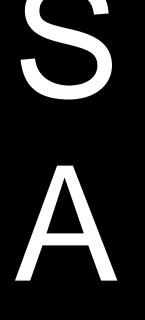
LR1. Date of lease

LR2. Title number(s)



LR3. Parties to this I

Give full names and a parties. For UK incorr limited liability partn registered number inc

For overseas entities,

- a) The territory of ind
- b) The overseas Companies House the Tenant pursi Crime (Transpare Act 2022. If the I 'overseas entity ID
- c) Where the entity place of business the registered nul Companies House

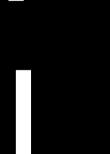
Further details on ov found in practice guid

LR4. Property

Insert a full descript leased or Refer to the clause, so a schedule in this le being leased is r











<<Insert date in full>>

LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered. <<Insert Landlord's title number(s)>>

LR2.2 Other title numbers

Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made. <<Insert other title number(s)>>

Landlord

<<Insert name of Landlord>> <<Insert address of Landlord>> <<Insert company number>>

Tenant

<<Insert name of Tenant>> <<Insert address of Tenant>> <<Insert company number>>

Guarantor (if any)

<<Insert name of Guarantor>> <<Insert address of Guarantor>> <<Insert company number>>

Other parties

Specify capacity of each party, for example "management company", "guarantor", etc. <<Insert name of other party>> << Insert address of other partv>> <<Insert company number>>

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

The property [shown edged red on the plan attached to this lease and] known as <<Insert address of Property>>

Where there is a letting of part of title, a plan must be attached to th any floor levels must be specified

LR5. Prescribed statements etc

If this lease includes a statement i LR5.1, insert under that subrelevant statement or refer to schedule or paragraph of a sche lease which contains the stateme

In LR5.2, omit or delete those Ad not apply to this lease.

LR6. Term for which the Proper

Include only the appropriate stat completed) from the three options

NOTE: The information you prov to, here will be used as part of the to identify the lease under rule 6 Registration Rules 2003.

LR7. Premium

Specify the total premium, inclu VAT where payable.

LR8. Prohibitions or restri disposing of this lease

Include whichever of the two st appropriate.

Do not set out here the word provision.

ements prescribed under rules 179 ns in favour of a charity), 180 ns by a charity) or 196 (leases Leasehold Reform, Housing and velopment Act 1993) of the Land on Rules 2003.

is lease is made under, or by to, provisions of: Reform Act 1967 xt 1985 xt 1988 xt 1996

hcluding mmencement date>>

uding piry date>>

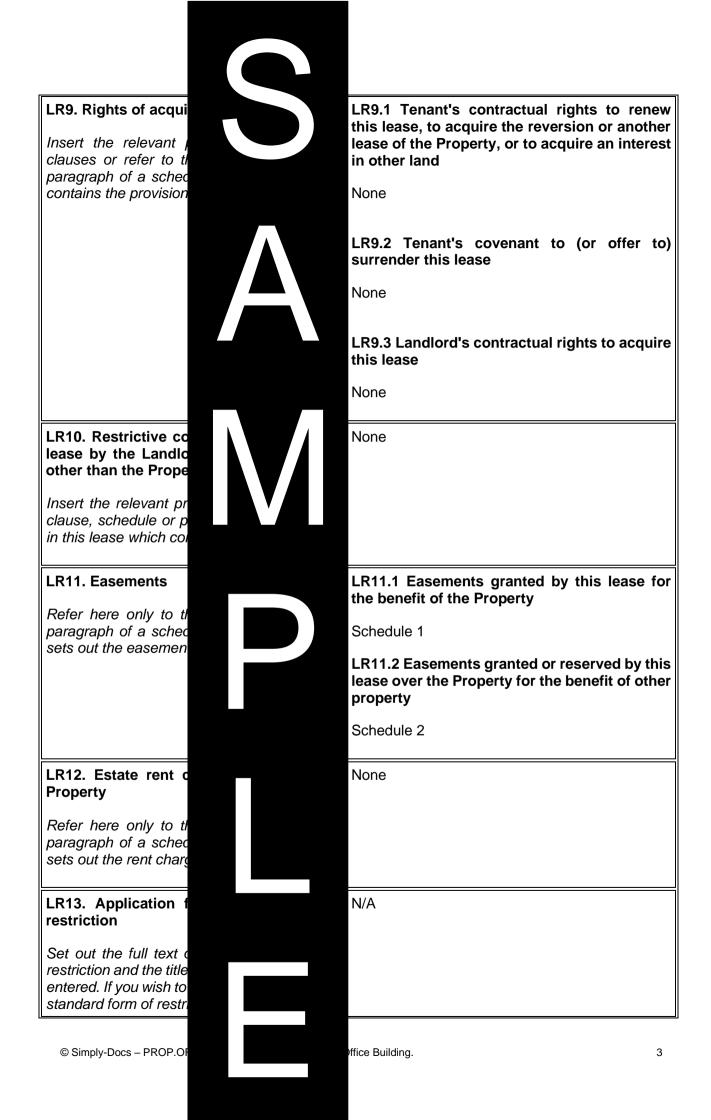
as specified in this lease at clause/ aragraph << >>

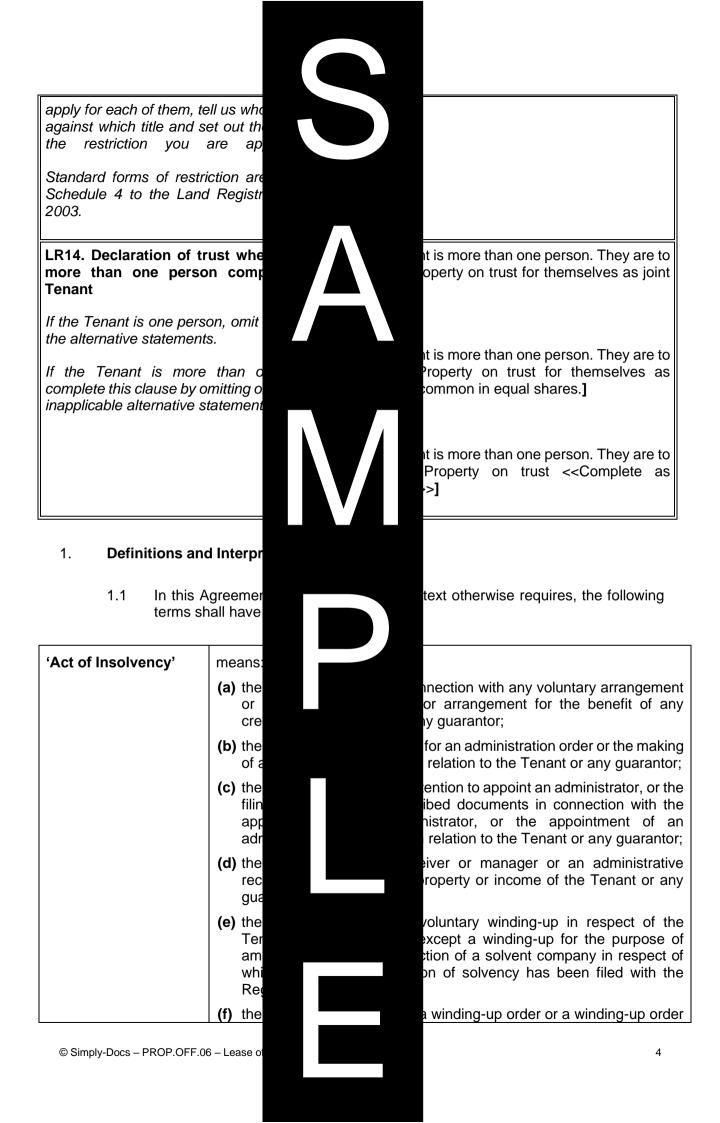
as follows: erm>>

emium or "none">>

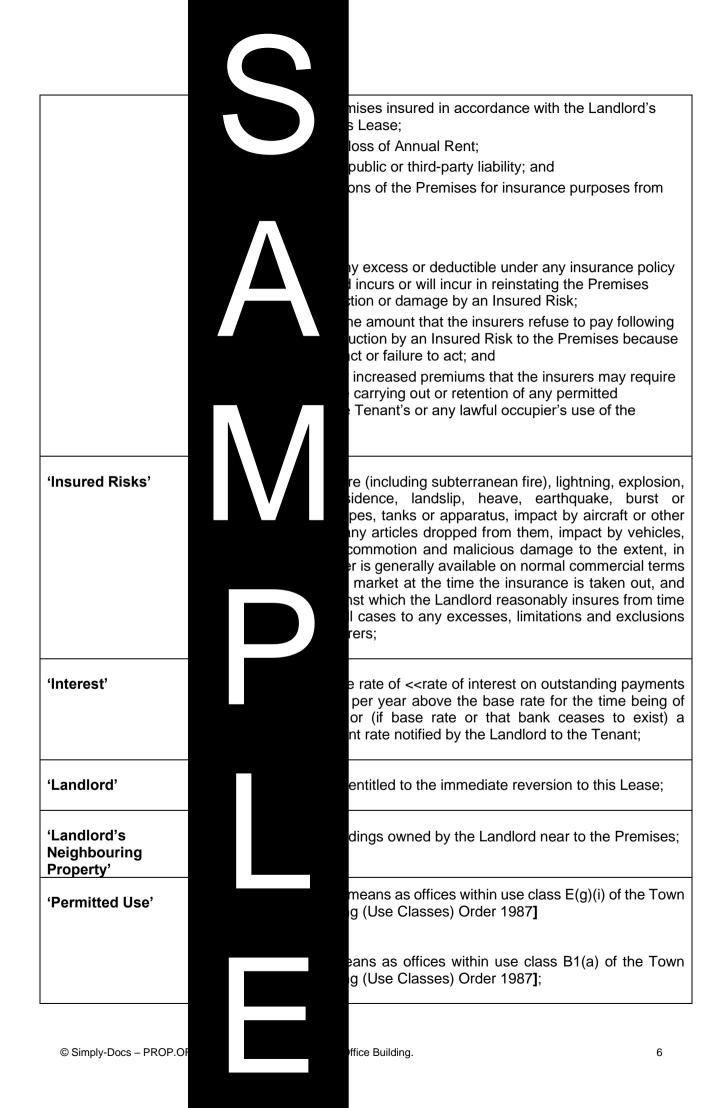
contains a provision that prohibits or positions.



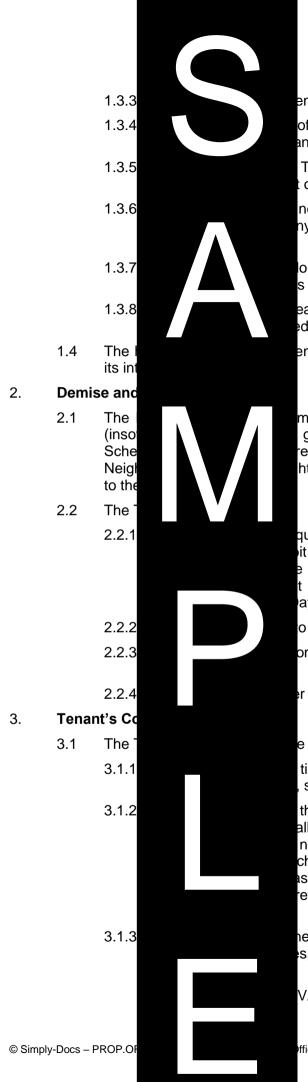




	T	enant or any guarantor;
	ne	the Tenant or any guarantor from the Register of e making of an application for the Tenant or any ruck-off;
		guarantor otherwise ceasing to exist (but excluding or any guarantor dies); or
	a	application for a bankruptcy order, the presentation bankruptcy order or the making of a bankruptcy Tenant or any guarantor.
	n D7 t ni	ve shall apply in relation to a partnership or limited ed in the Partnership Act 1890 and the Limited 7 respectively) subject to the modifications referred Partnerships Order 1994 (SI 1994/2421) (as ited liability partnership (as defined in the Limited Act 2000) subject to the modifications referred to in Partnerships Regulations 2001 (SI 2001/1090) (as
		Ides any analogous proceedings or events that may the legislation of another jurisdiction in relation to a incorporated or domiciled in such relevant
'Annual Rent'	en e	nt>> per year exclusive of VAT;
'Conduits'	cti	the transmission of water, gas, air, foul and surface ricity, oil, telephone, heating, telecommunications, nications and similar supplies or utilities;
'Energy Performan Certificate'		en to it in the Energy Performance of Buildings Regulations 2012;
'Environmental	h l	e following:
Performance'		on of energy and associated generation of emissions;
)n	n of water;
	01	n and management; and
	0	nmental impact arising from the use or operation of
	e	Landlord of:
'Insurance Rent'		
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'Premises'		means Lease than te	S	n paragraph LR4 at the beginning of this tures and fittings in the Premises (other s);
'Rent'		means		nt by this Lease;
'Rent Commer Date'	ncement	means		first to be paid>>;
'Rent Days'		means year;		September and 25 December] in each
'Surveyor'		means Landlo		ct from time to time appointed by the
'Tenant'		include		assigns;
'Term'		means Lease;		paragraph LR6 at the beginning of this
'Title Matters'		means list of d		out in the following documents: < <insert andlord's title to the Premises>>;</insert
'VAT'		means unless payable		by the Value Added Tax Act 1994 (and ted references to rent or other monies sive of any VAT charged or chargeable).
1.2	Unless t	he conte		ch reference in this Agreement to:
		writing" o		ut not email;
		a "workin or a bank		ny day other than a Saturday, Sunday and and Wales;
		a statute provision		tute is a reference to that statute or ed at the relevant time;
		this Agr Schedule		to this Agreement and each of the mented at the relevant time;
	1.2.5 a	a Schedu		greement; and
		a clause o han the s		ce to a clause of this Agreement (other oh of the relevant Schedule.
1.3	In this A	greemer		
		any refei inincorpo		ides a natural person, corporate or not having separate legal personality);
	1.3.2 v	vords im		per include the plural and vice versa;
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ender include any other gender;

of the Term include any sooner determination of an by effluxion of time;

Tenant not to do an act or thing includes an t or suffer such act or thing to be done;

neglect or default of the Tenant include the act, ny occupier of the Premises and their respective

o not form part of this Lease and are not to be s construction or interpretation; and

ease include any document supplemental or distribution of the distributication of the

ent are for convenience only and shall not affect

mises to the Tenant for the Term together with grant the same) the rights set out in the First reserving for the benefit of the Landlord's hts set out in the Second Schedule, and subject

qual payments in advance by bankers' standing it if the Landlord so requires) on the Rent Days, e made on the date of this Lease for the period t Commencement Date and ending on the day ay;

o time the Insurance Rent;

om the Tenant to the Landlord under this Lease;

r this Lease.

e Landlord:

times and in the manner stated without any legal, set-off or counterclaim unless required by law.

this Lease is unpaid for more than <<maximum allowed to be in arrears e.g. 7 days>> (whether not), or if the Landlord refuses to accept rent so ch of covenant, the Tenant must on demand pay as rent in arrears) calculated on a daily basis on refused from the due date until the date on which

he Landlord against all existing and future rates, s, and financial impositions charged on the

VAT) on the Rent payable; and



from the Landlord's dealing with its own interests.

e Landlord against all charges incurred relating to and surface water drainage, electricity, oil, ecommunications, internet, data communications r utilities supplied to the Premises (including all meter rents).

ting relief because it has been allowed during the make good that loss to the Landlord on demand.

in good and substantial repair and condition and t where damage results from any of the risks ndlord has insured under Clause 4.1.2 unless insurance money is refused by reason of any act, e Tenant).

all floor coverings in the Premises as often as and, in the final three months of the Term, renew h floor coverings of a colour and quality first ord.

e and the inside of the Premises as often as is and also in the last three months before the end ges in the external colour scheme must first be ord. All decoration must be carried out in a good ing good quality materials that are appropriate to de all appropriate preparatory work.

he Premises which are not built upon clean and ruction.

emises to the Landlord in the repair and condition Lease:

so requires, to remove all items the Tenant has emises, remove any alterations the Tenant has remises and make good any damage caused to y that removal;

e Tenant's possessions from the Premises; and

the Landlord all documents held by the Tenant h and safety matters including (but not limited to) ety assessments, asbestos surveys and reports, ments and reports, and certificates relating to as systems.

he Term, any of the Tenant's possessions remain the Tenant fails to remove them within <<e.g. 7 uested in writing by the Landlord to do so:

may as the agent of the Tenant sell the

ist indemnify the Landlord against any liability b any third party whose possessions have been dlord in the mistaken belief that the possessions Tenant: and

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hust pay to the Tenant the sale proceeds after osts of transportation, storage and sale incurred

at all reasonable times on reasonable prior notice to enter and inspect the Premises and:

or its agents or Surveyor gives to the Tenant (or Premises) notice of any repairs or maintenance nt has failed to carry out or of any other failure by comply with its obligations under this Lease, to hises and/or remedy such failure in accordance within a period of two months from the date of the er if required); and

es not comply with clause 3.1.12 a), to permit the er the Premises and carry out the works at the nse and to pay to the Landlord on demand a contractual debt) the proper expenses of such g all legal costs, Surveyor's and other fees).

led to exercise any right to enter the Premises to s, contractors, agents and professional advisors, ses at any reasonable time (whether or not during and, except in the case of an emergency after ole notice (which need not be in writing) to the

rd on demand on an indemnity basis all costs, r expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which avable by the Landlord) in connection with or in

t of the tenant covenants of this Lease;

the Tenant's obligations in this Lease, including and service of a notice under section 146 of the / Act 1925:

by the Tenant for consent under this Lease, pplication is withdrawn, or consent is granted or I, except in cases where the Landlord is required ly and the Landlord unreasonably refuses to give

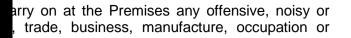
works to the Premises to improve their Performance where the Tenant in its absolute consented to the Landlord doing so;] and

and service of a schedule of dilapidations served c months after the end of the Term.

Premises for any illegal or immoral purpose;

Premises as sleeping accommodation or for oses;

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emises only for the Permitted Use [and only urs of 8AM and 6PM Mondays to Fridays (and not /s or public holidays)].

ns:

3.1.1

3.1.1

3.1.1

3.1.1

Premises with any adjoining premises;

external or structural alterations to the Premises;

hy alteration to the Premises which would, or may expected to, have an adverse effect on the asset nergy Performance Certificate commissioned in Premises;] and

itted in clause 3.1.17 below,] not to make any ns or alterations of a non-structural nature to the but the Landlord's prior written consent (such be unreasonably withheld or delayed).

hout consent from the Landlord erect, alter or -mountable partitioning which does not affect the ses or adversely affect the mechanical ventilation he Premises or have an adverse impact on the nance of the Premises and which shall be treated bject to the Tenant:

andlord not less than <<notice period given to work being carried out e.g. 2 months>> notice in ention to carry out any such works;

ch works in a good and workmanlike manner and with any necessary permission, consent or ed under statute;

Premises to their former state and condition on or of the Term if the Landlord by notice in writing mant to do so; and

andlord of the cost of any alterations or additions ne Tenant (except any which are trade or tenant's ngs) as soon as practicable and so that the ot be liable for any failure to affect any necessary amount for which the Premises are insured unless provided that information.]

the Construction (Design and Management) oly to any works carried out to the Premises indlord's consent is required for them under this the Regulations and to provide the Landlord with ed health and safety file upon completion of the

, fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the ce to the Premises, subject to that sign being of a id material approved by the Landlord and at the

office Building.

11

3.1.2 3.1.2 3.1.2

ove any sign and make good any damage caused faction of the Landlord.

ligations in respect of the Premises:

all laws relating to the Premises or to the Tenant's ation of the Premises;

iys of receipt by the Tenant of any notice or other affecting the Premises to send a copy to the ithout delay to take all necessary steps to comply or other communication and take any other action with it as the Landlord acting reasonably may

planning permission in relation to the Premises r written consent of the Landlord;

any planning permissions relating to or affecting

the Construction (Design and Management) 15 and before commencing any works to make a under Regulation 4(8) to the effect that the nly client for the purposes of the Regulations, to lord a copy of the election and to fulfil the ne client;

mises equipped with all fire prevention detection ipment which is required by law or by the insurers s or reasonably required by the Landlord and to uipment and allow the Landlord to inspect it from

ndlord promptly of any defect or disrepair in the may make the Landlord liable under any law or e; and

prior written consent of the Landlord to apply for ormance Certificate in respect of the Premises.

or easements to be acquired over the Premises. ay result in the acquisition of a right or easement:

st notify the Landlord; and

st help the Landlord in any way that the Landlord event that acquisition so long as the Landlord ant's costs and it is not adverse to the Tenant's sts to do so.

bn:

Premises on trust for another;

nother to occupy the whole or any part of the

n or share the possession or occupation of the art of the Premises;

r underlet the whole or any part of the Premises;

art only of the Premises; and

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3.1.2 3.1.2 3.1.2 3.1.2 3.1.2

he Premises as a whole without the prior written Landlord, provided that the Landlord may as a giving consent require compliance with the ause 3.1.23.

dlord may impose in relation to an assignment of le are:

ee is not someone who, immediately before the ment, was either a guarantor of the Tenant's ler this Lease or a guarantor of the obligations mer tenant of this Lease under an authorised ement;

t enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease (an arantee Agreement") in such form as the Landlord / require;

nee is in the Landlord's reasonable opinion of cial standing to enable it to comply with the ants and conditions contained in this Lease;

of standing acceptable to the Landlord acting ers into a guarantee and indemnity of the Tenant's his Lease in such form as the Landlord may uire;

ee enters into a rent deposit deed in such form as ay reasonably require with the Landlord providing not less than <<e.g. six>> months' Annual Rent lculated as at the date of the assignment) as assignee's performance of the tenant's covenants th a charge over the deposit; and

no arrears of the Annual Rent or any other ms due under this Lease and that any material hant by the Tenant has been remedied.

at any time during the Term to enter the Premises suitable part of the Premises a notice for re-letting potential tenants and buyers to view the Premises ccompanied by the Landlord or its agents).

ce:

the requirements of the Landlord's insurers and mit to do anything which could invalidate any

bes or omits to do anything which increases any nium payable by the Landlord to repay the ium to the Landlord on demand.

t of all taxable supplies made to the Tenant in ease on the due date for making any payment or, hich that supply is made for VAT purposes.

bliged, under or in connection with this Lease, to ny other person any sum by way of a refund or mount equal to any VAT incurred on that sum by person, except to the extent that the Landlord or

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edit for such VAT under the Value Added Tax Act

emnify the Landlord against all actions, claims, ird party, all costs, damages, expenses, charges third party and the Landlord's own liabilities, costs d in defending or settling any action, claim or any personal injury or death, damage to any ent of any right arising from:

ondition of the Premises or the Tenant's use of

the Tenant's rights; or

of any alterations.

h covered by the indemnity in clause 3.1.28, the

the Tenant of the claim as soon as reasonably r receiving notice of it;

enant with any information and assistance in claim that the Tenant may reasonably require, enant paying to the Landlord all costs incurred by providing that information or assistance; and

(at the Tenant's cost) where it is reasonable for do so.

gulations set out in the Third Schedule and any ations made by the Landlord from time to time in state management.

he Landlord a fair proportion (to be determined by sts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and ghting any Conduits, structures or other items apable of being used by the Premises in common

hy assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other fied copy of the relevant document together with of the relevant registered titles to the Landlord.

to compulsory registration at the Land Registry, e date of this Lease to apply to the Land Registry d once the registration has been completed to the relevant titles to the Landlord.

to deliver to the Landlord the original of this Lease ents as the Landlord reasonably requires to close nd to remove entries in relation to it noted against ed title.

if any guarantor of the Tenant's obligations under solvent and if the Landlord so requires to procure cceptable to the Landlord enters into a deed of flord in the same terms as the original guarantor.

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4.	Land 4.1	llord's The l		the Tenant
	4.1	4.1.1		nt paying gations und of the Pre person cla ermitted by
		4.1.2		es (other t e by the li ssional fee ce and ir subject:
				eing availal ns accepta
				es exclusi
		4.1.3		I necessar eceived (of noney has s. The Land
				modation in reasonat vided;
				ld if the 1 ;; or
				d the Prer use 4.2.
	4.2	If, fol that i termi shall Land proce to the		truction of tical to rein notice to t be without each of the er than any
5.		isos ar		
	5.1	The r 5.1.1		<length of<br="">becoming</length>
		5.1.2		nis Lease;
		5.1.3		vency
		the L and c availa		Premises ill end (but
	5.2	If the for o insur		or destroye he insurar holly or in p
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Cenant[.]

aying the rents and other sums due and ons under this Lease, to permit the Tenant to he Premises without any interruption by the on claiming under or in trust for the Landlord ted by the Lease.

other than any plate glass at the Premises) the Insured Risks for the full reinstatement al fees and incidental expenses, debris and irrecoverable VAT, provided that the ect.

available in the London insurance market on cceptable to the Landlord; and

exclusions or limitations as the insurers may

cessary planning and other consents, to use red (other than for loss of rent) to repair the ey has been received or (as the case may be) e Landlord shall not be obliged to:

ation identical in layout or design so long as asonably equivalent to that previously at the d;

the Tenant has failed to pay any of the

e Premises after a notice has been served 4.2.

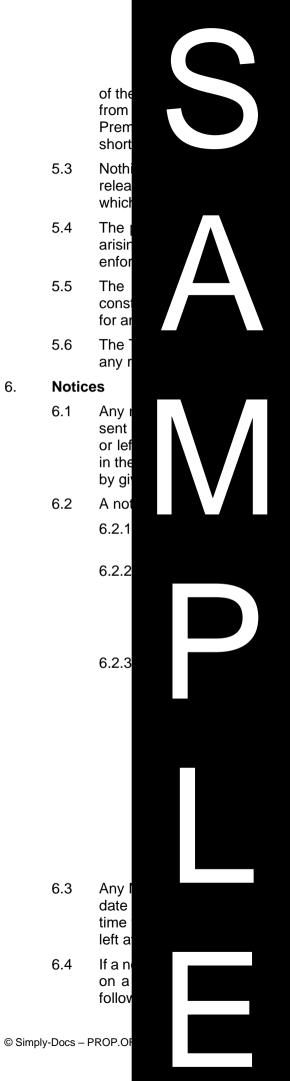
tion of the Premises, the Landlord considers to reinstate the Premises, the Landlord may ce to the Tenant. On giving notice this Lease ithout prejudice to any right or remedy of the of the tenant covenants of this Lease. Any an any insurance for plate glass) shall belong

igth of time rent is allowed to be in arrears e.g coming due (whether formally demanded or

ease; or

mises (or any part of them) at any time after nd (but this will not affect any right or remedy

estroyed by any Insured Risk so as to be unfit nsurance is not vitiated or payment of the or in part through any act, neglect or default



t or a fair proportion of it will cease to be payable estruction for a period of three years or until the cupation or use by the Tenant, whichever is the

he Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.

on who is not a party to this Lease has no right Contracts (Rights of Third Parties) Act 1999 to se.

hat nothing in this Lease constitutes or shall warranty that the Premises may lawfully be used is Lease.

at it has not entered into this Lease in reliance on y made by or on behalf of the Landlord.

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to ecipient under clause 6.2 or to any other address recipient has specified as its address for service rking days' notice under this clause 6.

d liability partnership registered in the United ed at its registered office;

or incorporated in a country outside the United rved at the address for service in the United set out in the deed or document to which they are dress has been given at their last known address

erved:

he Landlord, at any postal address in the United h from time to time for the registered proprietor on r set out in paragraph LR2.1 at the beginning of if no such address is given, at its last known United Kingdom;

he Tenant, at the Premises;

guarantor, at the address of that party set out in ument under which they gave the guarantee; and

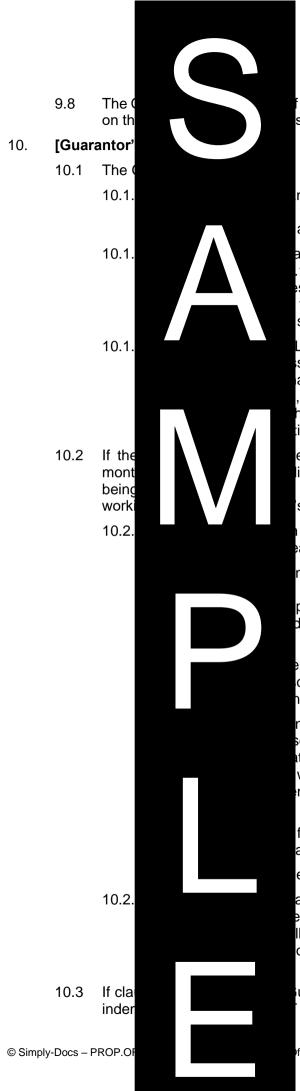
hy other party, at their last known address in the h.

ed as served on the second working day after the paid first class post or special delivery or at the or left at the recipient's address if delivered to or

on a day that is not a working day or after 5:00PM reated as served at 9:00AM on the immediately

	6.5	Servi	nail is not a valid form of service under this Lease.
7.	[Terr	ninatio	
	7.1	The I giving mont	this Lease at any time [after < <insert date="">>] by han <<notice 3="" 6<br="" e.g.="" lease="" or="" period="" terminate="" to="">take effect at any time.</notice></insert>
	7.2	lf the for ar	lause 7, this will not affect the rights of any party gation in this Lease.
	7.3	The I perio	the Tenant all payments of Rent that relate to a of this Lease.]
8.	[Terr	ninatio	
	8.1	The ⁻ givino 6 mo	his Lease at any time [after < <insert date="">>] by than <<notice 3="" e.g.="" lease="" or<br="" period="" terminate="" to="">b take effect at any time.</notice></insert>
	8.2	This Tena up po	ate following a notice given by the Tenant if the ent due up to the date of determination and gives s and leaves behind no continuing underleases.
	8.3	[The LR3 assig exist.	8 is personal to the Tenant named in paragraph ease and will end on the date of the first deed of Lease or on the date when that Tenant ceases to
	8.4	lf the for ar	lause 8, this will not affect the rights of any party gation in this Lease.
	8.5	The I perio	the Tenant all payments of Rent that relate to a of this Lease.]
9.	Exclu	usion c	
	9.1	The ⁻ befor serve Refor	bre the grant of this Lease (or as the case may be stually bound to enter into this Lease) the Landlord in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.
	9.2	The [□] a [de form	enant (or a person on behalf of the Tenant) made out in paragraph 7] [statutory declaration in the f schedule 2 to the 2003 Order.
	9.3	The ⁻ on th	applicable, the person who made the declaration with the Tenant's authority.
	9.4	The l and Tena	agree pursuant to section 38A(1) of the Landlord ections 24 to 28 (inclusive) of the Landlord and I in relation to the tenancy created by this Lease.
	9.5	The Leas	t confirm that there is no agreement to which the
	9.6	[The may Land the R	before the grant of this Lease (or as the case s contractually bound to enter into this Lease) the antor a notice in the form set out in schedule 1 to ess Tenancies) (England and Wales) Order 2003.
	9.7	The parag schee	they made a [declaration in the form set out in aration in the form set out in paragraph 8] of]
o o :	L. D		

ffice Building.



applicable, the person who made the declaration so with the Guarantor's authority].

ndlord that the Tenant will comply with all the this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;

andlord as primary obligor, and separate to the 1.1 above, to indemnify the Landlord against all is and expenses caused to the Landlord by the the rents or comply with the Tenant's covenants supplemental documents to this Lease); and

Landlord as primary obligor to indemnify the ses, costs, damages and expenses caused to the ant proposing or entering into any company , scheme of arrangement or other scheme having he effect of impairing, compromising or releasing ions of the Guarantor in this clause 11.

e discretion notifies the Guarantor within three isclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within ten s option either:

cost (including payment of the Landlord's costs) ase of the Premises:

ng and taking effect on the date of the disclaimer this Lease or the Tenant being struck off the panies and ending on the date when this Lease ded if the disclaimer, forfeiture or striking-off had

ent and other sums payable at the date of the claimer or which would be payable save for any h;

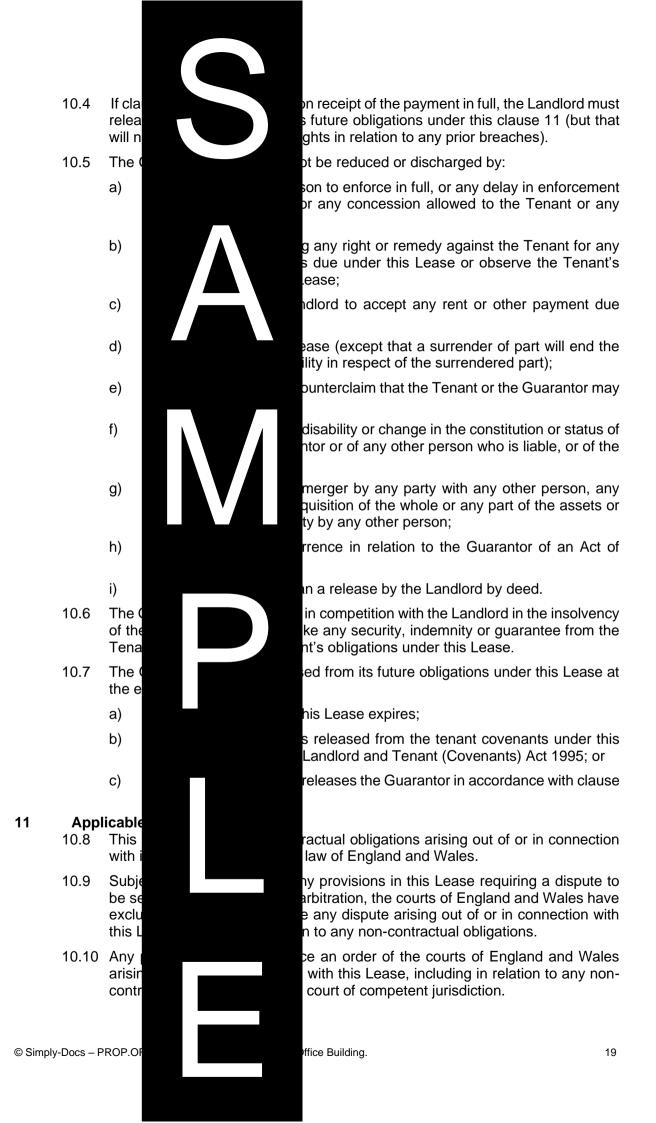
nt review date on the term commencement date se if there is a rent review under this Lease that it term commencement date that has not been with the rent being reviewed as at the date of the nt review);

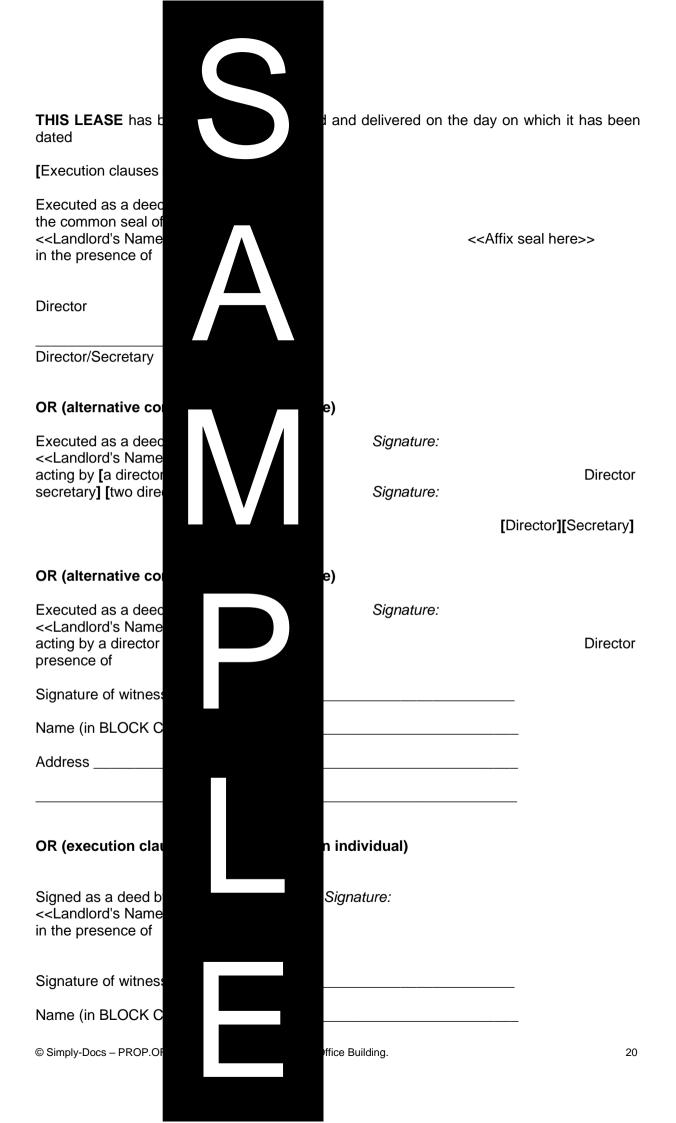
review dates on each Rent Review Date under falls on or after the term commencement date of and

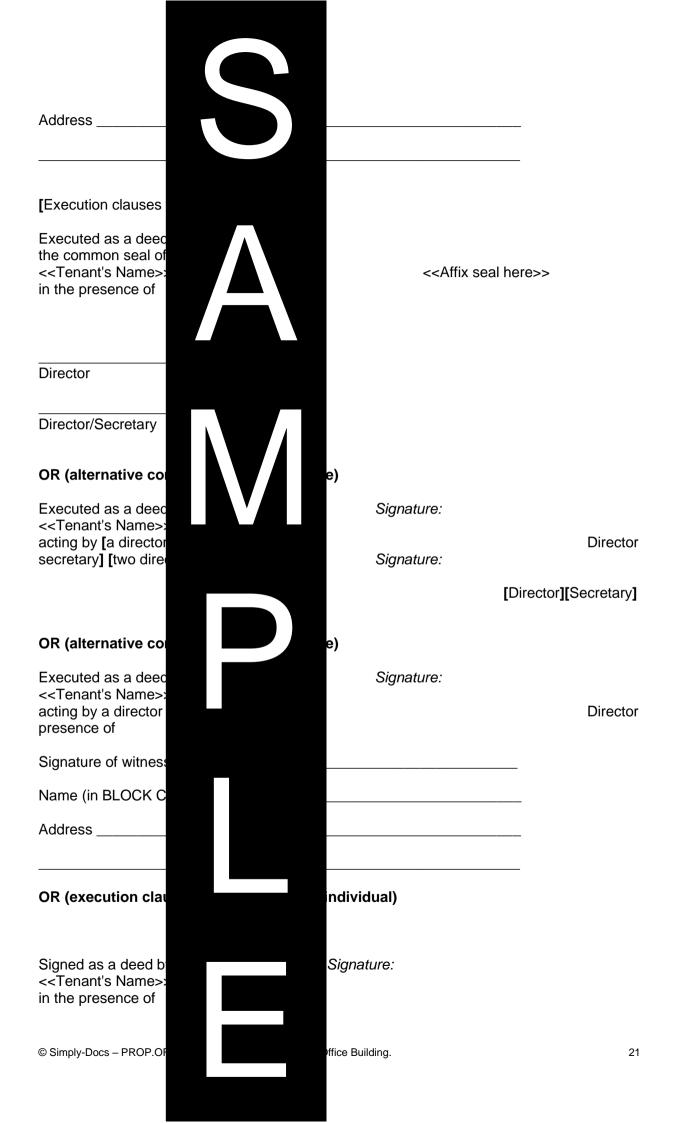
e same terms and conditions as this Lease; or

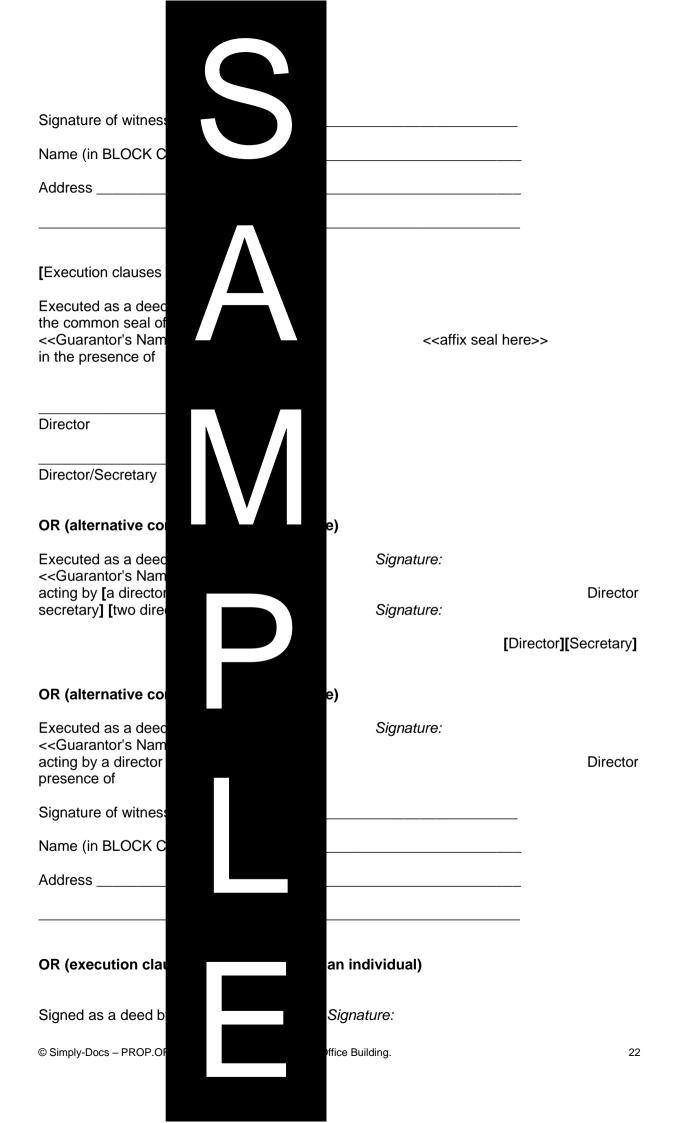
arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the Il other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

uarantor must pay the Landlord's costs (on a full in respect of the grant of the lease.









<<Guarantor's Nam in the presence of

Signature of witness Name (in BLOCK C

Address ___



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- The right to mains for th oil, telephon supplies or u
- 2. The right to by the Landl
- 3. [The right in
 - a) use f Prem Land attac
 - b) use f with Prop
 - c) <<ins
- 4. [Except as n neighbouring Wheeldon v





Conduits connecting the Premises to the public air, foul and surface water drainage, electricity, ations, internet, data communications and similar emises.

he Premises from any adjoining premises owned

rd and all others authorised by the Landlord to:

aining access on foot only to and egress from the ourtyards and emergency escapes within the perty [which are shown edged green on the plan

gaining access to and egress from the Premises estate roads within the Landlord's Neighbouring ged blue on the plan attached to this Lease];

ghts to be granted to the Tenant>>.]

ant of this Lease does not include any right over 2 of the Law of Property Act 1925 and the rule in this Lease.

1. The right to a oil, telephon supplies or Conduits at a

S

- 2. The right to
 - a) revie instal to pre
 - b) estim any c
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the to carry out a
- 5. The right to e required to e with this Lea
 - a) give emer pract
 - b) obse by th availa
 - c) obsed) cause
 - e) caus
 - f) repai pract
 - g) wher meth for, a
 - h) rema
 - i) wher hours





ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar adjoining or neighbouring premises through the

mental Performance of the Premises including to equipment within or relating to the Premises and

rebuilding cost of the Premises for insurance or

ably carried out without entry onto the Premises,

or party walls on or adjacent to the Premises; and

te, rebuild or carry out other works upon any the Landlord.

cretion) consents, the right to enter the Premises s to improve their Environmental Performance.]

anything that the Landlord is expressly entitled or or any other reasonable purposes in connection dlord must:

working days' prior notice (except in the case of d must give as much notice as may be reasonably

ents (but where that includes being accompanied ve the Tenant must make that representative

s to the Landlord's entry set out in this Lease;

he Tenant's business as reasonably practicable;

e as reasonably practicable;

hat the Landlord causes as soon as reasonably

orks, obtain the Tenant's approval to the location, other material matters relating to the preparation ks;

no longer than is reasonably necessary; and exercise any rights outside the normal business

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- 6. [The right to right of acce
- 7. The right to any adjoining discretion condition air to the Preup the Prem
 - a) giving
 - b) consi
 - c) taking affec
 - d) taking
 - e) takin dust limitir
 - f) maki
- 8. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr cons
 - d) if the scaff the L is vis
- 9. The right to u without import conditions si
- 10. The right to from the Pre
- 11. All rights of reservation)



or equipment on the roof of the Premises and a route as the Landlord may require.]

action, demolition, alteration or redevelopment on it others to do so) as the Landlord in its absolute ot these works interfere with the flow of light and princetion with those works to underpin and shore ord:

e works to be carried out;

to the management of potential interference;

nsure that the works do not materially adversely arry out its business from the Premises;

ern standards of construction and workmanship;

duce any interference to the Premises by noise, en into consideration the Tenant's suggestions for

nage to the Premises or its contents.

plant and equipment onto the Premises and to the exterior of or outside any buildings on the rights under this Lease provided that:

soon as reasonably practicable, with any damage remises made good;

e obstruction as is reasonably practicable to the

advertising displayed on it (except for any health relating to any other tenant whose premises are n by the scaffolding) unless the Tenant has

nage is obstructed or interfered with by the permit the Tenant to display a sign (approved by of the scaffolding in front of the Premises so that it

oouring Property for any purpose whatsoever and g or neighbouring premises any restrictions or pon the Tenant.

r any adjoining premises owned by the Landlord

hises that now exist or that might (but for this er land.

- 1. Not without dangerous d
- 2. To make an information r the material accordance
- 3. When reque Tenant's cor
- 4. Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 6. No mat, bru thrown out o
- 7. Not to place such waste Local Author
- 8. Not to overlo the Premise
- 9. No blind sho approval of t
- 10. Not to place any goods o





tten consent to keep any inflammable, volatile, e Premises.

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord that y for the Tenant's business and will be kept in ements.

provide a copy of any document relating to the of Asbestos Regulations 2012 at the Premises.

cles on the Landlord's Neighbouring Property.

wed to remain in any service area within the or longer than is reasonably necessary for the oods or supplies and no vehicles may remain

ken outside the Premises nor shall anything be

able waste or refuse in the bins but to dispose of ted by the bye-laws and in consultation with the

the Premises nor any machinery or equipment at serving the Premises.

ows of the Premises without the previous written and type.

rwise upon the Landlord's Neighbouring Property

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