LR1. Date of lease

LR2. Title number(s)

<<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)>>

LR3. Parties to this I

Give full names and a parties. For UK incorplimited liability partneregistered number inc

For overseas entities,

- a) The territory of inc
- b) The overseas Companies House the Tenant pursu Crime (Transpare Act 2022. If the It '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

Refer to the clause, so a schedule in this le being leased is r

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 party>>
- << 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>> which is on the <<Insert floor number(s)>> floor of the Building (as defined

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 in 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 Adnot 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.

S

1)

A

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

t 1985

t 1988;

:t 1996

ncluding 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.

LR9. Rights of acqui

Insert the relevant clauses or refer to the paragraph of a sched contains the provision 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 cd lease by the Landlo other than the Prope

Insert the relevant pr clause, schedule or p in this lease which col None

LR11. Easements

Refer here only to the paragraph of a sched sets out the easemen 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 d **Property**

Refer here only to the paragraph of a sched sets out the rent chard

LR13. Application restriction

Set out the full text of restriction and the title entered. If you wish to standard form of restr None

N/A

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

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

LR14. Declaration of trust whe more than one person compared tenant

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

If the Tenant is more than o complete this clause by omitting o inapplicable alternative statement it is more than one person. They are to operty on trust for themselves as joint

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

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

1. Definitions and Interpr

1.1 In this Agreemer terms shall have

'Act of Insolvency'		ans cem Lar
	means:	
	(a)	the or cre
	(b)	the of a
	(c)	the filin app adr
	(d)	the rec gua
	(e)	the Ter

text otherwise requires, the following

service charge year ends e.g. 31 date notified to the Tenant at any time by

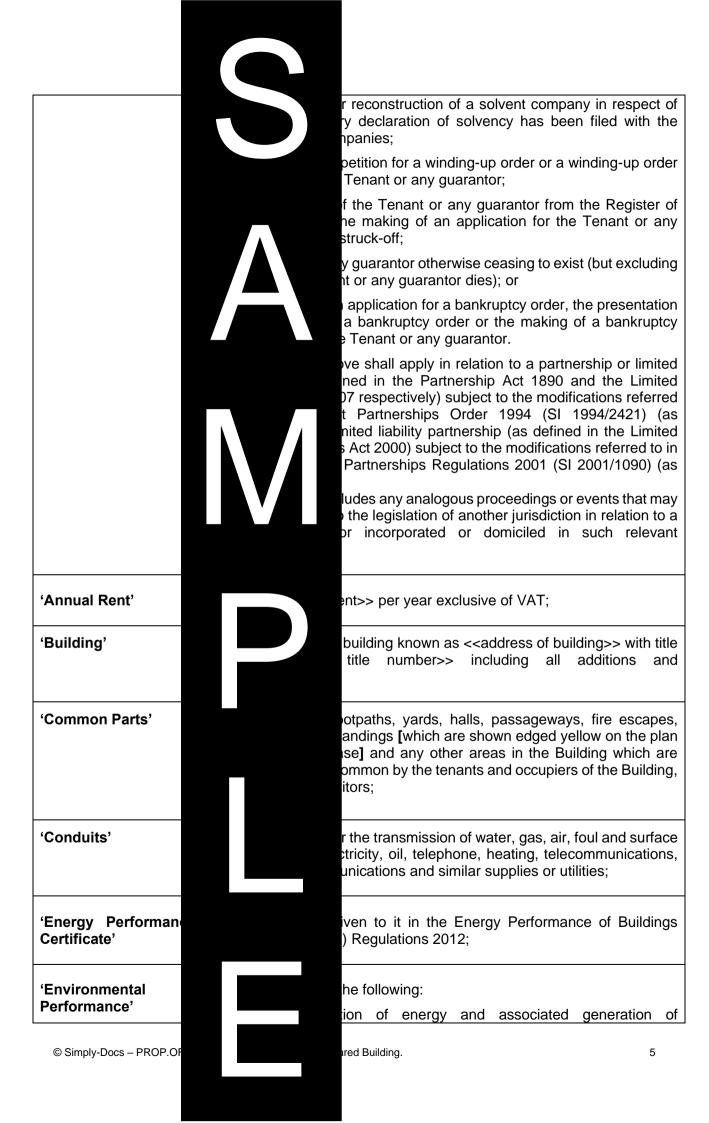
nection with any voluntary arrangement or arrangement for the benefit of any ly guarantor;

for an administration order or the making relation to the Tenant or any guarantor;

ention to appoint an administrator, or the ibed documents in connection with the nistrator, or the appointment of an relation to the Tenant or any guarantor;

eiver or manager or an administrative roperty or income of the Tenant or any

voluntary winding-up in respect of the except a winding-up for the purpose of



s emissions; n of water: on and management; and onmental impact arising from the use or operation of tween two consecutive Accounting Dates (including 'Financial Year' g the second) or at the end of the Term means the e preceding Accounting Date and ending at the end 'Initial Service f first year's service charge>> per year; Charge' e Landlord of: 'Insurance Rent' nises insured in accordance with the Landlord's s Lease: loss of Annual Rent; public or third-party liability; and ons of the Premises for insurance purposes from y excess or deductible under any insurance policy I incurs or will incur in reinstating the Premises tion or damage by an Insured Risk; he amount that the insurers refuse to pay following uction by an Insured Risk to the Premises because ct or failure to act: and increased premiums that the insurers may require carrying out or retention of any permitted Tenant's or any lawful occupier's use of the 'Insured Risks' re (including subterranean fire), lightning, explosion, idence, landslip, heave, earthquake, burst or pes, tanks or apparatus, impact by aircraft or other my articles dropped from them, impact by vehicles, commotion and malicious damage to the extent, in r is generally available on normal commercial terms market at the time the insurance is taken out, and st which the Landlord reasonably insures from time I cases to any excesses, limitations and exclusions rers: 'Interest' e rate of <<rate of interest on outstanding payments 6 © Simply-Docs - PROP.OF red Building.

	e.g. two>: Barclays reasonabl
'Interim Sum'	means a relevant F based on Charge fo
'Landlord'	includes t
'Landlord's Neighbouring Property'	means lar
'Letting Unit'	means ar Building caretaker letting or the mana Building;
'Permitted Use'	[ENGLAN and Coun
	OR
	[WALES and Coun

re the base rate for the time being of ite or that bank ceases to exist) a by the Landlord to the Tenant; ccount of the Service Charge for the by the Surveyor (acting as an expert) of the likely amount of the Service lestion: immediate reversion to this Lease; y the Landlord near to the Premises; 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 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];

described in paragraph LR4 at the beginning of this 'Premises' er, tile and other surface finishes and internal e walls in or bounding the Premises and all doors and windows including the glass, the frames structural walls and partitions lying within the 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 sion system; and other surfaces of the floors down to the upper sts or structures to which the floors are fixed; ing only the Premises including the guard rails of h serve the Premises exclusively; . mechanical and water and sanitary apparatus ively to the Premises and all other fixtures and mises (other than tenant's fixtures and fittings) not not include: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 concrete floor slab of the balcony (if any); imbers 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: the Building which do not serve the Premises 'Rent' rved as rent by this Lease; 'Rent Commenceme hich rent is first to be paid>>; Date' 'Rent Days' 4 June, 29 September and 25 December] in each e Building which are not Letting Units including (but 'Retained Property' arts; or serving the Building except any that exclusively © Simply-Docs - PROP.OF red Building.

		S	– h tl
'Service Char	ge'		r C
'Service Cost'			d y
'Services'			p
'Surveyor'		Λ	r
'Tenant'			
'Term'			e
'Title Matters'			(i e
'VAT'			c (p
1.2	Unles 1.2.1 1.2.2		re ol
	1.2.3		jo
	1.2.4		0
	1.2.5 1.2.6		c J
1.3	In this		
© Simply-Docs –	PROP.OF		ar

dual Letting Unit;

he 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

rtion (calculated on a floor area basis or any other d decides from time to time)] **OR** [<<pre>croportion of the service cost;

or costs incurred by the Landlord in providing the the cost of keeping accounts of service costs, dering service charge statements and retaining y those statements;

provided by the Landlord as set out in Clause 4.3;

r or architect from time to time appointed by the

in title and assigns;

ecified in paragraph LR6 at the beginning of this

if any) set out in the following documents: <<insert ecting the landlord's title to the Premises>>;

onstituted by the Value Added Tax Act 1994 (and pressly stated references to rent or other monies nt are exclusive of any VAT charged or chargeable).

requires, each reference in this Agreement to:

ludes fax but not email;

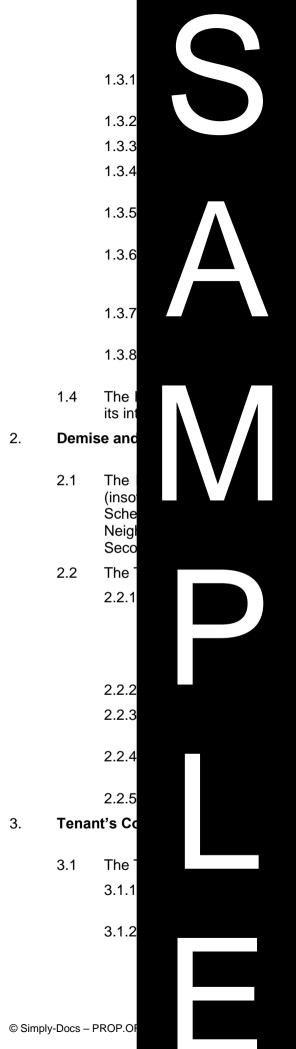
erence to any day other than a Saturday, Sunday day in England and Wales;

on of a statute is a reference to that statute or or re-enacted at the relevant time;

reference to this Agreement and each of the d or supplemented at the relevant time;

ule to this Agreement; and

s a reference to a clause of this Agreement (other a paragraph of the relevant Schedule.



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

ngular number include the plural and vice versa;

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 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 ed into pursuant to its terms.

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 he Retained Property the rights set out in the to the Title Matters.

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

o time the Insurance Rent;

nd all payments on account of it (payable as

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

ne 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 twhere 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.]

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

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 emises 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, sments and reports, and certificates relating to as systems.

3.1.1 3.1.1 3.1.1 3.1.1

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 of any third party whose possessions have been idlord in the mistaken belief that the possessions Tenant; and

nust 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 nises 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 ter 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 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 ple notice (which need not be in writing) to the

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

nt 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 l, except in cases where the Landlord is required by 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

3.1.1 3.1.1 3.1.1 3.1.1

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

remises for any illegal or immoral purpose:

Premises as sleeping accommodation or for oses;

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

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

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises;

ny 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 put 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 g or adversely affect the mechanical ventilation or e Building or have an adverse impact on the nance of the Premises or the Building and which mant's fixture subject 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 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 of the 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 3.1.1 3.1.2 3.1.2 3.1.2

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 int's trading name in the position specified by the ce to the Building and on the entrance door to the at sign being of a size, design, layout and material ord and at the end of the Term to remove any sign amage caused to the reasonable satisfaction of

ligations in respect of the Premises:

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

lys 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

n the Construction (Design and Management) 15 and before commencing any works to make a n 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.

by 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.

on:

ared Building.



Premises on trust for another;

nother to occupy the whole or any part of the

h 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

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 nment, 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 v 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;

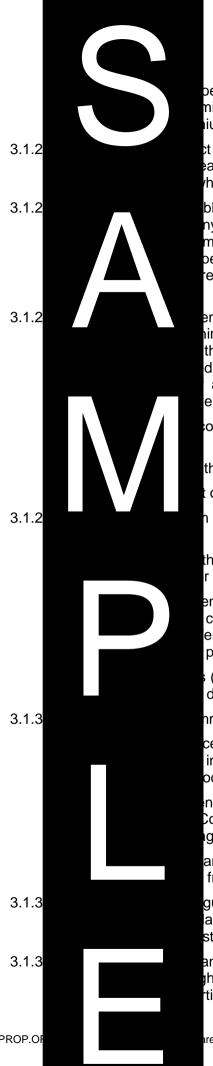
ee enters into a rent deposit deed in such form as ay reasonably require with the Landlord providing not less than <<e.g. six>> months' Annual Rent lculated as at the date of the assignment) as assignee's performance of the tenant's covenants th a charge over the deposit; and

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 lium to the Landlord on demand.

It of all taxable supplies made to the Tenant in ease on the due date for making any payment or, which 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 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

t of any alterations.

n covered by the indemnity in clause 3.1.28, the

the Tenant of the claim as soon as reasonably 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.

nmon Parts:

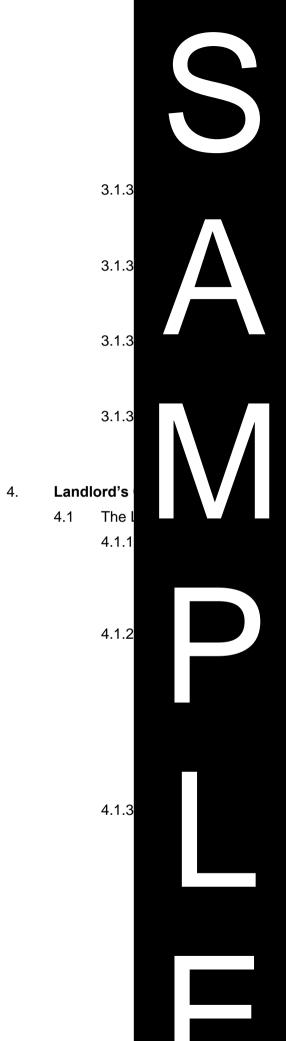
cessary steps to prevent any damage to the including (but without limitation) when bringing in ods, furniture or luggage from the Premises;

ntrance, passage, staircase, lavatories and water common Parts in a careful manner and to make the caused by improper or careless use;

ances, passages and staircases in the Common free from obstruction at all times.

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

and expenses referred to in this Clause 3.1.32 are the Service Charge, to pay on demand to the tion (to be determined by the Landlord) of the



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

ny 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 of 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 blord in the same terms as the original guarantor.

the Tenant:

It paying the rents and other sums due and gations under this Lease, to permit the Tenant to of the Premises without any interruption by the person claiming under or in trust for the Landlord prmitted by the Lease.

other than any plate glass in the Building) against le Insured Risks for the full reinstatement cost lees and incidental expenses, debris removal, site trable VAT, provided that the obligation to insure

ing available in the London insurance market on ns acceptable to the Landlord; and

es exclusions or limitations as the insurers may

I necessary planning and other consents, to use eceived (other than for loss of rent) to repair the noney has been received or (as the case may be) s. The Landlord shall not be obliged to:

modation identical in layout or design so long as reasonably equivalent to that previously at the vided;

ld if the Tenant has failed to pay any of the ; or

d the Premises after a notice has been served use 4.2.

4.2 If, fol that i termi shall Land proce

4.3 The service

struction of the Premises, the Landlord considers tical to reinstate the Premises, the Landlord may notice to the Tenant. On giving notice this Lease be without prejudice to any right or remedy of the each of the tenant covenants of this Lease. Any er than any insurance for plate glass) shall belong

sonable endeavours to provide the following

ce and decoration of the Retained Property; and lighting of the Retained Property;

uding planting) of all (if any) open and within the Retained Property;

sary, of the external windows in the Common at intervals in the Landlord's reasonable rnal surface of all exterior windows of the

replacement and servicing of any lavatory fts, plant, machinery, lighting, equipment and on apparatus from time to time within the .

late facilities for the storage of refuse originating nd its removal if not effected by the Local

late hot water for central heating and a supply of to the lavatories in the Building;

king and cycle parking on those areas of the used for car parking and cycle parking;

goings, costs and expenses in respect of the and not being outgoings, costs and expenses ant or any other tenant or occupier is directly

contesting any legal obligation relating or alleged tained Property and for which any tenant is not

ance, repair and renewal of any fire alarm fighting and detection equipment in or on the and all works necessary to comply with all of the appropriate authority in relation to fire ny requirements of the insurers;

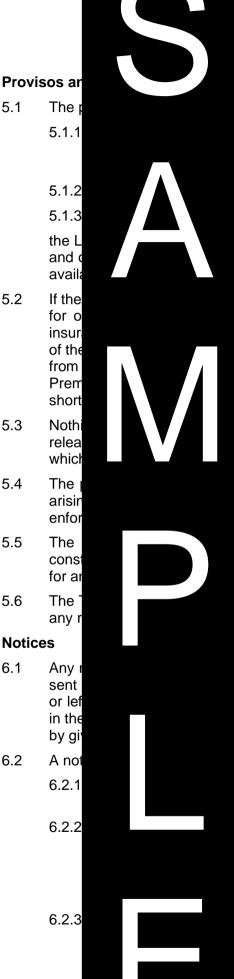
ance, repair and renewal of any equipment pates, barriers, traffic management systems, nce, fencing, lighting and security services for Retained Property;

any other services to be provided by the

es as the Landlord may from time to time by necessary in the interests of good estate

ared Building.

A



or preserving the amenities of the Retained rove energy management.

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

his Lease; or

vency

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

br destroyed by any Insured Risk so as to be unfit he insurance is not vitiated or payment of the olly 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

ne 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

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

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

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

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

pr 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:

5.

5.1

5.2

5.3

5.4

5.5

5.6

6.1

6.2

6.

he Landlord, at any postal address in the United I 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;

ne Tenant, at the Premises;

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

nail is not a valid form of service under this Lease.

this Lease at any time [after <<insert date>>] by nan <<notice period to terminate lease e.g. 3 or 6 ake effect at any time.

lause 7, this will not affect the rights of any party

the Tenant all payments of Rent that relate to a of this Lease.]

his Lease at any time [after <<insert date>>] by than <<notice period to terminate lease e.g. 3 or take effect at any time.

ate following a notice given by the Tenant if the ent due up to the date of determination and gives and leaves behind no continuing underleases.

 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

Clause 8, this will not affect the rights of any party gation in this Lease.

the Tenant all payments of Rent that relate to a of this Lease.]

re the grant of this Lease (or as the case may be tually bound to enter into this Lease) the Landlord in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.

Any

date

time

6.5 Servi

7. [Terminatio

6.3

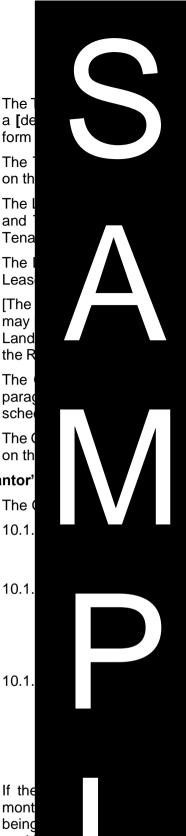
- 7.1 The I giving mont
- 7.2 If the for ar
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- 8.1 The giving 6 mo
- 8.2 This Tena up po
- 8.3 [The LR3 assig exist.
- 8.4 If the for an
- 8.5 The liperio

9. Exclusion d

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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.

pplicable, the person who made the declaration with the Tenant's authority.

agree pursuant to section 38A(1) of the Landlord ctions 24 to 28 (inclusive) of the Landlord and in relation to the tenancy created by this Lease.

confirm that there is no agreement to which the

before the grant of this Lease (or as the case contractually bound to enter into this Lease) the intor a notice in the form set out in schedule 1 to ess Tenancies) (England and Wales) Order 2003.

they made a Ideclaration in the form set out in aration in the form set out in paragraph 81 of

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 s 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

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

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 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

of the rents, any outgoings and all other sums due bunt equivalent to the total of the rents, outgoings this Lease that would be payable for the period of mer, forfeiture or striking-off.

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

n receipt of the payment in full, the Landlord must future obligations under this clause 11 (but that ghts in relation to any prior breaches).

ot be reduced or discharged by:

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

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

idlord to accept any rent or other payment due

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

ounterclaim that the Tenant or the Guarantor may

disability or change in the constitution or status of ntor or of any other person who is liable, or of the

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

rrence in relation to the Guarantor of an Act of

n a release by the Landlord by deed.

in competition with the Landlord in the insolvency ke any security, indemnity or guarantee from the ht's obligations under this Lease.

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11. Service Cha

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- 11.2 The a [Land fact r
- 11.3 For e
 - 11.3.

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11.4 For t Tena (bein Term of thi Rent

- 11.5 If the
 - 11.5.
 - 11.5.

11.6 If the expe include Finar

- 11.7 If the chan of 'Se with e
- 11.8 The Land reflect

ed from its future obligations under this Lease at

this Lease expires;

s released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or

releases the Guarantor in accordance with clause

ach Accounting Date the Landlord will prepare an Cost for that Financial Year and containing a fair will send a copy of the account to the Tenant.

nt to Clause 12.1 will be certified by the [Landlord] rveyor] be conclusive evidence of all matters of

to the Tenant an estimate of the Service Cost for ore (or as soon as practicable after the start of) ng with appropriate explanatory commentary and edule showing the allocation of the Service Costs the Building; and

Interim Sum by equal payments in advance on

day of the Term to the first Accounting Date the ord the Initial Service Charge, the first payment the period from and including the first day of the before the next Rent Day) to be paid on the date payments to be made in advance on each of the e first Accounting Date.

Financial Year:

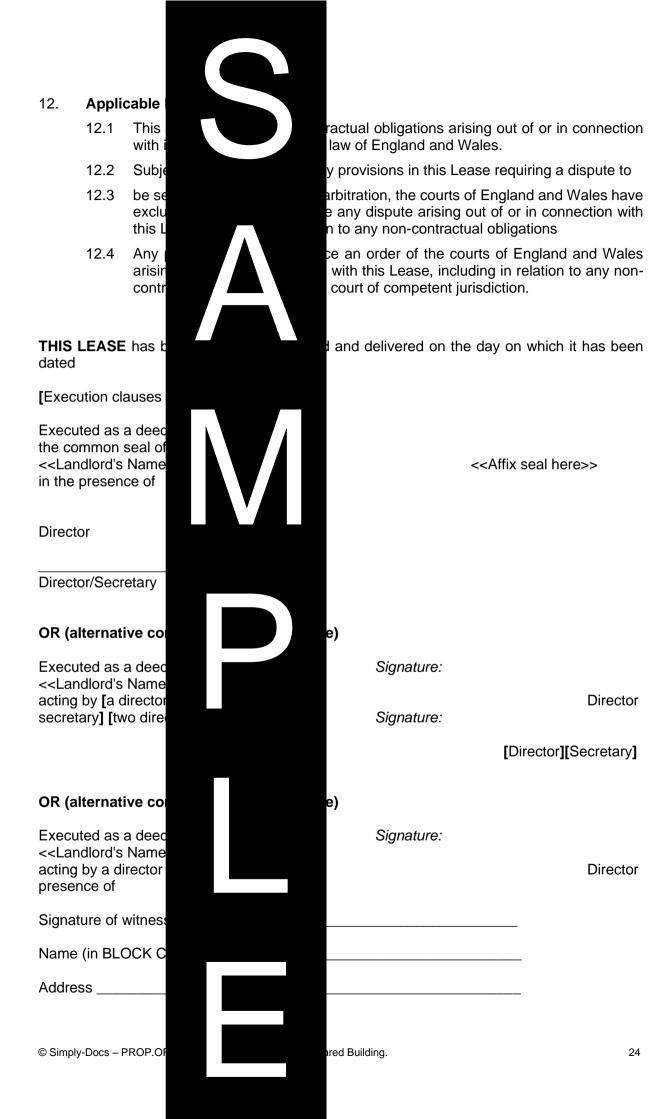
um for that Financial Year, the excess is due to

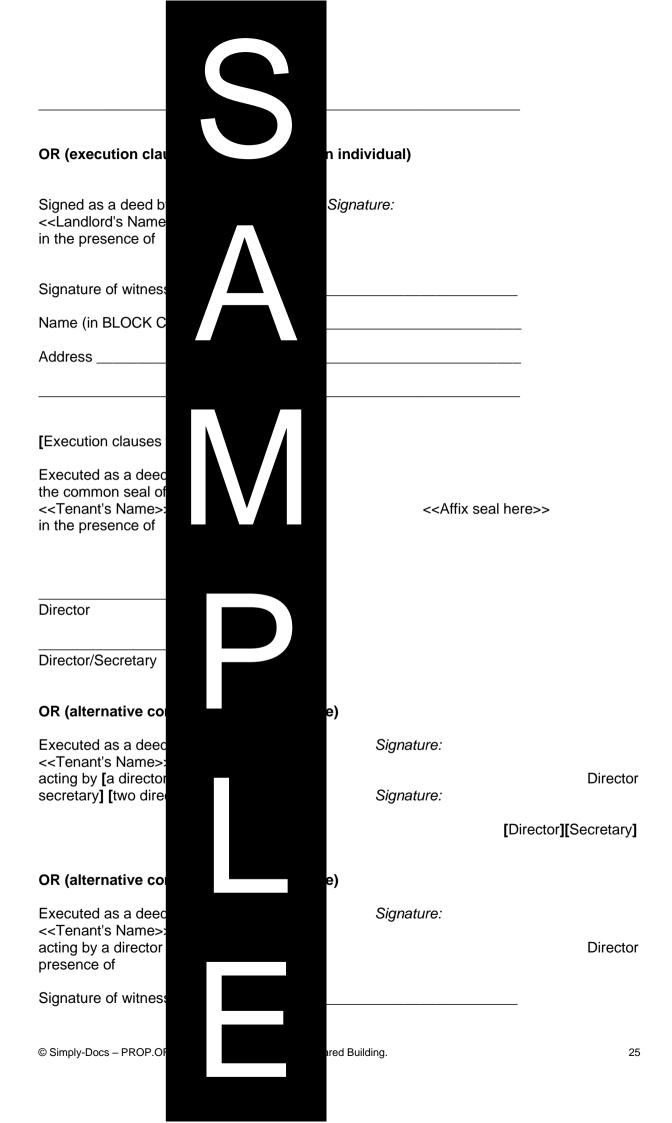
Sum for that Financial Year, the overpayment will ant against the next quarterly payment on account

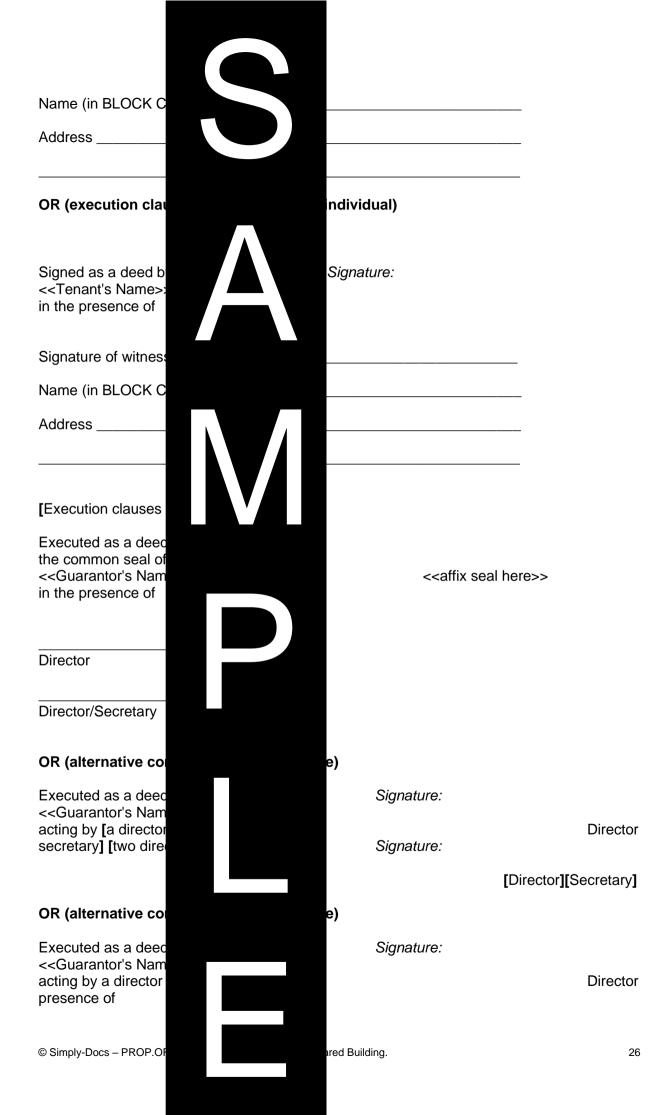
de in any account for a Financial Year a sum I during that Financial Year, the Landlord may of the liability in an account for a subsequent

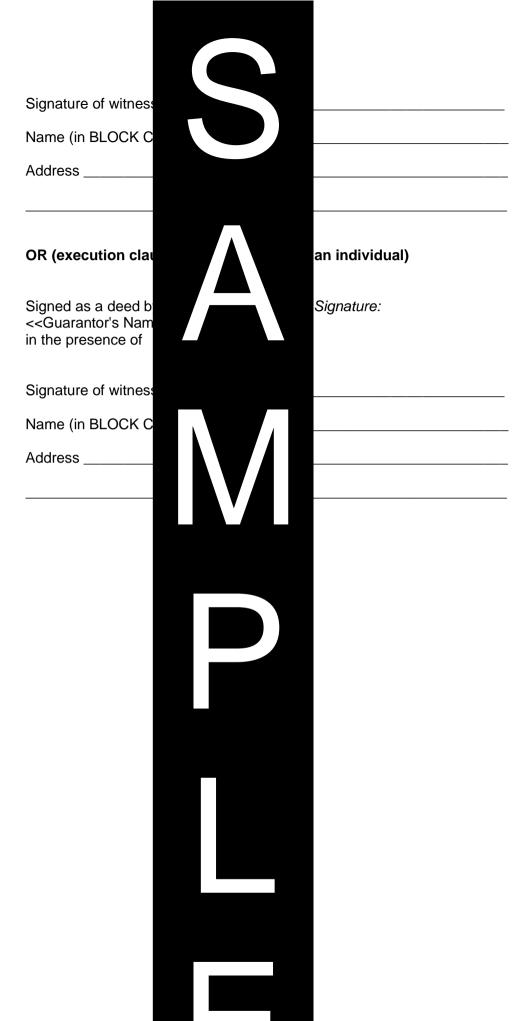
of enjoying the benefit of any of the Services inently the percentage referred to in the definition is will be varied in accordance with Clause 12.8 g Date following the change.

lause 12.7 will be by agreement between the ailing agreement will be such reasonable variation ermined by the Surveyor (acting as an expert).









S

- 1. The right to mains for the oil, telephone supplies or u
- 2. The right to
- 3. The right in with other T€
 - a) use s from
 - b) use s Parts Tena
 - c) use f Build Land attac
 - d) use f or wit [whice
 - e) <<ins
- 4. [Except as r neighbouring Wheeldon v

nts Granted to the Tenant

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

e Premises from the Building.

rd and all others authorised by the Landlord and

s as are necessary to obtain access to and egress

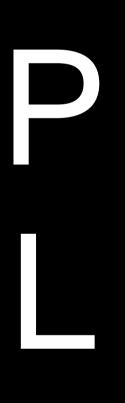
nale lavatories and water closets in the Common e be allocated by the Landlord for the use of the mon):

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

aining access to and egress from the Building with oads within the Landlord's Neighbouring Property 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.



The right to t oil, telephon supplies or neighbouring

ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar remainder of the Building and any adjoining or onduits at the Premises.

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, ther material matters relating to the preparation ks:

no longer than is reasonably necessary; and

exercise any rights outside the normal business

being carried out to them, the right to close off or so long as (except in an emergency) alternative terially less convenient.

or reduce the extent of any Common Parts or

ed that are not materially less convenient; or

ared Building.

2. The right to

1.

- a) revie instal to pre
- b) estim any d
- 3. If the relevan the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the] to carry out a
- 5. The right to required to with this Lea
 - a) give emer pract
 - b) obse by th avail
 - c) obse
 - d) cause
 - e) cause
 - f) repai pract
 - g) wher meth for, a
 - h) rema
 - i) wher hours
- 6. In an emerge restrict acce facilities are
- 7. The right to Conduits so
 - a) alterr

- b) if no mate
- 8. The right fro purposes income time to time to are reasonal
- 9. The right to any adjoining discretion coair to the Pregue to the Pregue the Prem
 - a) giving
 - b) consi
 - c) taking affec
 - d) takin
 - e) takin dust limitir
 - f) maki
- The right, w place scaffo
 Premises in
 - a) any s
 - b) the s entra
 - c) the s and s obstr
 - d) if the scaffe the L is vis
- 11. The right to under without important conditions si
- 12. The right to s
- All rights of reservation)

the use and enjoyment of the Premises is not

ate areas within the Common Parts for particular car parks, service roads and footpaths and from designated areas, so long as the remaining areas ended purposes.

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 onnection 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 If the scaffolding in front of the Premises so that it

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

the remainder of the Building from the Premises.

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

S ale - I

- Not without dangerous of the dangerous of th
- 2. To make any information rethematerial accordance
- 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
- No blind sho approval of t
- Not to place Premises) a

ule - Regulations

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

en outside the Premises, nor shall anything be

able waste or refuse in the bins but to dispose of ted by the byelaws 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.

otherwise in the Building (other than within the oever.

