
**LIFT & SHIFT PROVISIONS FOR CABLES
FOR INCLUSION IN A DEED OF EASEMENT**

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LIFT & SHIFT PROVISIONS CABLES DEED OF EASEMENT

1. RELOCATION

- 1.1 In this clause the expression **Alternative Route(s)** means such cable route(s) within the Grantor's Land as shall be approved by the Grantee (such approval not to be unreasonably withheld) and approved by any relevant authority.
- 1.2 If at any time the Grantor intends to develop any part of the Grantor's Land the following provisions of this clause shall apply.
- 1.3 The Grantor shall give to the Grantee not less than twelve months' notice in writing of its intention to implement the procedure set out in this clause.
- 1.4 On or before expiry of the notice, the Grantor shall grant rights in respect of the Alternative Route(s) and Cables to the Grantee subject to the following conditions:
 - 1.4.1 the rights shall be granted with full title guarantee and for nil consideration;
 - 1.4.2 the rights shall be granted in fee simple;
 - 1.4.3 the grant shall contain like provisions and covenants as a this Deed.
- 1.5 Subject to all necessary labour and materials being available but as soon as practicable after the grant of rights in respect of the Alternative Route(s) the Grantee shall:
 - 1.5.1 complete the laying, construction and installation of Cables and ancillary apparatus along the Alternative Route(s);
 - 1.5.2 decommission the existing Cables; and
 - 1.5.3 once done, so far as necessary, offer to surrender the rights granted under this Deed to the Grantor.
- 1.6 The Grantor shall pay to the Grantee within fourteen days of demand all internal and external costs charges and expenses incurred or anticipated by the Grantee in connection with:
 - 1.6.1 the Grantee's obligations in clause 1.5.1 and 1.5.2;
 - 1.6.2 the preparation and completion of all documentation required in respect of the grant of the rights in respect of the Alternative Route(s) and the surrender so far as is necessary, of the rights granted under this Deed including stamp duty land tax, Land Registry fees, surveyors' and legal fees, VAT and disbursements.