

**THIS TENANCY AT WILL** is dated <<month>> <<year>> and is made **BETWEEN:**

- (1) <<Landlord's Name>> a company of the <<Country of Incorporation of Landlord's Company>> under number <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (hereinafter referred to as the 'Landlord') and
- (2) <<Tenant's Name>> a company of the <<Country of Incorporation of Tenant's Company>> under number <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant').

**1. Definitions and Interpretation**

In this agreement, except where the context otherwise requires, the following terms shall have the following meanings.

- 'Permitted Use'** means the use of the Premises for the purposes <<insert permitted uses>> [shown for identification only and not intended to be limited to this agreement] [including all uses set out in the schedule attached];
- 'Premises'** means the premises <<insert address>> together with the fixtures and fittings attached thereto; and
- 'Rent'** means the sum of money payable by the Tenant to the Landlord per month exclusive of value added tax.

**2. Grant of tenancy at will**

- 2.1 The Landlord lets and the Tenant occupies the Premises on a tenancy at will pursuant to this agreement.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will between them.

**3. Tenant's covenants**

- 3.1 The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set-off on the first day of every month and on the day of the month following the date of this agreement to which the Rent relates. The Tenant shall also pay the Rent in respect of the period from the date of this agreement to the date of the next Rent payment and including the [last day of the month].
- 3.2 The Tenant shall not:
- 3.2.1 use the Premises for any purpose other than the Permitted Use;
  - 3.2.2 assign under lease or otherwise dispose of the whole or any part of the Premises;
  - 3.2.3 share occupation of the Premises with any other person;
  - 3.2.4 make any alterations to the Premises;
  - 3.2.5 put any signs or notices on the Premises without the prior written consent of the Landlord;
  - 3.2.6 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;
  - 3.2.7 <<insert any other covenants>>
- 3.3 The Tenant shall keep the Premises in good repair and tidy and make good any damage caused.

- 3.4 The Tenant shall maintain high standards of hygiene and shall avoid all health hazards in parts of the Premises used for the storage preparation display service and consumption of food and drink.
- 3.5 The Tenant shall obtain and maintain any licence or registration which is required in connection with the Permitted Use (including any licence under the Licensing Act 2003) and comply with the terms and conditions of the licence or registration and any other regulations relevant to the Permitted Use.
- 3.6 The Tenant shall pay and indemnify the Landlord against all rates (including water rates) and other assessments impositions and outgoings whatsoever (including any parochial local or of any other description) which are levied or imposed upon the Premises or the owner or occupier of the Premises of a permanent or novel nature.
- 3.7 The Tenant shall pay and indemnify the Landlord against all charges incurred relating to water sewerage electricity telecommunications and any other services supplied to the Premises including all standing charges and meter rents).
- 3.8 The Tenant shall pay and indemnify the Landlord against all postal or other correspondence received at the Premises and addressed to the Tenant or relevant to the Landlord's interest in the Premises.
- 3.9 The Tenant shall allow the Landlord or others authorised by the Landlord (in reasonable time for the purpose of ascertaining whether the Tenant is complying with and for any other purpose) to enter the Premises to ascertain whether the Tenant is complying with the Landlord's interest in the Premises.
- 3.10 When the Tenant vacates the Premises at the termination of the tenancy created by this agreement the Tenant shall remove all items belonging to it.

#### 4. Landlord's covenants

- 4.1 The Landlord shall allow the Tenant and its employees and visitors) access to and egress from the Premises and the Landlord's adjoining premises (if applicable).

Signed by <<Name>>for and on behalf of the Landlord

Signed by <<Name>>for and on behalf of the Tenant