

*These notes relate to the Long Leases (Scotland) Act 2012
(asp 9) which received Royal Assent on 7 August 2012*

LONG LEASES (SCOTLAND) ACT 2012

EXPLANATORY NOTES

PART 3: ALLOCATION OF RENTS AND RENEWAL PREMIUMS ETC.

Key terms

Section 38: Cumulo rent and cumulo renewal premium

158. This section defines *cumulo* rent as a single rent payable under two or more leases and *cumulo* renewal premium as a single renewal premium payable in relation to two or more leases.
159. Subsection (2) qualifies the definitions of *cumulo* rent and *cumulo* renewal premium by providing that, where a rent or premium has been apportioned between the leases before the appointed day with the express or implied agreement of the parties, the rent or premium apportioned is to be the rent or premium payable under that lease.
160. The definition of *cumulo* renewal premium is qualified further by subsections (3) and (4). They provide that where a *cumulo* rent has been apportioned with the agreement of the parties but not the *cumulo* premium, the premium is allocated between the leases in the same proportions as the rent.