

Where there is a letting of part of a r title, a plan must be attached to this I any floor levels must be specified.

## LR5. Prescribed statements etc.

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

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

## LR6. Term for which the Property

Include only the appropriate statem completed) from the three options.

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

## LR7. Premium

Specify the total premium, inclusiv VAT where payable.

LR8. Prohibitions or restriction disposing of this lease

Include whichever of the two state appropriate.

Do not set out here the wording provision.



nents prescribed under rules 179 in favour of a charity), 180 by a charity) or 196 (leases easehold Reform, Housing and lopment Act 1993) of the Land Rules 2003.

lease is made under, or by provisions of: form Act 1967 985 988 996

uding nencement date>>

ing y date>>

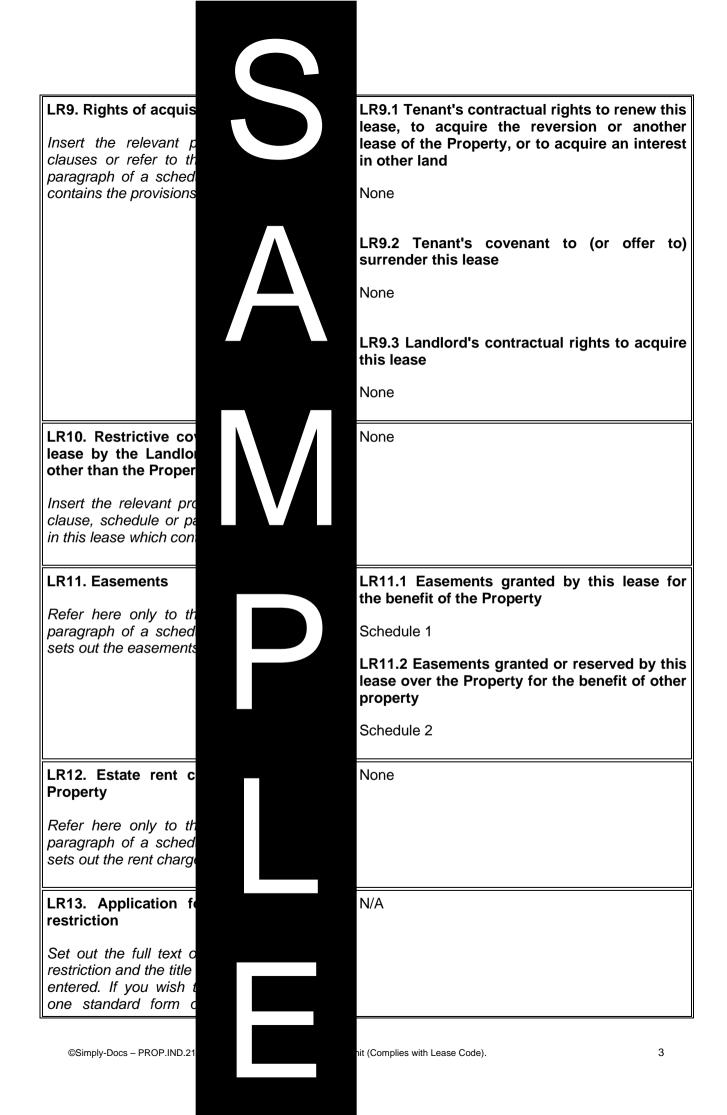
specified in this lease at clause/ graph << >>

s follows: n>>

ium or "none">>

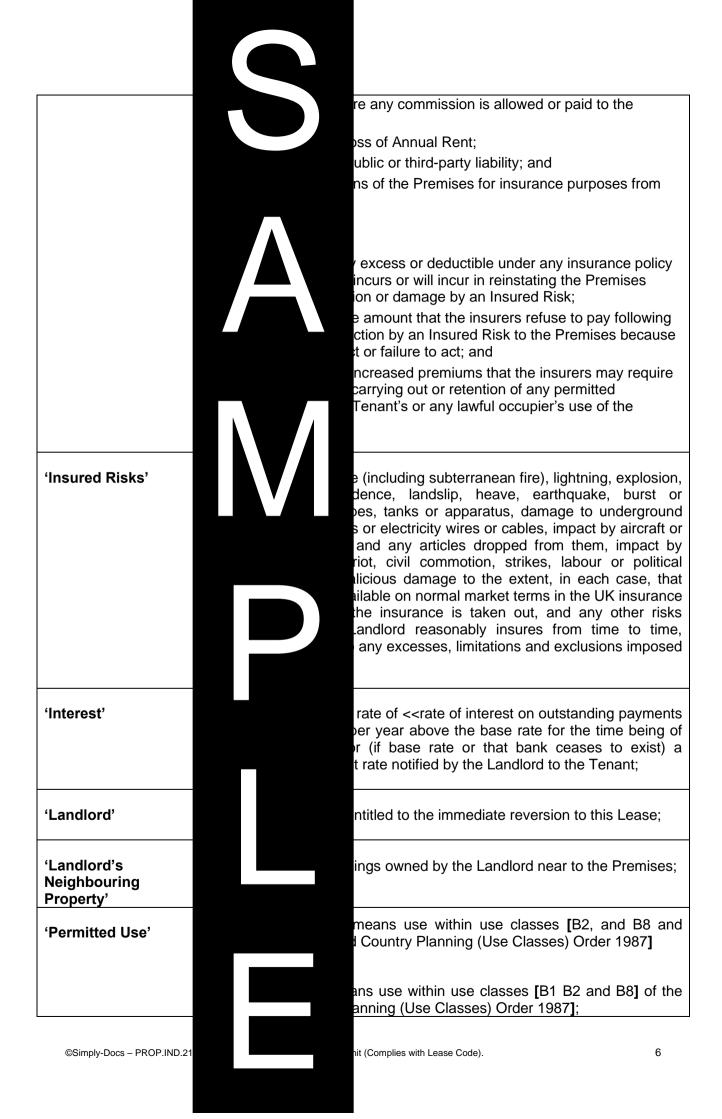
ntains a provision that prohibits or sitions.

e Code).



clause to apply for eac applying against which text of the restriction Standard forms of res Schedule 4 to the La 2003. LR14. Declaration of [The Tenant is more than one person. They are to hold the Property on trust for themselves as joint more than one per Tenant tenants.1 If the Tenant is one pe OR the alternative stateme The Tenant is more than one person. They are to If the Tenant is mo hold the Property on trust for themselves as complete this clause b tenants in common in equal shares.1 inapplicable alternative OR [The Tenant is more than one person. They are to hold the Property on trust <<Complete as necessary>>] 1 Definitions 1.1 ere the context otherwise requires, the following In thi terms meanings; 'Act of Insolvency' step-in connection with any voluntary arrangement npromise or arrangement for the benefit of any enant or any guarantor: n application for an administration order or the ninistration order in relation to the Tenant or any notice of intention to appoint an administrator, or of the prescribed documents in connection with the an administrator, or the appointment of an ny case in relation to the Tenant or any guarantor; of a receiver or manager or an administrative n to any property or income of the Tenant or any ent of a voluntary winding-up in respect of the uarantor, except a winding-up for the purpose of reconstruction of a solvent company in respect of declaration of solvency has been filed with the

	panies;
	etition for a winding-up order or a winding-up order enant or any guarantor;
	the Tenant or any guarantor from the Register of e making of an application for the Tenant or any ruck-off;
	any guarantor otherwise ceasing to exist (but he Tenant or any guarantor dies); or
	an application for a bankruptcy order, the petition for a bankruptcy order or the making of a against the Tenant or any guarantor.
	re shall apply in relation to a partnership or limited ed in the Partnership Act 1890 and the Limited 7 respectively) subject to the modifications referred Partnerships Order 1994 (SI 1994/2421) (as ited liability partnership (as defined in the Limited Act 2000) subject to the modifications referred to by Partnerships Regulations 2001 (SI 2001/1090) cludes any analogous proceedings or events that pant to the legislation of another jurisdiction in
(Annual Dant)	or guarantor incorporated or domiciled in such
'Annual Rent'	ht>> per year exclusive of VAT;
'Conduits'	or the transmission of water, gas, air, foul and ainage, electricity, oil, telephone, heating, internet, data communications and similar supplies
'Energy Performanc Certificate'	ren to it in the Energy Performance of Buildings Regulations 2012 and is also referred to as an
'Environmental	e following:
Performance'	on of energy and associated generation of emissions;
	n of water;
	n and management; and
	onmental impact arising from the use or operation
	Landlord of:
'Insurance Rent'	ises insured in accordance with the Landlord's Lease (after any discount is allowed to the
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'Premises'		means the Lease and than tenan
'Rent'		means all s
'Rent Commeno Date'	means < <c< th=""></c<>	
'Rent Days'		means [25 year;
'Surveyor'		means the Landlord;
'Tenant'		includes su
'Term'		means the Lease;
'Title Matters'		means the list of docu
'VAT'		means the unless oth payable b chargeable
1.2	Unless	s the context
	1.2.1	"writing" or "
	1.2.2	a "working Sunday or a
	1.2.3	a statute or provision as
	1.2.4	"this Agreer Schedules a
	1.2.5	a Schedule
	1.2.6	a clause or (other than t
1.3	In this	Agreement:
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otember and 25 December] in each rom time to time appointed by the

this Lease;

to be paid>>;

gns;

graph LR6 at the beginning of this

ragraph LR4 at the beginning of this s and fittings in the Premises (other

n the following documents: <<insert ord's title to the Premises>>;

e Value Added Tax Act 1994 (and references to rent or other monies clusive of any VAT charged or

reference in this Agreement to:

hot email;

any day other than a Saturday, England and Wales;

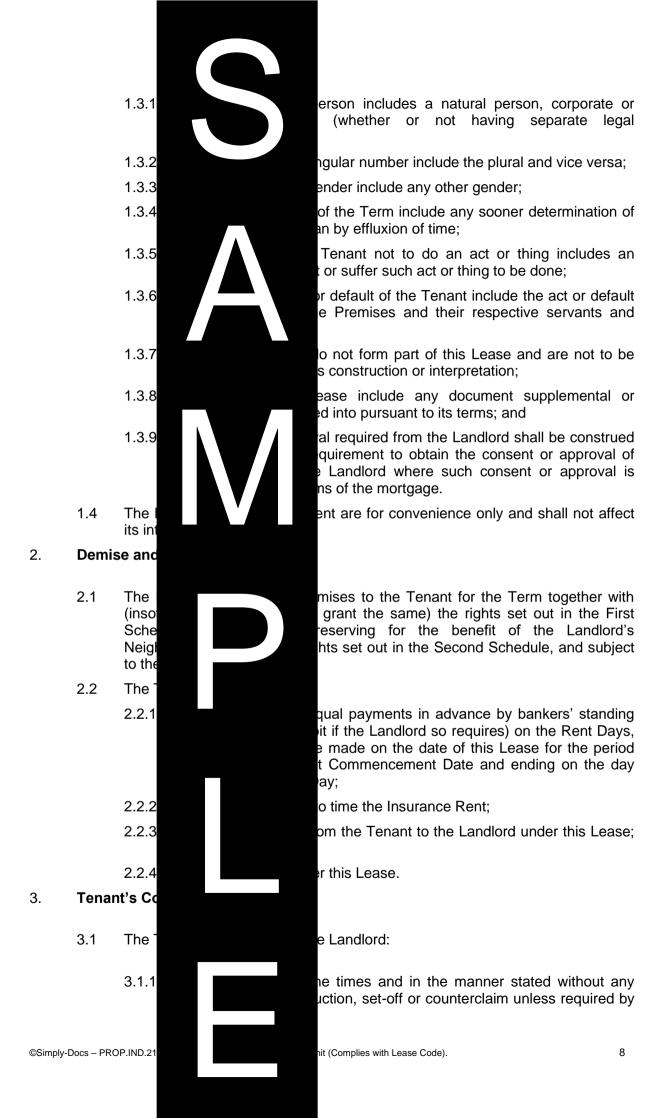
e is a reference to that statute or e-enacted at the relevant time;

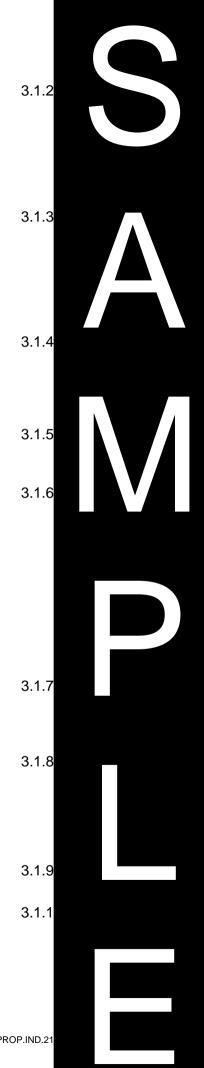
this Agreement and each of the need at the relevant time;

ement; and

ce to a clause of this Agreement graph of the relevant Schedule.

e Code).





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

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

VAT) on the Rent payable; and

g from the Landlord's dealing with its own

he Landlord against all charges incurred relating ul 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 int to make good that loss to the Landlord on

in good and substantial repair and condition and hat:

hall not apply where damage results from any of st which the Landlord has insured under clause yment of any of the insurance money is refused y act or default of the Tenant [; and

all not be required to put the Premises in any repair or condition than they were in at the date as evidenced by the schedule of condition Lease].

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.]

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

he Premises which are not built upon clean and ruction.

Premises to the Landlord in the repair and ed by this Lease;

reasonably requires, and gives the Tenant notice [two] months before the end of the Term, the



emove all items the Tenant has fixed to the ove any alterations the Tenant has made to the nake good any damage caused to the Premises

e Tenant's possessions from the Premises; and

the Landlord all documents held by the Tenant th and safety matters including (but not limited safety assessments, asbestos surveys and sk assessments and reports, and certificates rical and gas systems.

of the Term, any of the Tenant's possessions es and the Tenant fails to remove them within being requested in writing by the Landlord to do

may as the agent of the Tenant sell the

ist indemnify the Landlord against any liability o any third party whose possessions have been dlord 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

rd at all reasonable times on reasonable prior gency) to enter and inspect the Premises and:

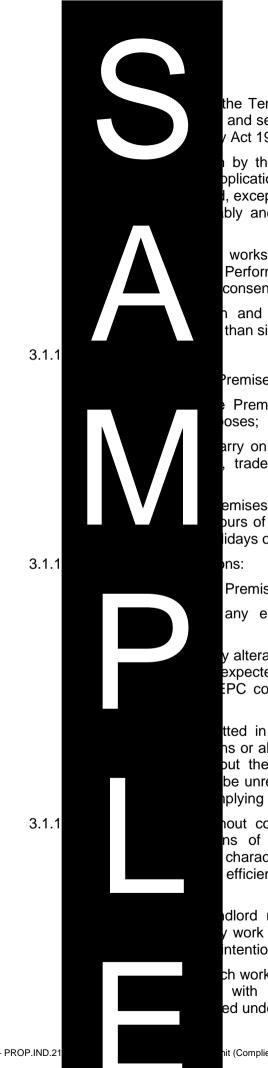
or its agents or Surveyor gives to the Tenant (or Premises) notice of any repairs or maintenance ant has failed to carry out or of any other failure o comply with its obligations under this Lease, to nises and/or remedy such failure in accordance within a period of two months from the date of poner if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

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

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

rd on demand on an indemnity basis all costs, other expenses (including legal costs and professional fees) properly incurred by the herwise would be payable by the Landlord) in ontemplation of:

t of the tenant covenants of this Lease;



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

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

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

h and service of a schedule of dilapidations than six 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 purs of 8AM and 6PM Mondays to Fridays (and idays or public holidays)].

Premises with any adjoining premises;

any external or structural alterations to the

y alteration to the Premises which would, or may expected to, have an adverse effect on the asset PC commissioned in respect of the Premises;

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

out consent from the Landlord make internal ns of a non-structural nature which do not character, value, structural stability, statutory efficiency performance of the Premises subject

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

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



any damage to the Premises caused by the the works;

Premises to their former state and condition on nd of the Term if the Landlord by notice in writing uests the Tenant to do so in accordance with ); and

lord copies of the plans and specifications of the ming the Landlord of the cost of any alterations, rks carried out by the Tenant (except any which nant's fixtures or fittings) as soon as practicable Landlord will not be liable for any failure to effect increase in the amount for which the Premises ess the Tenant has provided that information.

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

, fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the ce to the Premises, subject to that sign being of and material approved by the Landlord (such easonably withheld or delayed) and at the end of ny sign and make good any damage caused to ction of the Landlord.

ligations in respect of the Premises:

all laws relating to the Premises or to the doccupation of the Premises;

iys of receipt by the Tenant of any notice or other affecting the Premises to send a copy to the without delay to take all necessary steps to e notice or other communication and take any n connection with it as the Landlord acting require;

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

any planning permissions relating to or affecting

the Construction (Design and Management) 15 and before commencing any works to make a under regulation 4(8) to the effect that the only client for the purposes of these regulations, ndlord a copy of the election and to fulfil the ne client;

Premises equipped with all fire prevention, ighting equipment which is required by law or by the Premises or reasonably required by the

3.1.2 3.1.2 3.1.2

maintain the equipment and allow the Landlord n time to time;

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 spect of the Premises unless the Tenant is

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

st notify the Landlord; and

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

bn:

Premises on trust for another;

nother to occupy the whole or any part of the

or share the possession or occupation of the part of the Premises save as provided for in f this Lease;

art of the Premises;

the whole or any part of the Premises;

art only of the Premises; and

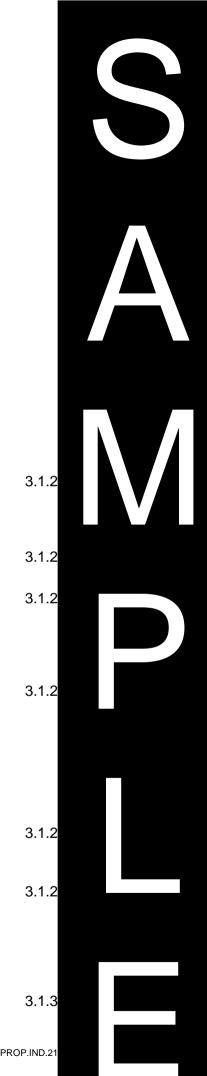
he Premises as a whole without the prior written Landlord (not to be unreasonably withheld or ided that the Landlord may as a condition of require compliance with the conditions in clause

pose the following conditions in relation to an mises as a whole (provided that each condition is the Landlord and is appropriate):

Il enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease d Guarantee Agreement") in such form as the easonably require;

as given an Authorised Guarantee Agreement to obligations of the assignee under this Lease, and s a guarantor, the guarantor will enter into a favour of the Landlord in a form reasonably Landlord which guarantees that the assignor will terms of the Authorised Guarantee Agreement;

provided on assignment, who is a person of ptable to the Landlord (acting reasonably) and guarantee and indemnity of the Tenant's



his Lease in such form as the Landlord may uire;

ve to a guarantor) that the assignee enters into a ed in such form as the Landlord may reasonably Landlord providing for a deposit of not less than onths' Annual Rent (plus VAT) (calculated as at e assignment) as security for the assignee's f the tenant's covenants in this Lease with a e deposit;

no arrears of the Annual Rent or any other ms due under this Lease (provided that these t the subject of a legitimate dispute with the

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.

shall prevent the Landlord from giving consent asonable condition nor from refusing consent to other circumstance where it is reasonable to do

are occupation of the Premises with other are in the same corporate group (within the of the Landlord and Tenant Act 1954) as long as ord and tenant is created.

ge the whole of this lease to a bank or other ution without the consent of the Landlord.

rd at any time during the Term to enter the ep on any suitable part of the Premises a notice le and to allow potential tenants and buyers to reasonable times (accompanied by the Landlord

#### ce:

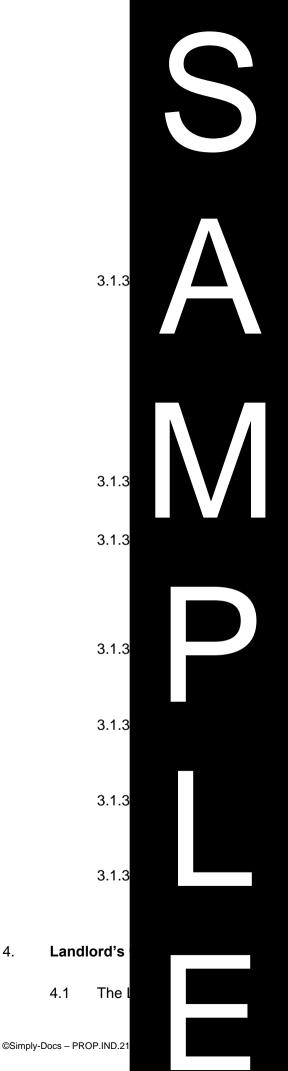
the requirements of the Landlord's insurers and mit to do anything which could invalidate any

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

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

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

emnify the Landlord against all actions, claims, nird party, all costs, damages, expenses, charges



4.

a third party and the Landlord's own liabilities, curred in defending or settling any action, claim of any personal injury or death, damage to any ent of any right arising from:

ondition of the Premises or the Tenant's use of

the Tenant's rights; or

of any alterations.

h covered by the indemnity in clause 3.1.30, the

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

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

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

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

the Landlord a fair proportion (to be determined e costs, fees and expenses properly incurred by ng, repairing, replacing, maintaining, cleansing e) lighting any Conduits, structures or other items re capable of being used by the Premises in emises.

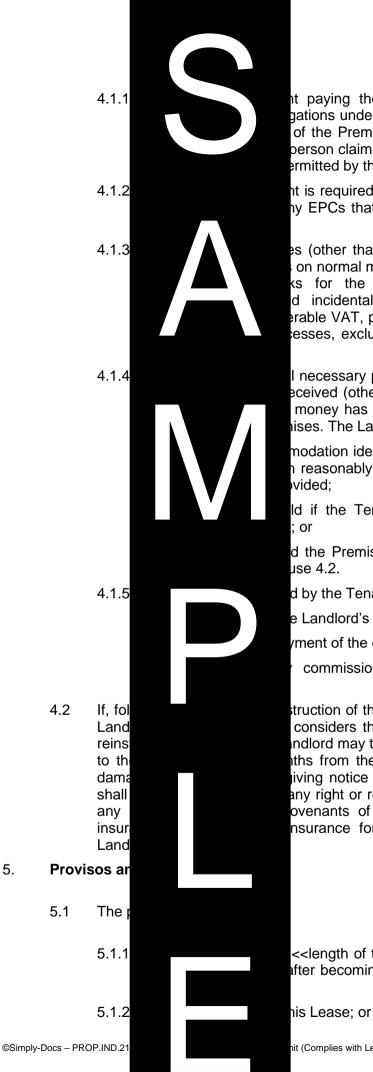
hy assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other fied copy of the relevant document together with of the relevant registered titles to the Landlord.

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

m to deliver to the Landlord the original of this documents as the Landlord reasonably requires is Lease and to remove entries in relation to it llord's registered title.

if an Act of Insolvency occurs in relation to a Landlord so requires to procure that another he Landlord enters into a deed of covenant with ne terms as the original guarantor.

the Tenant:



t paying the rents and other sums due and pations under this Lease, to permit the Tenant to of the Premises without any interruption by the berson claiming under or in trust for the Landlord ermitted by the Lease.

t is required by law to commission an EPC, the v EPCs that are needed during the Term at its

es (other than any plate glass at the Premises) on normal market terms against loss or damage ks for the full reinstatement cost including d incidental expenses, debris removal, site rable VAT, provided that the obligation to insure esses, exclusions or limitations as the insurers

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

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

Id if the Tenant has failed to pay any of the

d the Premises after a notice has been served

d by the Tenant to provide:

e Landlord's insurance policy;

ment of the current year's premium; and

commission received or receivable by the

truction of the Premises by an Insured Risk, the considers that it is impossible or impractical to indlord may terminate this Lease by giving notice ths from the date on which the Premises was iving notice this Lease shall determine but this any right or remedy of the Landlord in respect of ovenants of this Lease. Any proceeds of the nsurance for plate glass) shall belong to the

<<li>ength of time rent is allowed to be in arrears fter becoming due (whether formally demanded

5.1.3

- 5.2 If the destroccup paya until stress of the destroccup is the destroccup paya until stress of the destruction of the destruc
- 5.3 If the dama be u use destr giving
- 5.4 If the dama be ur an ur mont the Land Land the d
- 5.5 Noth relea which 5.6 The
- arisin enfor
- 5.7 The const for ar 5.8 The
- any r
- 6. Notices
  - 6.1 Any r sent or lef in th servio
  - 6.2 A not 6.2.1

6.2.2

use destr givine If the dama be ur an ur mont the

this L

vency

enter the Premises (or any part of them) at any ig so this Lease will end (but this will not affect ailable to the Landlord).

or destroyed (other than where the damage or ict or default of the Tenant) so as to be unfit for al Rent or a fair proportion of it will cease to be age or destruction for a period of three years or t for occupation or use by the Tenant, whichever

re damaged or destroyed (other than where the sed by an act or default of the Tenant) so as to e and have not been made fit for occupation or I of three years from the date of damage or terminate this Lease with immediate effect by ndlord.

re damaged or destroyed (other than where the sed by an act or default of the Tenant) so as to and the damage or destruction was caused by d may give written notice to the Tenant within six e or destruction of the Premises either: a) giving its intention to reinstate the Premises at the minating this Lease with immediate effect. If the enant the notice referred to within six months of ction of the Premises, the Tenant may terminate ect by giving written notice to the Landlord.

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

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

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

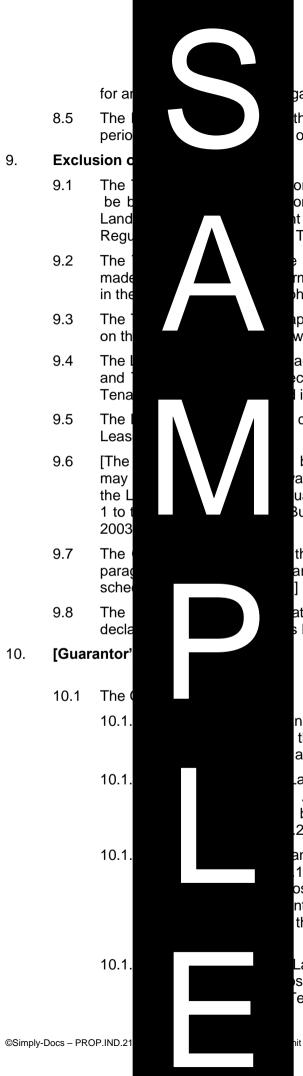
at it has not entered into this Lease in reliance on y made by or on behalf of the Landlord.

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

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

or incorporated in a country outside the United rved at the address for service in the United

			set out in the deed or document to which they uch address has been given at their last known Kingdom;	
		6.2.3	erved:	
			he Landlord, at any postal address in the United n from time to time for the registered proprietor ober set out in paragraph LR2.1 at the beginning or, if no such address is given, at its last known United Kingdom;	r J
			he Tenant, at the Premises;	
			guarantor, at the address of that party set out in ocument under which they gave the guarantee	
			ny other party, at their last known address in the	;
		6.2.4	be treated as served on the second working day ng if sent by pre-paid first-class post or specia the notice is delivered to or left at the recipient's or left at that address.	l
		6.2.5	as served on a day that is not a working day of rking day, it will be treated as served at 9:00AM owing working day.	
		6.2.6	fax or email is not a valid form of service under	r
7.	[Tern	ninatio		
	7.1	The I giving 6 mo	this Lease at any time [after < <insert date="">&gt;] by than &lt;<notice 3="" e.g.="" lease="" of<br="" period="" terminate="" to="">take effect at any time.</notice></insert>	
	7.2	lf the for ar	lause 7, this will not affect the rights of any party gation in this Lease.	/
	7.3	The perio	the Tenant all payments of Rent that relate to a of this Lease.]	3
8.	[Tern	ninatio		
	8.1	The giving or 6 r	nis Lease at any time [after < <insert date="">&gt;] by s than &lt;<notice 3<br="" e.g.="" lease="" period="" terminate="" to="">g to take effect at any time.</notice></insert>	
	8.2	This Tena deter of the	ate following a notice given by the Tenant if the al Rent (plus VAT) due up to the date of t and/or any other occupiers give up occupation hind no continuing underleases.	f
	8.3	[The LR3 assig exist	8 is personal to the Tenant named in paragraph ease and will end on the date of the first deed of _ease or on the date when that Tenant ceases to	f
	8.4	lf the	lause 8, this will not affect the rights of any party	/
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pation in this Lease.

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

ore the grant of this Lease (or as the case may ontractually bound to enter into this Lease) the it a notice in the form set out in schedule 1 to the Tenancies) (England and Wales) Order 2003.

Tenant (or a person on behalf of the Tenant) rm set out in paragraph 7] [statutory declaration h 8] of 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 as contractually bound to enter into this Lease) uarantor a notice in the form set out in schedule Business Tenancies) (England and Wales) Order

they made a [declaration in the form set out in aration in the form set out in paragraph 8] of

at, if applicable, the person who made the behalf did 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 that they will guarantee the Tenant's Authorised Guarantee Agreement if such a by the Landlord on assignment of this Lease 23 (b) of this Lease;

andlord as primary obligor, and separate to the 1.1 and 10.1.2 above, to indemnify the Landlord osts, damages and expenses caused to the nt's failure to pay the rents or comply with the this Lease (and any supplemental documents to

Landlord as primary obligor to indemnify the sses, costs, damages and expenses caused to enant proposing or entering into any company

10.2 If the mont Tena ten w 10.2. h: ent review): and 10.2. 10.3 If cla inder 10.4 If cla must (but t 10.5 The a) b) ease: c) d)

it, scheme of arrangement or other scheme o have the effect of impairing, compromising or the obligations of the Guarantor in this clause 10.

e discretion notifies the Guarantor within three y disclaimer or forfeiture of this Lease or the gister of companies, the Guarantor must, within ord's option either:

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

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

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

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

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

e same terms and conditions as this Lease; or

arrears of the rents, any outgoings and all other Lease plus the amount equivalent to the total of and all other sums due under this Lease that the period of 6 months following the disclaimer,

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

on receipt of the payment in full, the Landlord from its future obligations under this clause 10 dlord's rights in relation to any prior breaches).

ot be reduced or discharged by:

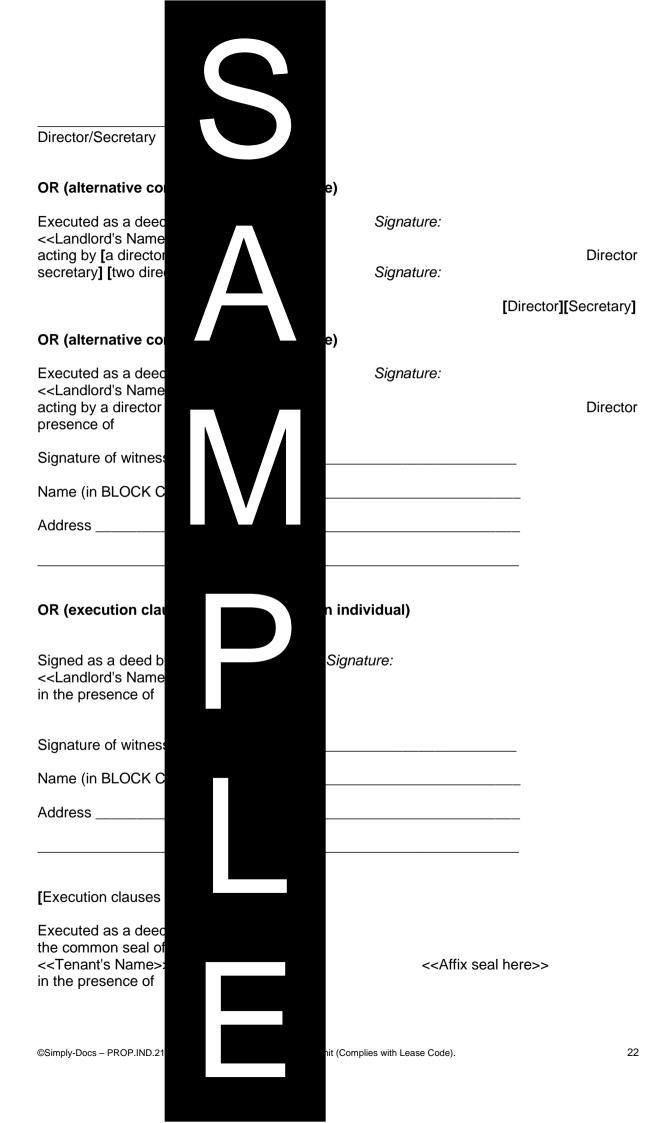
son to enforce in full, or any delay in enforcement or any concession allowed to the Tenant or any

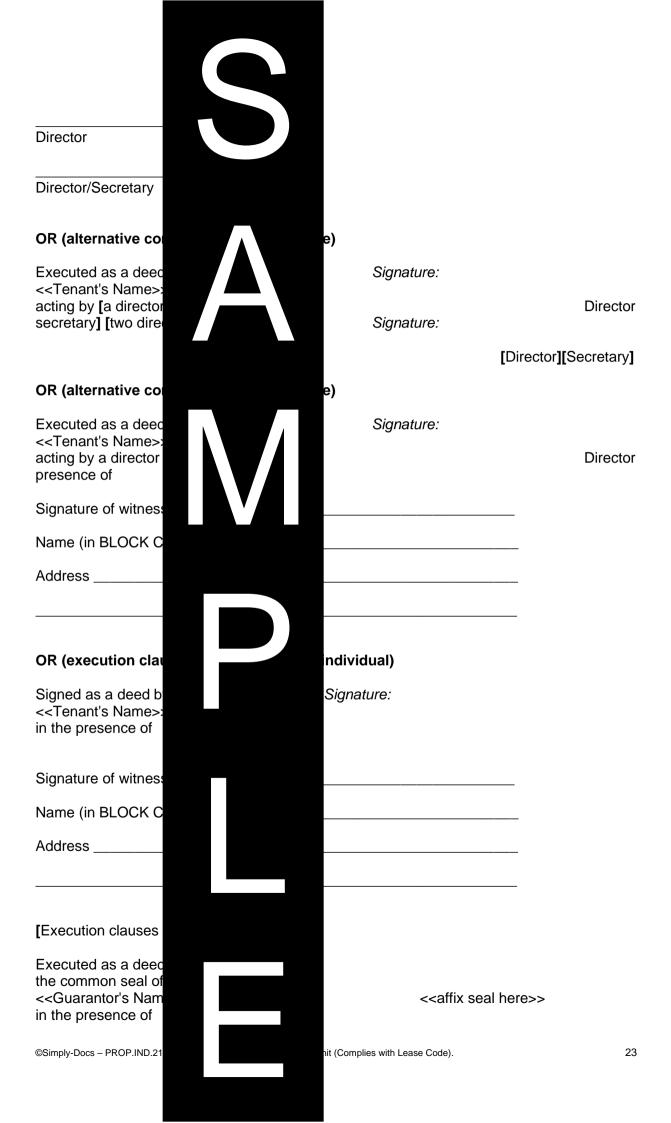
g any right or remedy against the Tenant for any s due under this Lease or observe the Tenant's lease;

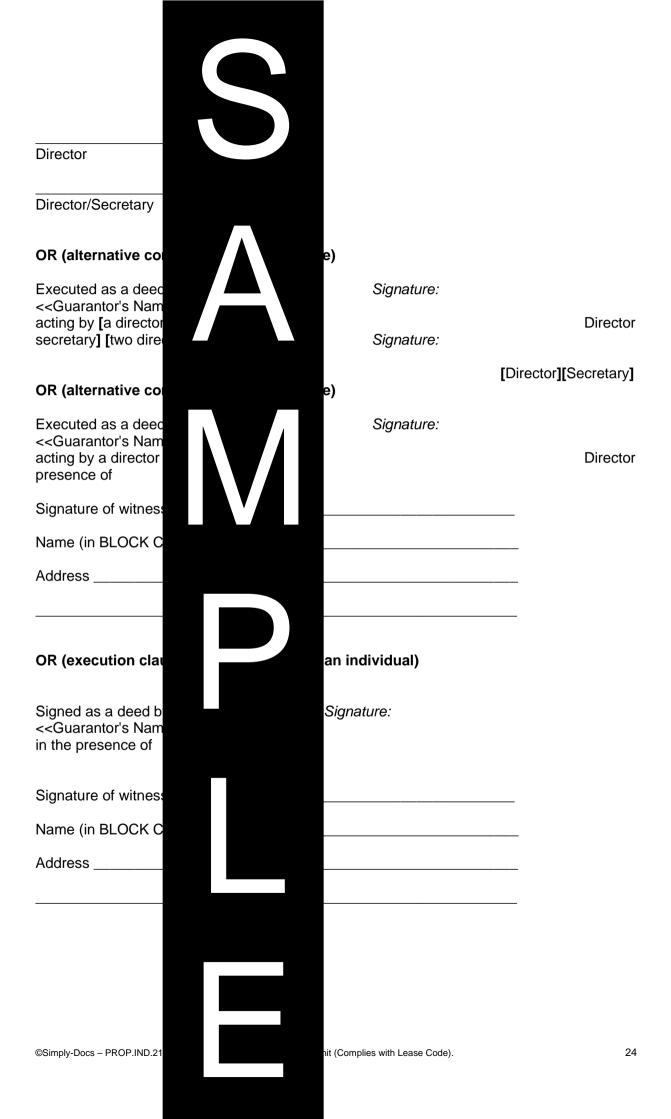
dlord to accept any rent or other payment due

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

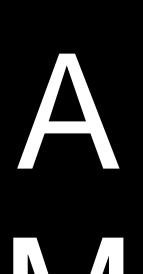
	е	e)	counterclaim that the Tenant or the Guaranton	r
	f)	)	disability or change in the constitution or status arantor or of any other person who is liable, or o	
	g	g)	merger by any party with any other person, any quisition of the whole or any part of the assets of ty by any other person;	
	h	ר)	rrence in relation to the Guarantor of an Act o	f
	i)	)	in a release by the Landlord by deed.	
1	ir g	The nsolv guara _eas	aim in competition with the Landlord in the nd must not take any security, indemnity of n respect of the Tenant's obligations under this	r
1		The ( he e	ed from its future obligations under this Lease a	t
	а	a)	this Lease expires;	
	b	<b>)</b>	s released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or	3
	с	c)	rd releases the Guarantor in accordance with se].	ſ
11. <b>A</b>	Applica	ble		
1		This with i	ractual obligations arising out of or in connectior law of England and Wales.	٦
1	b h	Subje be se nave with t	ny provisions in this Lease requiring a dispute to y arbitration, the courts of England and Wales decide any dispute arising out of or in connection lation to any non-contractual obligations.	S
1	a	Any i arisin contr	ce an order of the courts of England and Wales with this Lease, including in relation to any non- court of competent jurisdiction.	
THIS LE dated	E <b>ASE</b> h	nas b	and delivered on the day on which it has beer	١
[Execution	on clau	ises		
Executed the comination < <landle in the pre-</landle 	mon se ord's Na	eal of ame	< <affix here="" seal="">&gt;</affix>	
Director				
©Simply-Doc	s – PROP.I	IND.21	nit (Complies with Lease Code). 21	







- The right to mains for th oil, telephor similar supp
- 2. The right to by the Landl
- 3. [The right in
  - a) use f the F Land attac
  - b) use f with Prop
  - c) <<ins
- 4. [Except as r neighbouring Wheeldon v



## ts Granted to the Tenant

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

he Premises from any adjoining premises owned

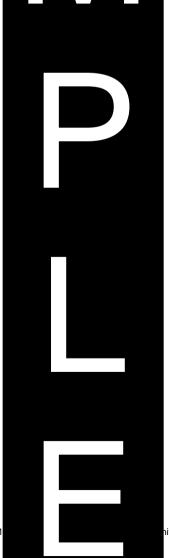
rd and all others authorised by the Landlord to:

gaining access on foot only to and egress from courtyards and emergency escapes within the erty [which are shown edged green on the plan

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

ghts to be granted to the Tenant>>.]

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



- 1. The right to electricity, oi and similar through the
- 2. The right to
  - a) revie to ins and t
  - b) estimany of
- 3. If the relevant the right to e
  - a) build and
  - b) inspe adjoi
- 4. [Where the Premises to Performance
- 5. The right to or required t with this Lea
  - a) give emer reaso
  - b) obse acco repre
  - c) obse
  - d) cause e) cause
  - f) repai pract
  - g) wher meth for, a
  - h) rema
  - i) wher hours



# ts Reserved to the Landlord

r, gas, air, foul and surface water drainage, ecommunications, internet, data communications and to any adjoining or neighbouring premises

nmental Performance of the Premises including ring equipment within or relating to the Premises

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;

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

e discretion) consents, the right to enter the the Premises to improve their Environmental

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

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

uirements (but where that includes being 's representative the Tenant must make that

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 (s;

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

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- 6. [The right to right of acce
- The right to on any adjo absolute dis light and air and shore up
  - a) giving
  - b) consi
  - c) taking affec
  - d) taking
  - e) taking dust for lir
  - f) maki
- 8. The right, w place scaffo Premises in
  - a) any dama
  - b) the s entra
  - c) the s and s obstr cons
  - d) if the scaff the L it is v
- 9. The right to and without conditions si
- 10. The right to from the Pre
- 11. All rights of reservation)



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

truction, demolition, alteration or redevelopment permit others to do so) as the Landlord in its ther or not these works interfere with the flow of right in connection with those works to underpin the Landlord:

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, ken into consideration the Tenant's suggestions and

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:

as soon as reasonably practicable, with any rof the Premises 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 h by the scaffolding) unless the Tenant has

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

phbouring Property for any purpose whatsoever ning or neighbouring premises any restrictions or pon the Tenant.

r any adjoining premises owned by the Landlord

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

- 1. Not without dangerous c
- 2. To make an information that the mate accordance
- 3. When reque Tenant's cor
- To obtain, connection v licence or re
- 5. Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 7. To comply Landlord's N
- 8. No mat, bru thrown out o
- 9. Not to place such waste Local Author
- 10. Not to overle at the Premi
- 11. No blind sho approval of t
- 12. Not without on any open







## le – Regulations

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

under paragraph 1 in writing accompanied by all to the reasonable satisfaction of the Landlord sary 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.

y licence or registration which is required in Ind to comply with the terms and conditions of the d regulations relevant to the Permitted Use

cles on the Landlord's Neighbouring Property.

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

fic regulations on the estate roads within the

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

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

ows of the Premises without the previous written and type.

en consent to allow any item to be stored or left s, materials, tools, machinery or refuse.

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