

PARLIAMENT

RESOLVED that Parliament in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, approve the lease to the Barbados National Art Gallery of a parcel of land, the property of the State, situate at the Garrison in the parish of Saint Michael in this Island and more particularly described in the *First Schedule* on the terms and conditions set out in the *Second Schedule* for the purpose of headquarters and to house the Barbados National Art Gallery.

APPROVED by the House of Assembly this day of ,
Two Thousand and Twenty-Six.

SPEAKER

APPROVED by the Senate this day of ,
Two Thousand and Twenty-Six.

PRESIDENT

FIRST SCHEDULE

ALL THAT land the property of the State situate at "BLOCK A", the Garrison in the parish of Saint Michael in this Island containing by admeasurement 4035.2 square metres or thereabouts abutting and bounding on a public road on two sides which leads to Garrison Road and to Dalkeith Road in one direction and to Graydon Sealy Secondary School and to Dayrells Road in the other direction on lands now or formerly of the Barbados Government (Block B) and on other lands now or formerly of the Barbados Government (Pavement) or however else the same may abut and bound as shown and delineated on a Plan certified on the 28th day of November, 2023 by Kevin R. Belgrave, Land Surveyor and recorded in the Lands and Surveys Department on the 1st day of December, 2023 as Plan No. 1899/2023 together with the building thereon.

SECOND SCHEDULE

The lease to the Barbados National Art Gallery ("the lessee") of the property of the State ("the lessor") situate at the Garrison in the parish of Saint Michael in this Island and more particularly described in the *First Schedule* is on the following terms and conditions:

- (a) the lease shall be for a period of 25 years with an option to renew for a further period of 25 years;
- (b) an initial concessionary rent at a rate of \$6 000 per annum during the first 5 years of the lease, payable monthly in advance at a rate of \$500 per month;
- (c) rent shall be subject to review at 5-yearly intervals;
- (d) the lease shall have a 5-year notice break clause exercisable after the second rent review allowing either party to bring it to an end;
- (e) notwithstanding paragraph (d), where the lease is brought to an end by the lessor because of a need for it to resume ownership, the lessee shall be compensated for the market renovated costs, less any depreciation at the date of resumption;
- (f) the lessee shall be responsible for the insurance of the building, public liability and occupiers' liability at the demised premises, the repairs and maintenance of the building, the payment of utilities and other outgoings arising out of the use of the site;
- (g) the lessee shall bear the cost of development of the demised premises and shall comply with the *Planning and Development Act, 2019* (Act 2019-5) any other statutory requirements;
- (h) the lessee shall advise the Ministry responsible for Housing, Lands and Maintenance of the replacement cost of the building and plant on the demised premises on completion of the refurbishment or improvements;

SECOND SCHEDULE - (Concl'd)

- (i) the lessor shall be indemnified against all actions, costs, claims and demands in respect of any injury to or death of any person or damage to any property which may arise directly or indirectly as a result of the lessee's use of the demised premises;
- (j) the lessee shall not assign, sublet or otherwise dispose of the demised premises by lease or part with possession without the prior written consent of the lessor, such consent shall not be unreasonably withheld; and
- (k) at the end of the lease period or its earlier determination, the building, structures and other facilities and improvements, regardless of stage of construction, shall revert to the lessor for nil consideration.

ADDENDUM

The Cabinet, at its meeting held on the 10th day of October, 2024, considered Note (24) 953/MHLM 58 and agreed to the lease of 4035.2 square metres or thereabouts of State lands together with the building situate thereon known as "BLOCK A" situate at the Garrison in the parish of Saint Michael in this Island to the Barbados National Art Gallery to be used as headquarters and to house the Barbados National Art Gallery.

In accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, the approval of Parliament is now sought for the lease of the property of the State situate at the Garrison in the parish of Saint Michael in this Island more particularly described in the *First Schedule* of this Resolution to the Barbados National Art Gallery for the establishment of headquarters and to house the Barbados National Art Gallery on the terms and conditions stated in the *Second Schedule*.