ▪ Glazing, incl external windows on the demise 	<ul style="list-style-type: none"> ▪ Floor structures or screeds ▪ External doors ▪ External window frames ▪ Internal walls (structural issues) ▪ Lifts
Water supply systems	
<ul style="list-style-type: none"> ▪ Leaking taps etc and plumbing (up to the wall) associated with equipment such as tea urns, water logic machines etc 	<ul style="list-style-type: none"> ▪ Mains water ▪ Water distribution ▪ Statutory testing requirements
Heating system	
<ul style="list-style-type: none"> ▪ Maintenance/repair of radiators controls and pipework (up to the wall) within the demise 	<ul style="list-style-type: none"> ▪ Boiler plant ▪ Heating distribution system
Mechanical Ventilation and Air Conditioning System	
<ul style="list-style-type: none"> ▪ Independent split level cooling systems in place in demise 	<ul style="list-style-type: none"> ▪ Air conditioning ▪ Mechanical ventilation plant
Drainage & Waste Systems	
<ul style="list-style-type: none"> ▪ Foul waste to demise boundary or to entry into common stack 	<ul style="list-style-type: none"> ▪ Foul waste and drainage outside the demise, back to the common stack
Electrical Power Distribution	
<ul style="list-style-type: none"> ▪ Socket outlets ▪ PAT testing ▪ Light switches ▪ Light fittings 	<ul style="list-style-type: none"> ▪ Standby power supplies
External of the building/demise	
<ul style="list-style-type: none"> ▪ Any minor items clearly the sole responsibility of the occupier 	<ul style="list-style-type: none"> ▪ Roofs ▪ External walls ▪ Cladding ▪ Exterior areas ▪ Compliance with legislation
Statutory Compliance	
<ul style="list-style-type: none"> ▪ Provision of portable fire extinguishers ▪ DSE risk assessments ▪ H&S training 	<ul style="list-style-type: none"> ▪ Fire certification/assessment ▪ Asbestos control and reporting ▪ Statutory testing on plant ▪ Maintaining external access for window cleaning ▪ Fire alarm systems, sprinkler systems and fire hose reel systems
Furniture and Equipment	
<ul style="list-style-type: none"> ▪ All furniture and equipment. (PRIME Contractor does not have responsibility for Public Area screens) 	<ul style="list-style-type: none"> ▪ No responsibility
Estate Management	
<ul style="list-style-type: none"> ▪ PRIME Contractor to co-ordinate DWP enquiries as appropriate 	<ul style="list-style-type: none"> ▪ d/w landlord etc