LEASE dated the << >> day of <

BETWEEN

Landlord:

Tenant:

<<Tenant's

The garage <<Address> <<Address> <<Address>

A period of .

£<< >> pe every month

<<Landlord

DEFINITIONS

Premises:

Term:

Rent:

1. GRANT OF LEASE

- 1.1 The Landlord grant: Rent.
- 1.2 The Tenant (in conversion of the Premises) is also end to gain access to reasonable regulations of the premises of the pre
- 1.3 The Premises are give support to the

2. THE TENANT'S COVENA

The Tenant agrees with the

2.1 Rent and other pa

- 2.1.1 To pay the I off and by Landlord.
- 2.1.2 If any Rent s the same sh to pay to the Bank plc.

2.2 Repair and mainte

- 2.2.1 To use the F them to de condition.
- 2.2.2 To make g Landlord's fi Landlord thr
 - a) any b









d's address>>

address>>

<< >> day of << >> 20<< >>

e in advance on the << >> day of Term

of the Premises for the Term at the

ord and other occupiers of the access road known as [] in order emises>> in accordance with any d.

ort from but subject to the right to

Due Date without deduction or set to the Tenant in writing by the

nent be in arrears for 7 days after hether formally demanded or not) above the base rate of Barclays

and careful manner and not allow he Premises in good and clean

to the Premises (including the any other Premises owned by the

set out in this Agreement;

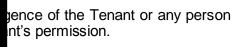
- b) any i at the
- 2.2.3 Not to dama within or exc
- 2.2.4 To give the happening to the attention

2.3 Access for Landlo

- 2.3.1 To allow th together wit Premises at state of rep Landlord ha undertaken) persons.
- 2.3.2 In cases of Landlord's a notice.
- 2.3.3 During the l agent to er occupiers a notice (usua
- 2.3.4 To allow the by prior arra

2.4 Use of the Premis

- 2.4.1 To use the storage of th be agreed b
- 2.4.2 Not to carry
- 2.4.3 Not to do a cause dam occupiers of
- 2.4.4 Not to use th
- 2.4.5 Not to use affecting the Landlord has
- 2.4.6 Not to caus collect in or with domest
- 2.4.7 Not to displate the Premise
- 2.4.8 To comply the Landloro
- 2.4.9 Not to assi Landlord.
- 2.4.10 Not to assign



wires conduit fittings or appliances nises.

of any damage destruction loss or er caused as soon as it comes to

with Landlord's written authority ecessary appliances to enter the day to inspect their condition and y necessary repairs provided the ce (with regard to the work to be nterfere with or obstruct any such

he Landlord or anyone with the remises at any time and without

to allow the Landlord and/or his ises with prospective tenants or e day and subject to reasonable

nt 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.

which contravenes a restriction superior leasehold) title which the attention.

ous or inflammable substance to from those needed in connection

ement that is visible from outside

ons affecting the Premises which nt's attention.

the prior written consent of the

es.







- 2.4.11 Not to suble
- 2.4.12 Not to part w part of them
- 2.4.13 Not to do an of insurance premium to sums from expenses in policy made
- 2.4.14 Not to make replace or a written cons undertakes Tenant's ext
- 2.4.15 Not to alter a interior of the
- 2.4.16 Not to alter wiring pipes electrical wir

2.5 End of the Term

- 2.5.1 At the end Premises ar for immediat
- 2.5.2 To hand ove Premises a Landlord sh Tenant's exp
- 2.5.3 If the Tena Premises at
 - a) if the Prem Rent
 - b) if the Land agree incur

2.6 Landlord's costs

- 2.6.1 To indemnif arising from
- 2.6.2 To indemnif Landlord in e

3. THE LANDLORD'S OBLIC

The Landlord agrees to all this Agreement without inte this Agreement.













or part.

occupation of the Premises or any

make void or voidable any policy which may cause an increased y to the Landlord on demand all y of increased premiums and all n relation to any renewal of such of this sub-clause.

icate keys to the Premises nor to ne Premises without the previous ept in emergency) and the Tenant is to the new locks shall at the Landlord or the Landlord's agent.

e appearance structure exterior or

to the walls or damage the floors es and not to alter or extend any allation on the Premises.

the Tenant's belongings from the an and tidy so that they are ready

ast day of the Term all keys to the comply with this sub-clause the ge all locks to the Premises at the

ot have been removed from the

t the Landlord from re-letting the damages at the rate equal to the removed all such items; and

he goods in a reasonable time the move the goods and the Tenant dlord for all reasonable expenses storage or disposal of the goods.

Il reasonable costs and expenses ment by the Tenant.

ect of any costs incurred by the s Agreement against the Tenant.

Premises on the terms set out in enant complying with the terms of

4. **TERMINATION**

- 4.1 If the Rent is at le breach of any of the forfeit this lease. T force.
- 4.2 [Either party may g time to end this lea <<6>> months from

5. INTERPRETATION

- 5.1 Any obligation on includes an obligati thing.
- 5.2 Whenever there is Tenant their obliga against each of ther
- 5.3 The Landlord and enforceable by any Parties) Act 1999.
- 5.4 An obligation in thi Value Added Tax in

SIGNED by <<Name of Landlord>> Landlord

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









r if there has been a substantial this Agreement the Landlord may dies of the Landlord will remain in

months prior written notice at any otice must not expire sooner than

ement not to do an act or thing ranother person to do such act or

comprising the Landlord or the against all of them jointly and

that this Agreement should be of the Contracts (Rights of Third

ney includes an obligation to pay