

S A M P L E

LR1. Date of lease	<<Insert date in full>>
LR2. Title number(s)	LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i> <<Insert Landlord's title number(s)>> LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i> <<Insert other title number(s)>>
LR3. Parties to this lease <i>Give full names and addresses of all parties. For UK incorporated companies, limited liability partnerships and registered numbers in the Companies House register.</i> <i>For overseas entities,</i> <ol style="list-style-type: none"> <i>The territory of incorporation</i> <i>The overseas company's registered number in the Companies House register, the Tenant pursuant to the Tenant's Crime (Transparency) Regulations 2014, the Act 2022. If the Landlord is an 'overseas entity ID'.</i> <i>Where the entity is not registered, the place of business and the registered number in the Companies House register.</i> <i>Further details on overseas entities can be found in practice guide.</i>	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 <i>Specify capacity of each party, for example "management company", "guarantor", etc.</i> <<Insert name of other party>> <<Insert address of other party>> <<Insert company number>>
LR4. Property <i>Insert a full description of the property leased or</i> <i>Refer to the clause, schedule or a schedule in this lease stating the property being leased is</i>	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>> which is on the <<Insert floor number(s)>> floor of the Building (as defined

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

1)

LR5. Prescribed statements etc

If this lease includes a statement in LR5.1, insert under that sub-paragraph the relevant statement or refer to the relevant schedule or paragraph of a schedule to the lease which contains the statement

statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Landlord and Tenant Rules 2003.

In LR5.2, omit or delete those Acts which do not apply to this lease.

This lease is made under, or by virtue of, provisions of:
the Leasehold Reform Act 1967
the Leasehold Reform Act 1985
the Leasehold Reform Act 1988
the Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options below

including the commencement date>>

NOTE: The information you provide in this clause, here will be used as part of the information to identify the lease under rule 6 of the Landlord and Tenant Registration Rules 2003.

including the expiry date>>

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

as follows:
term>>

LR7. Premium

Specify the total premium, including VAT where payable.

premium or "none">>

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

contains a provision that prohibits or restricts dispositions.

Do not set out here the words of the provision.

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LR9. Rights of acquisition

Insert the relevant provisions of the lease clauses or refer to the relevant paragraph of a schedule which contains the provisions

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None

LR9.3 Landlord's contractual rights to acquire this lease

None

LR10. Restrictive covenants in the lease by the Landlord other than the Property

Insert the relevant provisions of the lease clause, schedule or part in this lease which contain the covenants

None

LR11. Easements

Refer here only to the relevant paragraph of a schedule which sets out the easements

LR11.1 Easements granted by this lease for the benefit of the Property

Schedule 1

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

Schedule 2

LR12. Estate rent charged on the Property

Refer here only to the relevant paragraph of a schedule which sets out the rent charged

None

LR13. Application for planning permission or other restriction

Set out the full text of the restriction and the title entered. If you wish to use the standard form of restriction

N/A

apply for each of them, tell us who
against which title and set out the
the restriction you are applying

Standard forms of restriction are
Schedule 4 to the Land Register
2003.

**LR14. Declaration of trust where
more than one person comprises
Tenant**

*If the Tenant is one person, omit
the alternative statements.*

*If the Tenant is more than one person,
complete this clause by omitting or
inapplicable alternative statement*

... is more than one person. They are to
Property on trust for themselves as joint

... is more than one person. They are to
Property on trust for themselves as
common in equal shares.]

... is more than one person. They are to
Property on trust <<Complete as
>>]

1. Definitions and Interpretation

1.1 In this Agreement
terms shall have the following

... text otherwise requires, the following

‘Accounting Date’	means Decem the Lan	... service charge year ends e.g. 31 date notified to the Tenant at any time by
‘Act of Insolvency’	means: (a) the or cre (b) the of a (c) the filing app adr (d) the rec gua (e) the Ter	... connection with any voluntary arrangement or arrangement for the benefit of any any guarantor; ... for an administration order or the making relation to the Tenant or any guarantor; ... intention to appoint an administrator, or the described documents in connection with the administrator, or the appointment of an relation to the Tenant or any guarantor; ... receiver or manager or an administrative property or income of the Tenant or any ... voluntary winding-up in respect of the except a winding-up for the purpose of

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	<p>or reconstruction of a solvent company in respect of any declaration of solvency has been filed with the Companies; or</p> <p>petition for a winding-up order or a winding-up order of the Tenant or any guarantor;</p> <p>removal of the Tenant or any guarantor from the Register of Companies or the making of an application for the Tenant or any guarantor to be struck-off;</p> <p>any guarantor otherwise ceasing to exist (but excluding the Tenant or any guarantor dies); or</p> <p>any application for a bankruptcy order, the presentation of an application for a bankruptcy order or the making of a bankruptcy order against the Tenant or any guarantor.</p> <p>These provisions shall apply in relation to a partnership or limited liability partnership (as defined in the Partnership Act 1890 and the Limited Liability Partnerships Order 2009 respectively) subject to the modifications referred to in the Limited Liability Partnerships Order 1994 (SI 1994/2421) (as amended) and limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended).</p> <p>This includes any analogous proceedings or events that may arise under the legislation of another jurisdiction in relation to a partnership or incorporated or domiciled in such relevant jurisdiction.</p>
‘Annual Rent’	<p><<rent>> per year exclusive of VAT;</p>
‘Building’	<p>the building known as <<address of building>> with title number <<title number>> including all additions and alterations;</p>
‘Common Parts’	<p>entrances, footpaths, yards, halls, passageways, fire escapes, stairs, landings [which are shown edged yellow on the plan of the Building] and any other areas in the Building which are common by the tenants and occupiers of the Building, including lifts and elevators;</p>
‘Conduits’	<p>for the transmission of water, gas, air, foul and surface water, electricity, oil, telephone, heating, telecommunications, data communications and similar supplies or utilities;</p>
‘Energy Performance Certificate’	<p>given to it in the Energy Performance of Buildings (England and Wales) Regulations 2012;</p>
‘Environmental Performance’	<p>the following:</p> <p>the consumption of energy and associated generation of</p>

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	<p>...s emissions;</p> <p>...on of water;</p> <p>...on and management; and</p> <p>...onmental impact arising from the use or operation of</p>
‘Financial Year’	<p>...etween two consecutive Accounting Dates (including ...g the second) or at the end of the Term means the ...e preceding Accounting Date and ending at the end</p>
‘Initial Service Charge’	<p>...of first year's service charge>> per year;</p>
‘Insurance Rent’	<p>...e Landlord of:</p> <p>...mises insured in accordance with the Landlord's ...s Lease;</p> <p>...loss of Annual Rent;</p> <p>...public or third-party liability; and</p> <p>...ons of the Premises for insurance purposes from</p> <p>...y excess or deductible under any insurance policy ...d incurs or will incur in reinstating the Premises ...ction or damage by an Insured Risk;</p> <p>...ne amount that the insurers refuse to pay following ...uction by an Insured Risk to the Premises because ...ct or failure to act; and</p> <p>...increased premiums that the insurers may require ...carrying out or retention of any permitted ...e Tenant's or any lawful occupier's use of the</p>
‘Insured Risks’	<p>...re (including subterranean fire), lightning, explosion, ...sidence, landslip, heave, earthquake, burst or ...pes, tanks or apparatus, impact by aircraft or other ...any articles dropped from them, impact by vehicles, ...commotion and malicious damage to the extent, in ...er is generally available on normal commercial terms ...market at the time the insurance is taken out, and ...nst which the Landlord reasonably insures from time ...l cases to any excesses, limitations and exclusions ...rers;</p>
‘Interest’	<p>...e rate of <<rate of interest on outstanding payments</p>

	e.g. two> Barclays reasonable	ve the base rate for the time being of ate or that bank ceases to exist) a by the Landlord to the Tenant;
‘Interim Sum’	means a relevant F based on Charge fo	ccount of the Service Charge for the by the Surveyor (acting as an expert) e of the likely amount of the Service uestion;
‘Landlord’	includes t	immediate reversion to this Lease;
‘Landlord’s Neighbouring Property’	means lan	y the Landlord near to the Premises;
‘Letting Unit’	means an Building caretaker) letting or the mana Building;	r other unit of accommodation in the modation provided for a porter or exclusively occupied (or intended for erwise than solely in connection with or the provision of services to the
‘Permitted Use’	[ENGLAN and Coun OR [WALES and Coun	es within use class E(g)(i) of the Town (s) Order 1987] s within use class B1(a) of the Town (s) Order 1987];

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<p>‘Premises’</p>	<p>described in paragraph LR4 at the beginning of this</p> <p>er, tile and other surface finishes and internal e walls in or bounding the Premises and all</p> <p>doors and windows including the glass, the frames</p> <p>structural walls and partitions lying within the</p> <p>tered coverings or other surface finishes of the he underside of the joists or other structures to s are fixed, including for the avoidance of doubt the gs which shall comprise the ceiling tiles and the nsion system;</p> <p>and other surfaces of the floors down to the upper sts or structures to which the floors are fixed;</p> <p>ing only the Premises including the guard rails of</p> <p>ch serve the Premises exclusively;</p> <p>, mechanical and water and sanitary apparatus sively to the Premises and all other fixtures and emises (other than tenant’s fixtures and fittings) not</p> <p>not include:-</p> <p>uilding (other than any matters expressly included ve the underside of the joists or structures to which ixed or below the upper surfaces of the joists or ch the floors are fixed including the floor slab the e concrete floor slab of the balcony (if any);</p> <p>timbers and joists and other load bearing parts of ny of the external or structural walls or load bearing uilding except those surface finishes and coverings ws and doors expressly included above;</p> <p>n the Building which do not serve the Premises</p>
<p>‘Rent’</p>	<p>erved as rent by this Lease;</p>
<p>‘Rent Commencement Date’</p>	<p>which rent is first to be paid>>;</p>
<p>‘Rent Days’</p>	<p>24 June, 29 September and 25 December] in each</p>
<p>‘Retained Property’</p>	<p>the Building which are not Letting Units including (but</p> <p>arts;</p> <p>or serving the Building except any that exclusively</p>

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	Individual Letting Unit;
'Service Charge'	the structure, walls, foundations and roofs which are Premises and would not be included in the other the Building if they were let on the same basis as the
'Service Cost'	portion (calculated on a floor area basis or any other and decides from time to time)] OR [<<proportion of must pay>>%] of the Service Cost;
'Services'	or costs incurred by the Landlord in providing the the cost of keeping accounts of service costs, rendering service charge statements and retaining by those statements;
'Surveyor'	provided by the Landlord as set out in Clause 4.3;
'Tenant'	or architect from time to time appointed by the
'Term'	in title and assigns;
'Title Matters'	specified in paragraph LR6 at the beginning of this
'VAT'	(if any) set out in the following documents: <<insert ecting the landlord's title to the Premises>>;
	constituted by the Value Added Tax Act 1994 (and expressly stated references to rent or other monies nt are exclusive of any VAT charged or chargeable).

- 1.2 Unless requires, each reference in this Agreement to:
- 1.2.1 includes fax but not email;
- 1.2.2 reference to any day other than a Saturday, Sunday day in England and Wales;
- 1.2.3 on of a statute is a reference to that statute or or re-enacted at the relevant time;
- 1.2.4 reference to this Agreement and each of the d or supplemented at the relevant time;
- 1.2.5 rule to this Agreement; and
- 1.2.6 is a reference to a clause of this Agreement (other a paragraph of the relevant Schedule.

1.3 In thi

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1.3.1 person includes a natural person, corporate or whether or not having separate legal personality);

1.3.2 singular number include the plural and vice versa;

1.3.3 gender include any other gender;

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

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

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

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

1.3.8 lease include any document supplemental or ed into pursuant to its terms.

1.4 The are for convenience only and shall not affect its int

2. Demise and

2.1 The premises to the Tenant for the Term together with (inso grant the same) the rights set out in the First Sche reserving for the benefit of the Landlord's Neigh the Retained Property the rights set out in the Seco t to the Title Matters.

2.2 The T

2.2.1 equal 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;

2.2.2 o time the Insurance Rent;

2.2.3 and all payments on account of it (payable as);

2.2.4 om the Tenant to the Landlord under this Lease;

2.2.5 er this Lease.

3. Tenant's Co

3.1 The e Landlord:

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

3.1.2 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

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as rent in arrears) calculated on a daily basis on
refused from the due date until the date on which

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

VAT) on the Rent payable; and

from the Landlord's dealing with its own interests.

the 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).

ating 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
ot 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
th floor coverings of a colour and quality first
ord.]

the parts (if any) and the inside of the Premises as
y necessary and also in the last three months
Term. Any changes in the external colour scheme
by the Landlord. All decoration must be carried
per manner using good quality materials that are
emises and include all appropriate preparatory

the Premises which are not built upon clean and
ruction.

emises to the Landlord in the repair and condition
s Lease;

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

the Tenant's possessions from the Premises; and

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

3.1.1

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

may as the agent of the Tenant sell the

must indemnify the Landlord against any liability to any third party whose possessions have been sold to the Landlord in the mistaken belief that the possessions were the Tenant's; and

must pay to the Tenant the sale proceeds after deducting the costs of transportation, storage and sale incurred by the Landlord.

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 the Landlord) notice of any repairs or maintenance which the Tenant has failed to carry out or of any other failure by the Tenant to comply with its obligations under this Lease, to require the Tenant to remedy such failure in accordance with the terms of the Lease (within a period of two months from the date of the notice if required); and

does not comply with clause 3.1.12 a), to permit the Landlord to enter the Premises and carry out the works at the Tenant's expense and to pay to the Landlord on demand (as a contractual debt) the proper expenses of such entry (including all legal costs, Surveyor's and other fees).

is entitled to exercise any right to enter the Premises to carry out repairs, contractors, agents and professional advisors, at any reasonable time (whether or not during business hours) and, except in the case of an emergency after giving reasonable notice (which need not be in writing) to the Tenant.

shall, on demand on an indemnity basis all costs, including the proper expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which would be payable by the Landlord) in connection with or in consequence of the exercise of the rights conferred by this clause.

of the tenant covenants of this Lease;

the Tenant's obligations in this Lease, including the obligation to give notice under section 146 of the Landlord and Tenant Act 1925;

by the Tenant for consent under this Lease, if the application is withdrawn, or consent is granted or refused, except in cases where the Landlord is required to give consent and the Landlord unreasonably refuses to give consent.

works to the Premises to improve their condition or performance where the Tenant in its absolute discretion has consented to the Landlord doing so;] and

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

Premises for any illegal or immoral purpose;

e Premises as sleeping accommodation or for
poses;

arry on at the Premises any offensive, noisy or
, trade, business, manufacture, occupation or

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

ons:

Premises with any adjoining premises;

y external or structural alterations to the Premises;

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

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

hout consent from the Landlord erect, alter or
e-mountable partitioning which does not affect the
g or adversely affect the mechanical ventilation or
e Building or have an adverse impact on the
hance of the Premises or the Building and which
enant's fixture subject to the Tenant:

andlord not less than <<notice period given to
y 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
enant 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)
ply to any works carried out to the Premises
andlord's consent is required for them under this

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3.1.2

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the Regulations and to provide the Landlord with a health and safety file upon completion of the

, fascia notice or advertisement on the outside of the Premises to be visible outside the Premises other than a sign displaying the Tenant's trading name in the position specified by the Landlord and on the entrance door to the Premises, the sign being of a size, design, layout and material to be agreed in writing by the Landlord and at the end of the Term to remove any sign and to repair any damage caused to the reasonable satisfaction of the Landlord;

Obligations in respect of the Premises:

comply with all laws relating to the Premises or to the Tenant's occupation of the Premises;

upon receipt by the Tenant of any notice or other communication affecting the Premises to send a copy to the Landlord without delay to take all necessary steps to comply with the notice or other communication and take any other action in relation to it as the Landlord acting reasonably may require;

obtain any planning permission in relation to the Premises or any other written consent of the Landlord;

obtain any planning permissions relating to or affecting the Premises;

comply with the Construction (Design and Management) Regulations 2015 and before commencing any works to make a structural alteration to the Premises under Regulation 4(8) to the effect that the Tenant is the only client for the purposes of the Regulations, to provide the Landlord a copy of the election and to fulfil the obligations of the client;

ensure the Premises are equipped with all fire prevention detection and alarm equipment which is required by law or by the insurers or is or is reasonably required by the Landlord and to maintain such equipment and allow the Landlord to inspect it from time to time;

notify the Landlord promptly of any defect or disrepair in the Premises which may make the Landlord liable under any law or regulation; and

obtain the prior written consent of the Landlord to apply for a Performance Certificate in respect of the Premises.

consent to any rights or easements to be acquired over the Premises. Any such rights or easements may result in the acquisition of a right or easement:

the Tenant must notify the Landlord; and

the Tenant must help the Landlord in any way that the Landlord may reasonably require in order to effect that acquisition so long as the Landlord bears the Tenant's costs and it is not adverse to the Tenant's interests to do so.

on:

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Premises on trust for another;

another to occupy the whole or any part of the

on or share the possession or occupation of the
part of the Premises;

or underlet the whole or any part of the Premises;

part only of the Premises; and

the 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.

3.1.2 The Landlord may impose in relation to an assignment of
the are:

ee is not someone who, immediately before the
gnment, was either a guarantor of the Tenant's
ter 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
perform all the tenant's covenants in this Lease (an
arantee Agreement") in such form as the Landlord
y 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
nant by the Tenant has been remedied.

3.1.2 The Landlord may 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
accompanied by the Landlord or its agents).

3.1.2 The Landlord may:

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

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does or omits to do anything which increases any premium payable by the Landlord to repay the premium to the Landlord on demand.

3.1.2 In respect of all taxable supplies made to the Tenant in the month of the Lease on the due date for making any payment or, if the Tenant is not required to pay, the date on which that supply is made for VAT purposes.

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3.1.2 The Tenant shall be obliged, under or in connection with this Lease, to reimburse to any other person any sum by way of a refund or credit for such VAT under the Value Added Tax Act 1990, of an amount equal to any VAT incurred on that sum by that person, except to the extent that the Landlord or any other person is entitled to a credit for such VAT under the Value Added Tax Act 1990.

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3.1.2 The Tenant shall indemnify the Landlord against all actions, claims, damages, expenses, charges and costs incurred by the Landlord or third party, all costs, damages, expenses, charges and costs incurred by third party and the Landlord's own liabilities, costs and expenses incurred in defending or settling any action, claim or proceedings, including any personal injury or death, damage to any property or loss of any right arising from:

(a) the condition of the Premises or the Tenant's use of the Premises;

(b) the exercise of the Tenant's rights; or

(c) the carrying out of any alterations.

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3.1.2 In the event of a claim covered by the indemnity in clause 3.1.28, the Tenant shall:

(a) reimburse the Tenant of the claim as soon as reasonably practicable after receiving notice of it;

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

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

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3.1.3 The Tenant shall maintain the Common Parts:

(a) in good repair and take necessary steps to prevent any damage to the Common Parts (including (but without limitation) when bringing in goods, furniture or luggage from the Premises);

(b) to ensure free entrance, passage, staircase, lavatories and water supply to the Common Parts in a careful manner and to make good any damage caused by improper or careless use;

(c) to ensure that entrances, passages and staircases in the Common Parts are kept free from obstruction at all times.

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3.1.3 The Tenant shall comply with the regulations set out in the Third Schedule and any other regulations made by the Landlord from time to time in connection with the state management of the Common Parts.

3.1.3 The Tenant shall, and expenses referred to in this Clause 3.1.32 are included in the Service Charge, to pay on demand to the Landlord a sum (to be determined by the Landlord) of the

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ses properly incurred by the Landlord in insuring, maintaining, cleansing and (where appropriate) structures or other items which are used or are by the Premises in common with any other part the Retained Property.

3.1.3 any assignment, transfer, underlease or charge of or by the Tenant, any undertenant or any other a true and correct copy of the relevant document together with a true and correct copy of the relevant registered titles to the Landlord.

3.1.3 to compulsory registration at the Land Registry, from the date of this Lease to apply to the Land Registry and once the registration has been completed to deliver the relevant titles to the Landlord.

3.1.3 to deliver to the Landlord the original of this Lease together with the documents as the Landlord reasonably requires to close the lease and to remove entries in relation to it noted against the relevant title.

3.1.3 if any guarantor of the Tenant's obligations under this Lease is insolvent and if the Landlord so requires to procure a deed of assignment acceptable to the Landlord enters into a deed of assignment with the Landlord in the same terms as the original guarantor.

4. Landlord's

4.1 The Landlord shall be responsible for the Tenant:

4.1.1 to ensure the Tenant is not paying the rents and other sums due and to ensure the Tenant complies with the obligations under this Lease, to permit the Tenant to use the Premises without any interruption by the person claiming under or in trust for the Landlord or any person permitted by the Lease.

4.1.2 to ensure the Tenant is insured (other than any plate glass in the Building) against the Insured Risks for the full reinstatement cost together with the fees and incidental expenses, debris removal, site clearance and any applicable VAT, provided that the obligation to insure shall be subject to the following:

being available in the London insurance market on terms acceptable to the Landlord; and

not including any exclusions or limitations as the insurers may

4.1.3 to ensure the Tenant obtains all necessary planning and other consents, to use the money received (other than for loss of rent) to repair the Premises if money has been received or (as the case may be) to use the money for the purpose of the Premises. The Landlord shall not be obliged to:

provide accommodation identical in layout or design so long as it is reasonably equivalent to that previously at the Premises; or

provide accommodation if the Tenant has failed to pay any of the rents due; or

provide accommodation if the Premises after a notice has been served under clause 4.2.

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- 4.2 If, following the destruction of the Premises, the Landlord considers it not practicable to reinstate the Premises, the Landlord may, on giving notice to the Tenant. On giving notice this Lease shall terminate without prejudice to any right or remedy of the Landlord in respect of each of the tenant covenants of this Lease. Any claim for compensation (other than any insurance for plate glass) shall belong to the Tenant.
- 4.3 The Landlord shall use reasonable endeavours to provide the following services to the Tenant in relation to the Retained Property:
- the maintenance and decoration of the Retained Property;
 - the maintenance and lighting of the Retained Property;
 - the maintenance (including planting) of all (if any) open and enclosed spaces within the Retained Property;
 - the maintenance, if necessary, of the external windows in the Common Parts at intervals in the Landlord's reasonable discretion and the external surface of all exterior windows of the Retained Property;
 - the replacement and servicing of any lavatory equipment, lifts, plant, machinery, lighting, equipment and fire alarm apparatus from time to time within the Retained Property;
 - the provision of adequate facilities for the storage of refuse originating from the Retained Property and its removal if not effected by the Local Authority;
 - the provision of adequate hot water for central heating and a supply of water to the lavatories in the Building;
 - the provision of adequate parking and cycle parking on those areas of the Building used for car parking and cycle parking;
 - the payment of all outgoings, costs and expenses in respect of the Retained Property and not being outgoings, costs and expenses payable by any tenant or any other tenant or occupier is directly or indirectly in respect of the Retained Property;
 - the payment of all costs of contesting any legal obligation relating or alleged to relate to the Retained Property and for which any tenant is not liable;
 - the maintenance, repair and renewal of any fire alarm equipment, fire fighting and detection equipment in or on the Retained Property and all works necessary to comply with all requirements of the appropriate authority in relation to fire insurance and any requirements of the insurers;
 - the maintenance, repair and renewal of any equipment including gates, barriers, traffic management systems, fencing, lighting and security services for the Retained Property;
 - the provision of any other services to be provided by the Landlord in relation to the Retained Property as the Landlord may from time to time consider to be reasonably necessary in the interests of good estate management.

5. **Provisos and**

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6. **Notices**

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for preserving the amenities of the Retained
improve energy management.

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

this Lease; or

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the Premises (or any part of them) at any time after
will end (but this will not affect any right or remedy

or destroyed by any Insured Risk so as to be unfit
the insurance is not vitiated or payment of the
wholly or in part through any act, neglect or default
or a fair proportion of it will cease to be payable
destruction for a period of three years or until the
occupation or use by the Tenant, whichever is the

the 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.

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

that 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
post or special delivery to or otherwise delivered to
recipient under clause 6.2 or to any other address
the recipient has specified as its address for service
working days' notice under this clause 6.

and liability partnership registered in the United
at its registered office;

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

served:

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

the Tenant, at the Premises;

any guarantor, at the address of that party set out in paragraph 6.2 of the Lease or the document under which they gave the guarantee; and any other party, at their last known address in the United Kingdom.

6.3 Any notice given to the Landlord or the Tenant shall be deemed as served on the second working day after the date of posting by prepaid first-class post or special delivery or at the time of delivery or left at the recipient's address if delivered to or left at the recipient's address.

6.4 If a notice is given on a day that is not a working day or after 5:00PM on a working day, it shall be treated as served at 9:00AM on the immediately following working day.

6.5 Service by email is not a valid form of service under this Lease.

7. [Termination]

7.1 The Landlord may terminate this Lease at any time [after <<insert date>>] by giving the Tenant not less than <<notice period to terminate lease e.g. 3 or 6 months>> notice. This shall take effect at any time.

7.2 If the Landlord terminates the Lease under Clause 7, this will not affect the rights of any party under the Lease or any obligation in this Lease.

7.3 The Landlord shall retain the Tenant all payments of Rent that relate to a period of the Lease up to the date of termination of this Lease.]

8. [Termination]

8.1 The Tenant may terminate this Lease at any time [after <<insert date>>] by giving the Landlord not less than <<notice period to terminate lease e.g. 3 or 6 months>> notice. This shall take effect at any time.

8.2 This Clause 8 shall not apply following a notice given by the Tenant if the Tenant is not in arrears of Rent due up to the date of determination and gives up possession of the Premises and leaves behind no continuing underleases.

8.3 [The Tenant's obligation under Clause 8 is personal to the Tenant named in paragraph LR3 of the Lease and will end on the date of the first deed of assignment of the Lease or on the date when that Tenant ceases to exist.]

8.4 If the Tenant terminates the Lease under Clause 8, this will not affect the rights of any party under the Lease or any obligation in this Lease.

8.5 The Landlord shall retain the Tenant all payments of Rent that relate to a period of the Lease up to the date of termination of this Lease.]

9. Exclusion of

9.1 The Tenant shall not be bound before the grant of this Lease (or as the case may be before the Tenant is actually bound to enter into this Lease) the Landlord shall not be bound to enter into this Lease in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.

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- 9.2 The Tenant (or a person on behalf of the Tenant) made a [declaration in the form set out in paragraph 7] [statutory declaration in the form set out in schedule 2 to the 2003 Order].
- 9.3 If applicable, the person who made the declaration was made with the Tenant's authority.
- 9.4 The Landlord and Tenant agree pursuant to section 38A(1) of the Landlord and Tenant (Covenants) Act 1995 to comply with sections 24 to 28 (inclusive) of the Landlord and Tenant (Covenants) Act 1995 in relation to the tenancy created by this Lease.
- 9.5 The Landlord and Tenant confirm that there is no agreement to which the Tenant is a party.
- 9.6 [The Landlord and Tenant agree that before the grant of this Lease (or as the case may be, if the Landlord is contractually bound to enter into this Lease) the Landlord shall give to the Tenant a notice in the form set out in schedule 1 to the Landlord and Tenant (Covenants) (England and Wales) Order 2003.]
- 9.7 The Landlord and Tenant agree that they made a [declaration in the form set out in paragraph 7] [statutory declaration in the form set out in paragraph 8] of the Landlord and Tenant (Covenants) (England and Wales) Order 2003.
- 9.8 If applicable, the person who made the declaration was made so with the [Guarantor's authority].
10. **[Guarantor's Obligations]**
- 10.1 The Guarantor shall be bound to the Landlord that the Tenant will comply with all the obligations of the Tenant under this Lease. If the Tenant defaults, the Guarantor shall be bound to the Landlord and comply with those obligations;
- 10.1.1 The Guarantor shall be bound to the Landlord as primary obligor, and separate to the obligations of the Tenant under 10.1.1 above, to indemnify the Landlord against all losses and expenses caused to the Landlord by the Tenant or the Tenant's agents or the rents or comply with the Tenant's covenants and obligations (including supplemental documents to this Lease); and
- 10.1.2 The Guarantor shall be bound to the Landlord as primary obligor to indemnify the Landlord against all losses, costs, damages and expenses caused to the Landlord by the Tenant or the Tenant's agents proposing or entering into any company, partnership, joint venture, scheme of arrangement or other scheme having the effect of impairing, compromising or releasing the obligations of the Guarantor in this clause 11.
- 10.2 If the Tenant defaults, the Guarantor at the discretion notifies the Guarantor within three months of the date of disclaimer or forfeiture of this Lease or the Tenant being struck off the register of companies, the Guarantor must, within ten days of the date of notification, by written option either:
- 10.2.1 The Guarantor shall be bound to the Landlord at cost (including payment of the Landlord's costs) to indemnify the Landlord for the loss of the Premises:
- 10.2.2 The Guarantor shall be bound to the Landlord from the date of disclaimer and taking effect on the date of the disclaimer or the date of forfeiture of this Lease or the Tenant being struck off the register of companies and ending on the date when this Lease is terminated or surrendered if the disclaimer, forfeiture or striking-off had

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

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

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

the same terms and conditions as this Lease; or

10.3 pay t under and a 6 mo of the rents, any outgoings and all other sums dueount equivalent to the total of the rents, outgoings this Lease that would be payable for the period ofmer, forfeiture or striking-off.

10.4 If cla inden Guarantor must pay the Landlord's costs (on a full T in respect of the grant of the lease.

10.5 If cla relea will n on receipt of the payment in full, the Landlord must s future obligations under this clause 11 (but that ghts in relation to any prior breaches).

10.6 The C ot be reduced or discharged by:

a) son to enforce in full, or any delay in enforcement or any concession allowed to the Tenant or any

b) g any right or remedy against the Tenant for any s due under this Lease or observe the Tenant's lease;

c) ndlord to accept any rent or other payment due

d) ease (except that a surrender of part will end the ility in respect of the surrendered part);

e) ounterclaim that the Tenant or the Guarantor may

f) disability or change in the constitution or status of nt or of any other person who is liable, or of the

g) merger by any party with any other person, any quisation of the whole or any part of the assets or ty by any other person;

h) rrence in relation to the Guarantor of an Act of

i) an a release by the Landlord by deed.

10.7 The C in competition with the Landlord in the insolvency of the ke any security, indemnity or guarantee from the Tenant's obligations under this Lease.

- 10.8 The Guarantor shall be released from its future obligations under this Lease at the end of the term of this Lease:
- a) this Lease expires;
 - b) the Guarantor is released from the tenant covenants under this Lease by the Landlord and Tenant (Covenants) Act 1995; or
 - c) the Landlord releases the Guarantor in accordance with clause 12.7.
11. **Service Charge**
- 11.1 As soon as practicable after each Accounting Date the Landlord will prepare an account of the Service Cost for that Financial Year and containing a fair and reasonable summary of the Service Costs. The Landlord will send a copy of the account to the Tenant.
- 11.2 The account sent to Clause 12.1 will be certified by the [Landlord] or [Landlord's Surveyor] and shall be conclusive evidence of all matters of fact relating to the Service Costs.
- 11.3 For each Financial Year the Landlord shall:
- 11.3.1 send to the Tenant an estimate of the Service Cost for the Financial Year (or as soon as practicable after the start of the Financial Year) together with appropriate explanatory commentary and a schedule showing the allocation of the Service Costs to the various parts of the Building; and
 - 11.3.2 require the Tenant to pay the Interim Sum by equal payments in advance on each Rent Day.
- 11.4 For the first Financial Year, on the first day of the Term to the first Accounting Date the Tenant shall pay to the Landlord the Initial Service Charge, the first payment of the Service Charge for the period from and including the first day of the Term to the first Accounting Date (before the next Rent Day) to be paid on the date of the first Accounting Date. Thereafter, payments to be made in advance on each of the Rent Days following the first Accounting Date.
- 11.5 If the Tenant has paid more than the Interim Sum for that Financial Year:
- 11.5.1 the excess is due to the Tenant and shall be repaid to the Tenant by the Landlord;
 - 11.5.2 if the Tenant has paid less than the Interim Sum for that Financial Year, the overpayment will be set off against the next quarterly payment on account.
- 11.6 If the Tenant has paid less than the Interim Sum for that Financial Year, the Landlord may include in any account for a Financial Year a sum representing the shortfall. If during that Financial Year, the Landlord may include in any account for a subsequent Financial Year a sum representing the shortfall.
- 11.7 If the Tenant has paid more than the Interim Sum for that Financial Year, the Landlord may include in any account for a subsequent Financial Year a sum representing the overpayment. The percentage referred to in the definition of 'Service Charge' shall be varied in accordance with Clause 12.8 following the change.
- 11.8 The variation of the percentage referred to in the definition of 'Service Charge' shall be by agreement between the Landlord and the Tenant. If no agreement will be such reasonable variation as determined by the Surveyor (acting as an expert).

12. **Applicable law**

- 12.1 This Lease shall be governed by the law of England and Wales.
- 12.2 Subject to any provisions in this Lease requiring a dispute to be referred to arbitration, the courts of England and Wales have jurisdiction to settle any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations.
- 12.3 Any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations, shall be referred to the courts of England and Wales.
- 12.4 Any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations, shall be referred to the courts of England and Wales.

THIS LEASE has been made and delivered on the day on which it has been dated

[Execution clauses]

Executed as a deed of the common seal of <<Landlord's Name>> in the presence of

<<Affix seal here>>

Director

Director/Secretary

OR (alternative completion)

Executed as a deed of <<Landlord's Name>> acting by [a director/secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative completion)

Executed as a deed of <<Landlord's Name>> acting by a director in the presence of

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

OR (execution clause for an individual)

Signed as a deed by <<Landlord's Name>>
in the presence of

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

[Execution clauses]

Executed as a deed by
the common seal of
<<Tenant's Name>>
in the presence of

<<Affix seal here>>

Director

Director/Secretary

OR (alternative completion)

Executed as a deed by
<<Tenant's Name>>
acting by [a director
secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative completion)

Executed as a deed by
<<Tenant's Name>>
acting by a director
presence of

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause for an individual)

Signed as a deed by
<<Tenant's Name>>
in the presence of

Signature: _____

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Execution clauses]

Executed as a deed by
the common seal of
<<Guarantor's Name>>
in the presence of

<<affix seal here>>

Director _____

Director/Secretary _____

OR (alternative clause for a company)

Executed as a deed by
<<Guarantor's Name>>
acting by [a director
secretary] [two directors]

Signature: _____

Director

Signature: _____

[Director][Secretary]

OR (alternative clause for a partnership)

Executed as a deed by
<<Guarantor's Name>>
acting by a director
in the presence of

Signature: _____

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause)

(signed by an individual)

Signed as a deed by
<<Guarantor's Name>>
in the presence of

Signature:

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

Rights Granted to the Tenant

1. The right to use the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies.
2. The right to use the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies.
3. The right in and to the Premises and all others authorised by the Landlord and the Tenant to use the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies.
- a) use of the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies;
- b) use of the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies;
- c) use of the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies;
- d) use of the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies;
- e) <<ins>> use of the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies.
4. [Except as may be otherwise provided in this Lease, the Tenant of this Lease does not include any right over the Premises for the purpose of the carrying out of the mains for the supply of gas, electricity, water, air, foul and surface water drainage, electricity, oil, telephone, television, radio, gas, water, air, foul and surface water drainage, electricity, communications, internet, data communications and similar services and the supply of such services and supplies or use of such services and supplies.]
- Wheeldon v Burrows* [1969] AC 817.

Rights Reserved to the Landlord

1. The right to install, maintain, repair, replace, alter, add to, remove or otherwise use gas, air, foul and surface water drainage, electricity, heating, ventilation, air conditioning, telecommunications, internet, data communications and similar services, equipment, conduits, pipes, cables, ducts, and other facilities in, on, over, under, or adjacent to the remainder of the Building and any adjoining or appurtenant land or conduits at the Premises.
2. The right to:
 - a) review, inspect, test, measure, monitor, install, maintain, repair, replace, alter, add to, remove or otherwise use any equipment within or relating to the Premises and any adjoining or appurtenant land or conduits;
 - b) estimate, assess, calculate, or determine the rebuilding cost of the Premises for insurance or other purposes;
3. If the relevant works are reasonably necessary and can be safely and lawfully carried out without entry onto the Premises, the right to enter the Premises to:
 - a) build, alter, repair, maintain, replace, or demolish any structure, including any party walls on or adjacent to the Premises; and
 - b) inspect, test, measure, monitor, install, maintain, repair, replace, alter, add to, remove or otherwise use any equipment, including any party walls on or adjacent to the Premises.
4. [Where the Tenant, in its sole discretion, consents, the right to enter the Premises to carry out any works to improve their Environmental Performance.]
5. The right to enter the Premises for anything that the Landlord is expressly entitled or required to do for any other reasonable purposes in connection with this Lease. The Landlord must:
 - a) give the Tenant 'working days' prior notice (except in the case of emergency repairs and must give as much notice as may be reasonably practicable);
 - b) observe the Tenant's privacy (but where that includes being accompanied by the Tenant, the Tenant must make that representative available);
 - c) observe the Tenant's business hours; and
 - d) cause any damage to the Premises to be repaired as soon as reasonably practicable;
 - e) cause any damage to the Premises to be repaired as soon as reasonably practicable;
 - f) repair any damage to the Premises as soon as reasonably practicable;
 - g) when carrying out any works, obtain the Tenant's approval to the location, method, and timing of the works; and
 - h) remain on the Premises for no longer than is reasonably necessary; and
 - i) when carrying out any works, exercise any rights outside the normal business hours.
6. In an emergency, the right to restrict access to the Premises if facilities are damaged or if there is a risk of injury or damage to the Premises, so long as (except in an emergency) alternative facilities are available that are not materially less convenient.
7. The right to alter, add to, remove or reduce the extent of any Common Parts or Conduits so long as (except in an emergency) alternative facilities are available that are not materially less convenient; or

- b) if no material damage is caused to the use and enjoyment of the Premises is not
8. The right from time to time to use and enjoy the Premises and to use and enjoy the areas within the Common Parts for particular purposes including car parks, service roads and footpaths and from time to time to use and enjoy the designated areas, so long as the remaining areas are reasonably convenient for the intended purposes.
9. The right to carry out any construction, demolition, alteration or redevelopment on the Premises (or to permit others to do so) as the Landlord in its absolute discretion may see fit, provided that these works interfere with the flow of light and air to the Premises and in connection with those works to underpin and shore up the Premises and to do so:
- a) giving notice of the works to be carried out;
 - b) consulting the Tenant as to the management of potential interference;
 - c) taking such steps as to ensure that the works do not materially adversely affect the Tenant's ability to carry out its business from the Premises;
 - d) taking such steps as to ensure that the works comply with all relevant standards of construction and workmanship;
 - e) taking such steps as to reduce any interference to the Premises by noise, dust or vibration, taking into consideration the Tenant's suggestions for limiting such interference;
 - f) making good any damage to the Premises or its contents.
10. The right, with the place scaffolding on the Premises in connection with the carrying out of the works provided that:
- a) any scaffolding is removed as soon as reasonably practicable, with any damage to the Premises made good;
 - b) the scaffolding does not obstruct the entrance to the Premises as is reasonably practicable to the Tenant;
 - c) the scaffolding does not obstruct the display of advertising displayed on it (except for any health and safety notices relating to any other tenant whose premises are adjacent to the Premises by the scaffolding) unless the Tenant has agreed in writing to the display of such advertising;
 - d) if the scaffolding obstructs or interferes with the display of signage is obstructed or interfered with by the scaffolding, the Landlord shall permit the Tenant to display a sign (approved by the Landlord) on the scaffolding in front of the Premises so that it is visible to the public.
11. The right to use the Premises and the neighbouring Property for any purpose whatsoever and without imposing any restrictions or conditions on the Tenant.
12. The right to separate the Premises from the remainder of the Building from the Premises.
13. All rights of the Tenant (including any reservation) in the Premises that now exist or that might (but for this Lease) exist.

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Rule – Regulations

1. Not without the written consent to keep any inflammable, volatile, or dangerous substances on the Premises.
2. To make any alterations to the Premises under paragraph 1 in writing accompanied by all the information required to the reasonable satisfaction of the Landlord that the material is necessary for the Tenant's business and will be kept in accordance with the Regulations.
3. When requested by the Landlord to provide a copy of any document relating to the Tenant's compliance with the Regulations of Asbestos Regulations 2012 at the Premises.
4. Not to obstruct or interfere with the use of the Landlord's Neighbouring Property.
5. No vehicles or goods are to be allowed to remain in any service area within the Premises for longer than is reasonably necessary for the purpose of loading or unloading goods or supplies and no vehicles may remain overnight.
6. No mat, brush, or rubbish is to be thrown out of the Premises.
7. Not to place or deposit any inflammable waste or refuse in the bins but to dispose of such waste in accordance with the byelaws and in consultation with the Local Authority.
8. Not to overload the Premises nor any machinery or equipment at the Premises for the purpose of serving the Premises.
9. No blind shopfront or display is to be placed in front of the Premises without the previous written approval of the Landlord in writing and type.
10. Not to place or deposit any goods or materials otherwise in the Building (other than within the Premises) at any time.

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