

LEASE dated the << >> day of << >>

BETWEEN

Landlord: <<Landlord's name>> of <<Landlord's address>>

Tenant: <<Tenant's name>> of <<Tenant's address>>

DEFINITIONS

Premises: The garage
<<Address>>
<<Address>>
<<Address>>

Term: A period of << >> day of << >> 20<< >>

Rent: £<< >> per << >> month payable in advance on the << >> day of << >> Term

1. GRANT OF LEASE

- 1.1 The Landlord grants to the Tenant the use of the Premises for the Term at the Rent.
- 1.2 The Tenant (in connection with the use of the Premises) is also entitled to use the access road known as [] in order to gain access to the Premises in accordance with any reasonable regulations made by the Council.
- 1.3 The Premises are to be used for the purpose of << >> but subject to the right to give support to the << >>.

2. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

2.1 Rent and other payments

- 2.1.1 To pay the Rent to the Landlord on the Due Date without deduction or set off and by the means specified in writing by the Landlord.
- 2.1.2 If any Rent shall be in arrears for 7 days after the same shall have been (whether formally demanded or not) due to the Landlord, the Tenant shall pay to the Landlord a sum of 5% above the base rate of Barclays Bank plc.

2.2 Repair and maintenance

- 2.2.1 To use the Premises in a proper and careful manner and not allow the Premises to fall into disrepair or to be in a state of disrepair.
- 2.2.2 To make good any damage to the Premises (including the Landlord's fixtures and fittings) caused by the Tenant or any other Premises owned by the Tenant or any person acting on behalf of the Tenant or any person set out in this Agreement;

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- 2.4 **Use of the Premis**
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- 2.4.8 To comply v
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- 2.4.9 Not to assi
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- 2.4.10 Not to assign
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- wires conduit fittings or appliances
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- of any damage destruction loss or
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- with Landlord's written authority
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day to inspect their condition and
y necessary repairs provided the
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nterfere with or obstruct any such
- he Landlord or anyone with the
remises at any time and without
- n to allow the Landlord and/or his
ises with prospective tenants or
e day and subject to reasonable
- ent access to inspect the Premises
rvals throughout the Term.
- parking of domestic vehicles or
or for such other purposes as may
- or business at the Premises.
- s which may be a nuisance to or
the Landlord or the tenants or
ses.
- al or immoral purposes.
- y which contravenes a restriction
(superior leasehold) title which the
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- ous or inflammable substance to
from those needed in connection
- ement that is visible from outside
- ons affecting the Premises which
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- the prior written consent of the
- es.

- 2.4.11 Not to sublet or part.
- 2.4.12 Not to part with or occupation of the Premises or any part of them
- 2.4.13 Not to do any which may make void or voidable any policy of insurance which may cause an increased premium to be payable to the Landlord on demand all sums from the Landlord of increased premiums and all expenses in relation to any renewal of such policy made of this sub-clause.
- 2.4.14 Not to make or replace or a keys to the Premises nor to the Premises without the previous written consent (except in emergency) and the Tenant undertakes to provide keys to the new locks shall at the Tenant's expense to the Landlord or the Landlord's agent.
- 2.4.15 Not to alter the appearance structure exterior or interior of the
- 2.4.16 Not to alter the walls or damage the floors wiring pipes and not to alter or extend any electrical wiring installation on the Premises.

2.5 **End of the Term**

- 2.5.1 At the end of the Term the Tenant's belongings from the Premises are to be removed and kept in a clean and tidy so that they are ready for immediate re-letting.
- 2.5.2 To hand over the Premises at the last day of the Term all keys to the Premises and to comply with this sub-clause the Landlord shall provide all locks to the Premises at the Tenant's expense.
- 2.5.3 If the Tenant has not have been removed from the Premises at the end of the Term
- a) if the Tenant has not removed the goods from the Premises at the end of the Term the Landlord from re-letting the Premises at the rate equal to the Rent plus the cost of removal of all such items; and
 - b) if the Tenant has removed the goods in a reasonable time the Landlord shall remove the goods and the Tenant shall be liable to the Landlord for all reasonable expenses incurred in storage or disposal of the goods.

2.6 **Landlord's costs**

- 2.6.1 To indemnify the Landlord for all reasonable costs and expenses arising from the Tenant's breach of this Agreement by the Tenant.
- 2.6.2 To indemnify the Landlord in respect of any costs incurred by the Landlord in connection with this Agreement against the Tenant.

3. **THE LANDLORD'S OBLIGATIONS**

The Landlord agrees to allow the Tenant to occupy the Premises on the terms set out in this Agreement without interference from the Landlord provided the Tenant complying with the terms of this Agreement.

4. TERMINATION

- 4.1 If the Rent is at least 14 days in arrears or if there has been a substantial breach of any of the terms of this Agreement the Landlord may terminate this lease. The remedies of the Landlord will remain in force.
- 4.2 [Either party may give the other party 6 months prior written notice at any time to end this lease. The notice must not expire sooner than <<6>> months from the date of the notice.]

5. INTERPRETATION

- 5.1 Any obligation on a party to do an act or thing includes an obligation not to do an act or thing which would prevent or hinder another person to do such act or thing.
- 5.2 Whenever there is an obligation on a party comprising the Landlord or the Tenant their obligation shall be enforceable against all of them jointly and severally.
- 5.3 The Landlord and Tenant agree that this Agreement should be enforceable by any court of competent jurisdiction under the Contracts (Rights of Third Parties) Act 1999.
- 5.4 An obligation in this Agreement to pay includes an obligation to pay Value Added Tax in addition to the net amount.

SIGNED by
<<Name of Landlord>>
Landlord

SIGNED by
<<Name of Tenant(s)>>
Tenant(s)

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