#### 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 incorp limited liability partno registered number inc

For overseas entities,

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

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 land and building[s] [shown edged red on the plan attached to this lease and] known as << Insert address of Property>>

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

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 co 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 >]

#### Definitions and Interpr

1.1 In this Agreemer terms shall have

text otherwise requires, the following

## 'Act of Insolvency' means:

- (a) the or cre
- (b) the of a
- (c) the filin app
- (d) the rec
- (e) the Ter am whi Reg

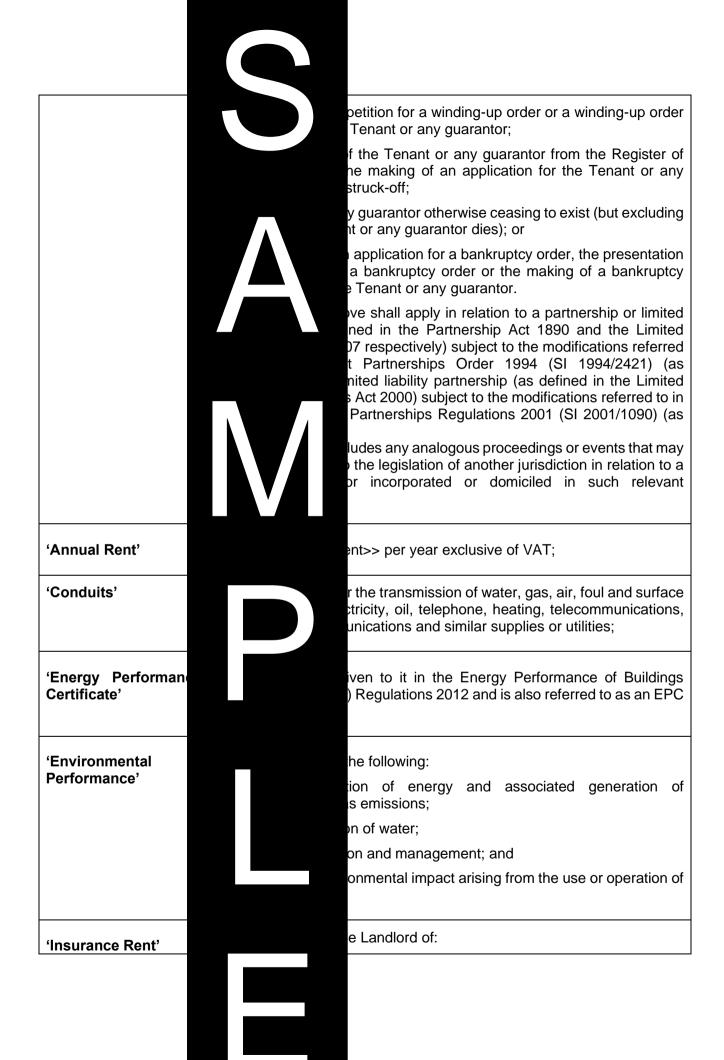
nnection with any voluntary arrangement or arrangement for the benefit of any by guarantor;

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

tention 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;

iver 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 tion of a solvent company in respect of on of solvency has been filed with the



'Insured Risks' 'Interest' 'Landlord' 'Landlord's Neighbouring Property' 'Permitted Use' 'Premises' ©Simply-Docs - PROP.IND

nises insured in accordance with the Landlord's s Lease (after any discount is allowed to the ore any commission is allowed or paid to the

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 of 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

re (including subterranean fire), lightning, explosion, sidence, landslip, heave, earthquake, burst or ipes, tanks or apparatus, damage to underground as or electricity wires or cables, impact by aircraft or and any articles dropped from them, impact by riot, civil commotion, strikes, labour or political alicious damage to the extent, in each case, that railable on normal market terms in the UK insurance e insurance is taken out, and any other risks against reasonably insures from time to time, subject in all sses, limitations and exclusions imposed by the

e rate of <<rate of interest on outstanding payments per year above the base rate for the time being of or (if base rate or that bank ceases to exist) a nt rate notified by the Landlord to the Tenant;

entitled to the immediate reversion to this Lease;

dings owned by the Landlord near to the Premises;

ge or distribution within use class B8 of the Town and se Classes) Order 1987;

described in paragraph LR4 at the beginning of this

Lease and includes all other fixtue than tenant's fixtures and fittings)
means all sums reserved as rent
means < <date fir<="" is="" on="" rent="" th="" which=""></date>
means [25 March 24 June 29 S year;
means the surveyor or architec Landlord;
includes successors in title and a
means the term specified in pa Lease;
means the matters (if any) set of list of documents affecting the lar
means the tax as constituted by unless otherwise expressly state payable by the Tenant are exclus

1.2 Unless the context otherwise requires, eac

- 1.2.1 "writing" or "written" includes fax but
- 1.2.2 a "working day" is a reference to an or a bank or public holiday in Engla
- 1.2.3 a statute or a provision of a statu provision as amended, extended or
- 1.2.4 "this Agreement" is a reference to Schedules as amended or supplem
- 1.2.5 a Schedule is a schedule to this Ag
- 1.2.6 a clause or paragraph is a reference than the Schedules) or a paragraph
- 1.3 In this Agreement:
  - 1.3.1 any reference to a person includ unincorporated body (whether or no
  - 1.3.2 words importing the singular number
  - 1.3.3 words importing any gender include

remises (other mber] in each ointed by the ginning of this ents: <<insert es>>: Act 1994 (and other monies r chargeable).

ment to:

ay, Sunday

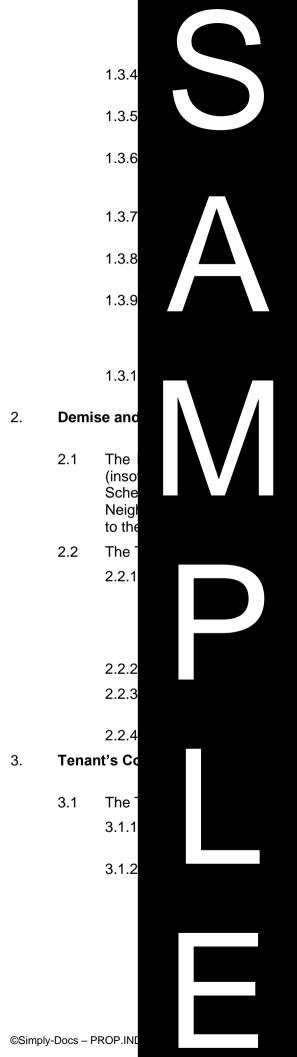
t statute or nt time;

ach of the

ment (other

orporate or ersonality);

rice versa;



of the Term include any sooner determination of an by effluxion of time:

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

r default of the Tenant include the act or default e Premises and their respective servants and

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

ease include any document supplemental or ed into pursuant to its terms; and

al required from the Landlord shall be construed uirement to obtain the consent or approval of any flord where such consent or approval is required mortgage.

greement are for convenience only and shall not

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 hts set out in the Second Schedule, and subject

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;

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

3.1.3 he 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. 3.1.4 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). 3.1.5 ting relief because it has been allowed during the make good that loss to the Landlord on demand. 3.1.6 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 I not be required to put the Premises in any better or condition than they were in at the date of this nced by the schedule of condition annexed to this 3.1.7 all floor coverings in the Premises as often as and, in the final three months of the Term, renew h floor coverings of a colour and quality first ord.1 3.1.8 be 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 ide all appropriate preparatory work. 3.1.9 he Premises which are not built upon clean and ruction. 3.1.1 emises to the Landlord in the repair and condition Lease: reasonably requires, and gives the Tenant notice o] months before the end of the Term, the Tenant Il items the Tenant has fixed to the Premises, rations the Tenant has made to the Premises and damage caused to the Premises by 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

the 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 or 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 ble 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

it 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

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 r public holidays)].

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises:

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

tted 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) subject to plying with clauses 3.1.17 a) - e).

nout consent from the Landlord make internal of a non-structural nature which do not adversely alue, structural stability, statutory compliance or rmance of the Premises subject to the Tenant:

dlord 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;

any damage to the Premises caused by the the works;

Premises to their former state and condition on or 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 are the Tenant has provided that information.

3.1.1 the Construction (Design and Management) bly to any works carried out to the Premises indlord's consent is required for them under this h these regulations and to provide the Landlord pleted health and safety file upon completion of fascia notice or advertisement on the outside of 3.1.1 to be visible outside the Premises other than a nt's trading name in the position specified by the be to the Premises, subject to that sign being of a and material approved by the Landlord (such easonably withheld or delayed) and at the end of y sign and make good any damage caused to the h of the Landlord. 3.1.2 ligations in respect of the Premises: all laws relating to the Premises or to the Tenant's ation of the Premises: vs 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 the Construction (Design and Management) 15 and before commencing any works to make a under regulation 4(8) to the effect that the Tenant t for the purposes of these regulations, to give the of the election and to fulfil the obligations of the mises equipped with all fire prevention, detection lipment 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 ect of the Premises unless the Tenant is required 3.1.2 or easements to be acquired over the Premises. by result in the acquisition of a right or easement: t notify the Landlord; and st help the Landlord in any way that the Landlord event that acquisition so long as the Landlord 3.1.2 3.1.2

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

n or share the possession or occupation of the art of the Premises save as provided for in clause ease;

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 ded that the Landlord may as a condition of giving compliance with the conditions in clause 3.1.23.

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 (an arantee Agreement") in such form as the Landlord / require;

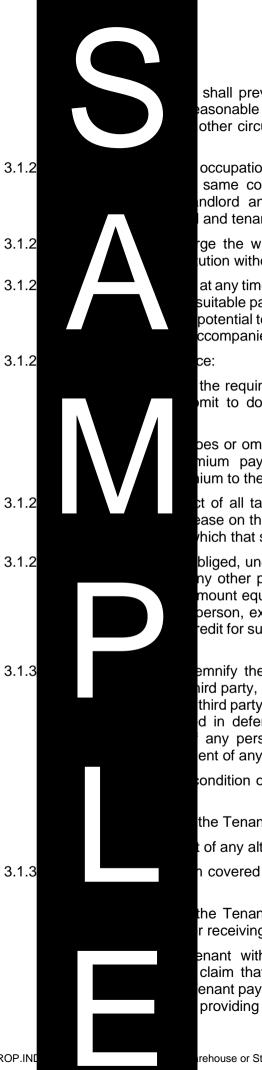
as given an Authorised Guarantee Agreement to obligations of the assignee under this Lease, and is a guarantor, the guarantor will enter into a your of the Landlord in a form reasonably required which guarantees that the assignor will comply of the Authorised Guarantee Agreement;

 provided on assignment, who is a person of stable to the Landlord (acting reasonably) and arantee and indemnity of the Tenant's covenants in such form as the Landlord may reasonably

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 le assignment) as security for the assignee's f the tenant's covenants in this Lease with a 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

occupation of the Premises with other companies same corporate group (within the meaning of ndlord and Tenant Act 1954) as long as no and tenant is created.

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

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).

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 ase 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 redit 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

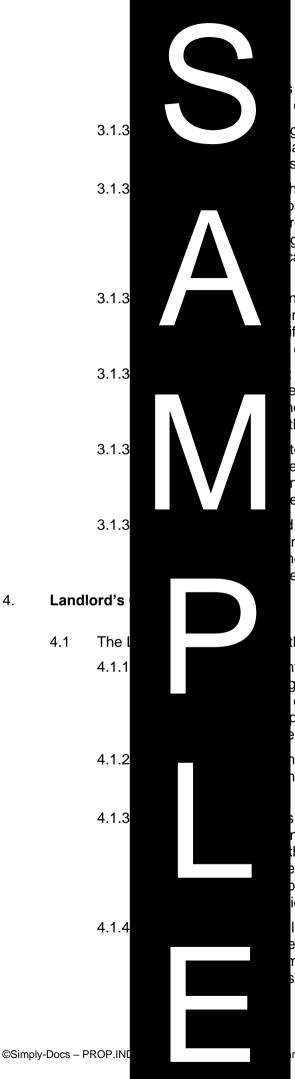
the Tenant's rights; or

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, 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.

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

he Landlord a fair proportion (to be determined by sts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and ghting any Conduits, structures or other items apable of being used by the Premises in common

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.

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 an Act of Insolvency occurs in relation to a ndlord so requires to procure that another person dlord enters into a deed of covenant with the erms as the original guarantor.

#### the Tenant:

nt 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 ermitted by the Lease.

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

(other than any plate glass at the Premises) with normal market terms against loss or damage by he full reinstatement cost including professional expenses, debris removal, site clearance and byided that the obligation to insure is subject to ions or limitations as the insurers may impose.

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:

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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.

d by the Tenant to provide:

e Landlord's insurance policy;

ment of the current year's premium; and

mmission received or receivable by the Landlord.

struction of the Premises by an Insured Risk, the considers that it is impossible or impractical to indlord may terminate this Lease by giving notice iths from the date on which the Premises was ing notice this Lease shall determine but this shall ght or remedy of the Landlord in respect of any its of this Lease. Any proceeds of the insurance plate glass) shall belong to the Landlord.

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

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

or destroyed (other than where the damage or act or default of the Tenant) so as to be unfit for all Rent or a fair proportion of it will cease to be age or destruction for a period of three years or it 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 be I have not been made fit for occupation or use by ars from the date of damage or destruction, either e with immediate effect by giving written notice to

re damaged or destroyed (other than where the ed by an act or default of the Tenant) so as to be id the damage or destruction was caused by an may give written notice to the Tenant within six e or destruction of the Premises either: a) giving



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**Notices** 

6.

its intention to reinstate the Premises at the minating this Lease with immediate effect. If the nant the notice referred to within six months of the of the Premises, the Tenant may terminate this y giving written notice to the Landlord.

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 is Lease.

at it has not entered into this Lease in reliance on 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 ecipient 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;

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 are dress has been given at their last known address

#### erved:

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

I guarantor, at the address of that party set out in ument under which they gave the guarantee; and ny other party, at their last known address in the n.

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

6.3

on a follov

6.5 Servi

#### 7. [Terminatio

- 7.1 The I giving mont
- 7.2 If the for ar
- 7.3 The perio

#### 8. [Terminatio

- 8.1 The giving 6 mo
- 8.2 This Tena and t and I
- 8.3 [The LR3 assig exist.
- 8.4 If the for ar
- 8.5 The liperio

#### 9. Exclusion d

- 9.1 The befor serve Refore
- 9.2 The 1 a [de form
- 9.3 The on th
- 9.4 The land Tena
- 9.5 The I
- 9.6 [The may

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 take 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 nt (plus VAT) due up to the date of determination ner occupiers give up occupation of the Premises g 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

lause 8, this will not affect the rights of any party

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.

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.

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

agree pursuant to section 38A(1) of the Landlord ections 24 to 28 (inclusive) of the Landlord and I 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 s contractually bound to enter into this Lease) the

Land the R The parad sche The ( on th [Guarantor' The ( 10.1. 10.1. 10.1. 10.1. If the mont being worki 10.2.

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 8] 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 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 s, damages and expenses caused to the Landlord e to pay the rents or comply with the Tenant's ase (and any supplemental documents to this

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 lions of the Guarantor in this clause 10.

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

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

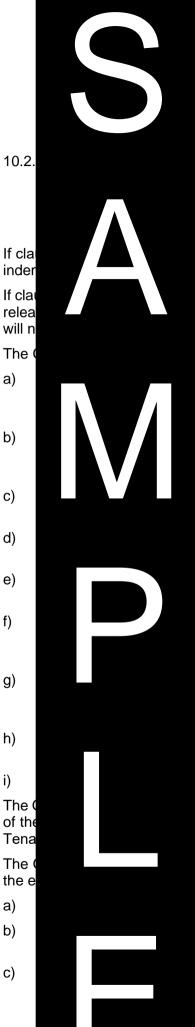
nt review date on the term commencement date se if there is a rent review under this Lease that it term commencement date that has not been with the rent being reviewed as at the date of the review):

9.7

9.8

10.1

10.2



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 ease plus the amount equivalent to the total of the Il other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

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 10 (but that ghts in relation to any prior breaches).

ot be reduced or discharged by:

on 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 .ease:

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);

bunterclaim that the Tenant or the Guarantor may

disability or change in the constitution or status of htor 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

in 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.

ed from its future obligations under this Lease at

his Lease expires;

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

releases the Guarantor in accordance with clause

10.3

10.4

10.5

a)

b)

c)

d)

e)

f)

g)

h)

i)

a)

b)

c)

10.6

# 11. Applicable11.1 This with

11.2 Subjection be seen because this L

11.3 Any arisin

THIS LEASE has be dated

[Execution clauses

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

Director

Director/Secretary

#### OR (alternative co

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

OR (alternative co

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

Signature of witness

Name (in BLOCK C

Address \_\_\_\_\_

ractual obligations arising out of or in connection law of England and Wales.

ny provisions in this Lease requiring a dispute to arbitration, the courts of England and Wales have e any dispute arising out of or in connection with n to any non-contractual obligations.

ce an order of the courts of England and Wales with this Lease, including in relation to any non-court of competent jurisdiction.

and delivered on the day on which it has been

<<Affix seal here>>

0.1

Signature:

Director

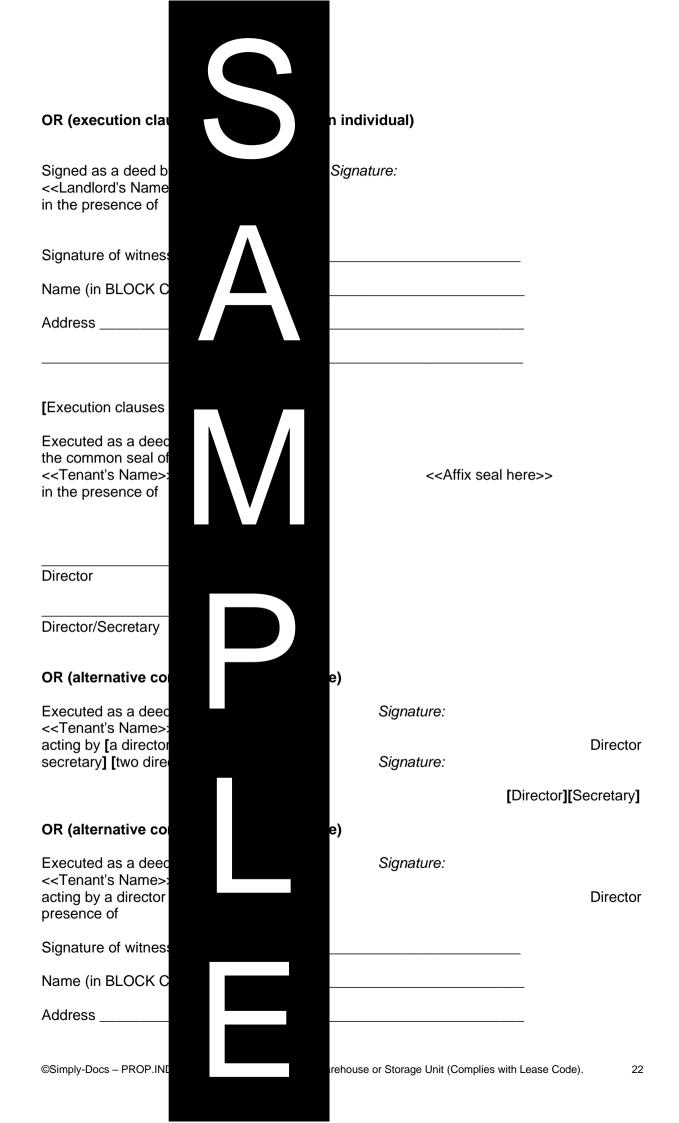
Signature:

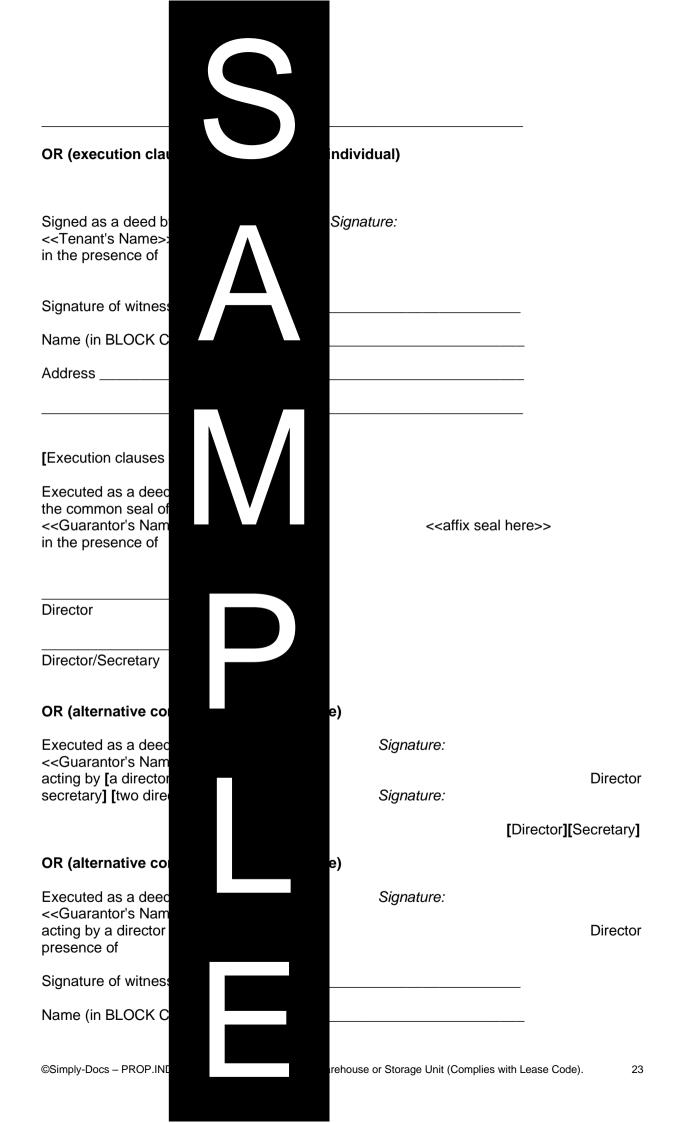
[Director][Secretary]

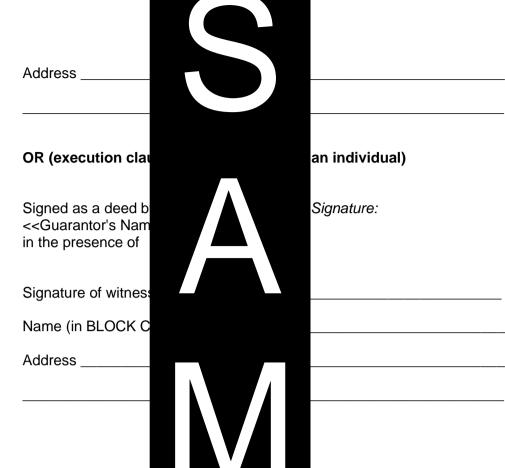
e)

Signature:

Director







# S

- 1. The right to mains for the oil, telephon supplies or u
- The right to by the Landl
- 3. [The right in
  - a) use f Prem Land attac
  - b) use f with Prope
  - a) <<insert
- 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.

he Premises from any adjoining premises owned

rd and all others authorised by the Landlord to:

aining access on foot only to and egress from the ourtyards and emergency escapes within the perty [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];

s 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 Conduits at t

#### its Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar adjoining or neighbouring premises through the

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 br 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

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

- 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
- 5. The right to required to with this Lea
  - a) give emer pract
  - b) obse by th availa
  - obse c)
  - d) cause
  - e) cause
  - f) repai pract
  - g) wher meth for, a
  - rema h)
  - i) wher hours

- 6. [The right to right of acce
- 7. The right to cany adjoining discretion coair to the Preup the Prem
  - a) giving
  - b) consi
  - c) taking
  - d) takin
  - e) takin dust limitir
  - f) makil
- 8. The right, w place scaffo Premises in
  - a) any s caus
  - b) the s entra
  - c) the s and s obstr
  - d) if the scaffe the L is vis
- 9. The right to under the without important conditions si
- The right to from the Pre
- All rights of reservation)

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

uction, 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 by the scaffolding) unless the Tenant has

nage is obstructed or interfered with by the permit the Tenant to display a sign (approved by 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.

r any adjoining premises owned by the Landlord

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



#### 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.

y licence or registration which is required in d 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 or 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

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

ows of the Premises without the previous written and type.

n consent to allow any item to be stored or left on naterials, tools, machinery or refuse.

1.

2.

Not without

dangerous d

To make an

- When reque Tenant's cor
- To obtain, connection v licence or re
- 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 overlo
- No blind sho approval of t
- Not without t any open lar