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<p>LR1. Date of lease</p>	<p><<Insert date in full>></p>
<p>LR2. Title number(s)</p>	<p>LR2.1 Landlord's title number(s)</p> <p><i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p><<Insert Landlord's title number(s)>></p> <p>LR2.2 Other title numbers</p> <p><i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p> <p><<Insert other title number(s)>></p>
<p>LR3. Parties to this lease</p> <p><i>Give full names, and addresses, of all parties. For UK incorporated companies, limited liability partnerships and registered numbers in the Companies House register.</i></p> <p><i>For overseas entities, see the Companies Act 2006, section 1043A and the Companies (Overseas Entities) Regulations 2009.</i></p> <p>a) <i>The territory of incorporation of the Landlord</i></p> <p>b) <i>The overseas company name of the Landlord as registered in the Companies House register, the Tenant pursuant to the Companies (Overseas Entities) Regulations 2009, the Crime (Transparency) Regulations 2014 and the Transparency Act 2022. If the Landlord is an 'overseas entity ID holder', give the ID number.</i></p> <p>c) <i>Where the entity is not registered in the Companies House register, give the place of business and the registered number in the Companies House register.</i></p> <p><i>Further details on overseas entities are found in practice guide.</i></p>	<p>Landlord</p> <p><<Insert name of Landlord>></p> <p><<Insert address of Landlord>></p> <p><<Insert company number>></p> <p>Tenant</p> <p><<Insert name of Tenant>></p> <p><<Insert address of Tenant>></p> <p><<Insert company number>></p> <p>Guarantor (if any)</p> <p><<Insert name of Guarantor>></p> <p><<Insert address of Guarantor>></p> <p><<Insert company number>></p> <p>Other parties</p> <p><i>Specify capacity of each party, for example "management company", "guarantor", etc.</i></p> <p><<Insert name of other party>></p> <p><<Insert address of other party>></p> <p><<Insert company number>></p>
<p>LR4. Property</p> <p><i>Insert a full description of the property leased</i></p> <p><i>or</i></p> <p><i>Refer to the clause, schedule or a schedule in this lease, stating the property being leased is referred to as</i></p>	<p>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.</p> <p>The property [shown edged red on the plan attached to this lease and] known as <<Insert address of Holding>></p>

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Where there is a letting of part of the title, a plan must be attached to the title and any floor levels must be specified

LR5. Prescribed statements etc

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

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

statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

This lease is made under, or by virtue of, provisions of:
the Leasehold Reform Act 1967
the Leasehold Reform Act 1985
the Leasehold Reform Act 1988
the Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options below

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

including the commencement date>>

including the expiry date>>

as specified in this lease at clause/paragraph << >>

as follows:
term>>

LR7. Premium

Specify the total premium, including VAT where payable.

premium or "none">>

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the words of the provision.

contains a provision that prohibits or restricts dispositions.

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LR9. Rights of acquisition

Insert the relevant provisions of the lease clauses or refer to the paragraph of a schedule which contains the provisions

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 covenants in the lease by the Landlord other than the Property

Insert the relevant provisions of the lease clause, schedule or part in this lease which contain the restrictive covenants

None

LR11. Easements

Refer here only to the paragraph of a schedule which sets out the easements

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 charged on the Property

Refer here only to the paragraph of a schedule which sets out the rent charged

None

LR13. Application for planning permission or other restriction

Set out the full text of the restriction and the title of the application entered. If you wish to use the standard form of restriction, refer to the schedule

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

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

**LR14. Declaration of trust where
more than one person comp
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

nt is more than one person. They are to
property on trust for themselves as joint

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

nt is more than one person. They are to
Property on trust <<Complete as
>>]

1. Definitions and Interpret

1.1 In this Agreement
terms shall have

text otherwise requires, the following

'Act of Insolvency'

means:

- (a)
- (b)
- (c)
- (d)
- (e)
- (f)
- (g)

step-in connection with any voluntary
er compromise or arrangement for the
the Tenant or any guarantor;

tion for an administration order or the
on order in relation to the Tenant or any

intention to appoint an administrator, or
rescribed documents in connection with
administrator, or the appointment of an
se in relation to the Tenant or any

ceiver or manager or an administrative
property or income of the Tenant or any

voluntary winding-up in respect of the
except a winding-up for the purpose of
uction of a solvent company in respect of
tion of solvency has been filed with the

for a winding-up order or a winding-up
nant or any guarantor;

nant or any guarantor from the Register of

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	<p>the making of an application for the Tenant or any guarantor to be struck-off;</p> <p>or any guarantor otherwise ceasing to exist (but not where the Tenant or any guarantor dies); or</p> <p>the making of an application for a bankruptcy order, the making of a petition for a bankruptcy order or the making of a winding-up order against the Tenant or any guarantor.</p> <p>These provisions shall apply in relation to a partnership or limited liability partnership (as defined in the Partnership Act 1890 and the Limited Liability Partnerships Act 2007 respectively) subject to the modifications referred to in the Limited Liability Partnerships Order 1994 (SI 1994/2421) (as amended) and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended).</p> <p>This includes any analogous proceedings or events that may occur under the legislation of another jurisdiction in relation to a partnership or incorporated or domiciled in such relevant jurisdiction.</p>
'Annual Rent'	<p>>> per year exclusive of VAT as reviewed under</p>
'APHA'	<p>the Animal and Plant Health Agency and anybody from time to time performing a similar role;</p>
'ATA 1995'	<p>the Agricultural Tenancies Act 1995;</p>
'Rural Payments Agency'	<p>the Rural Payments Agency (previously known as the Basic Payments Agency) responsible for the administration of the delinked Greening Payment in England and any other body performing similar functions from time to time;</p>
'Break Date'	<p>which is at least 12 months after service of the Break Notice.</p>
'Break Notice'	<p>the notice to terminate this Lease on the Break Date and the Break Date;</p>
'Conduits'	<p>for the supply or removal of water, sewage, electricity or other utilities;</p>
'Cross Compliance Conditions'	<p>the cross compliance management requirements and the standards for the good agricultural and environmental condition of land listed in EU Regulation 1306/2013 and all associated legislation and guidance;</p>
'Defra'	<p>the Department for Environment, Food and Rural Affairs and any other government department;</p>
'Entitlements'	<p>the entitlement to payments under the Rural Payments Agency and the Rural Development Grants [details of which are set out below];</p>

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	<p><< >></p> <p>nts: << >></p> <p>ency region: << >>];</p>
'Greening Payment'	<p>ayment established by EU Regulation 1307/2013 for greening agricultural practices beneficial for the environment and any similar replacement payment established under domestic legislation;</p>
'Holding'	<p>described in paragraph LR4 at the beginning of this</p> <p>Number: << >></p> <p><< >>;</p>
'Independent Expert'	<p>ent expert agreed by the Landlord and Tenant or in t nominated by the President for the time being of the Chartered Surveyors at the written request of the ant;</p>
'Insured Risks'	<p>fire, lightning, explosion, storm, flood, subsidence, earthquake, burst or overflowing water pipes, tanks or by aircraft or other aerial devices and any articles n, impact by vehicles, riot, civil commotion and o the extent, in each case, that cover is generally commercial terms in the UK insurance market at the s taken out, and any other risks which the Landlord s from time to time, subject in all cases to any s and exclusions imposed by the insurers;</p>
'Interest'	<p>the 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;</p>
'Landlord'	<p>entitled to the immediate reversion to this Lease;</p>
'Landlord's Neighbouring Property'	<p>by the Landlord near to the Holding [shown edged ched to this Lease];</p>
'Permanent Grassland'	<p>grow grasses or other herbaceous forage that has crop rotation for the last five years as defined in EU /2013;</p>
'Permitted Use'	<p>olding for agricultural purposes only;</p>

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'Rent'	means all	by this Lease;
'Rent Commencement Date'	means <<	t to be paid>>;
'Rent Days'	means [2	eptember and 25 December] in each
'Review Date'	means <<	ears <<years>>;
'Rural Payments Service'	means the	al Payments Agency applications and
'RICS'	means the	rttered Surveyors;
'Schedule of Condition'	means the	f any) attached to this Lease;
'Tenant'	includes s	signs;
'Term'	means the	aph LR6 at the beginning of this Lease
'Title Matters'	means the	in the following documents: <<insert
'VAT'	means va	e under the Value Added Tax Act 1994

- 1.2 Unless the context requires otherwise, the following definitions apply to the reference in this Agreement to:
 - 1.2.1 "writing" or "written" means any writing, whether or not by email;
 - 1.2.2 a "working day" means any day other than a Saturday, Sunday or bank holiday in England and Wales;
 - 1.2.3 a statute or regulation means any statute or regulation which is a reference to that statute or regulation in force at the relevant time;
 - 1.2.4 "this Agreement" means this Agreement and each of the Schedules attached to it at the relevant time;
 - 1.2.5 a Schedule means a Schedule to this Agreement; and
 - 1.2.6 a clause or paragraph means a clause or paragraph of this Agreement (other than the Schedules) and a reference to a clause or paragraph of the relevant Schedule.
- 1.3 In this Agreement:
 - 1.3.1 any reference to a person includes a natural person, corporate or unincorporated body (including a partnership or other unincorporated association having separate legal personality);
 - 1.3.2 words importing the masculine gender include the plural and vice versa;
 - 1.3.3 words importing the singular gender include the plural and vice versa;

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1.3.4 to more than one person are owed by or to them

1.3.5 of the Term include any sooner determination of an by effluxion of time;

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

1.3.7 neglect or default of the Tenant include the act, any occupier of the Holding and their respective

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

1.3.9 lease include any document supplemental or ed into pursuant to its terms.

1.4 The l its int ent are for convenience only and shall not affect

2. Demise and

2.1 The holding to the Tenant for the term specified in parag of this Lease together with (insofar as the Land and r the rights set out in the First Schedule, excepting set o of the Landlord's Neighbouring Property the rights e, and subject to the Title Matters.

2.2 The T 2.2.1 equal payments in advance by bankers' standing it if the Landlord so requires) on the Rent Days, e made on the date of this Lease for the period t Commencement Date and ending on the day ay;

2.2.2 om the Tenant to the Landlord under this Lease;

2.2.3 er this Lease.

3. Tenant's Co

3.1 The T e Landlord:

3.1.1 times and in the manner stated without any legal , set-off or counterclaim unless required by law.

3.1.2 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

3.1.3 he Landlord against all existing and future rates, and financial impositions charged on the Holding

(VAT) on the Rent payable; and

from the Landlord's dealing with its own interests.

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3.1.4

3.1.5

3.1.6

3.1.7

3.1.8

3.1.9

3.1.1

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es, charges, and financial impositions are payable
ding together with other property, to pay a fair
nt payable.

e Landlord against all charges incurred relating to
and surface water drainage, electricity, oil,
ecommunications, internet, data communications
or utilities supplied to the Holding (including all
meter rents) or a fair proportion of the costs where
is shared with any other property and is not

ting relief because it has been allowed during the
make good that loss to the Landlord on demand.

ean and tidy and clear of rubbish and to keep all
fences, hedges, field walls, stiles, gates, cattle
ponds, watercourses, sluices, ditches, roads and
stantial repair and condition [but the Tenant need
any better state of repair than it was in at the date
nced by the Schedule of Condition].

olding to the Landlord in the repair and condition
s Lease;

he Holding the Tenant's livestock, equipment,
sonal possessions; and

y, straw, roots and green crops then remaining
and all unused manure and compost properly
e convenient place on the Holding.

he Term, any of the Tenant's possessions remain
he 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

ust indemnify the Landlord against any liability
o any third party whose possessions have been
dlord in the mistaken belief that the possessions
e Tenant; and

must pay to the Tenant the sale proceeds after
costs of transportation, storage and sale incurred
l.

at all reasonable times on reasonable prior notice
to enter and inspect the Holding and:

or its agents gives to the Tenant (or leaves on the
of any repairs or maintenance which the Tenant
arry out or of any other failure by the Tenant to
bligations under this Lease, to repair the Holding
such failure in accordance with the notice within
months from the date of the notice (or sooner if

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does not comply with clause 3.1.10 a), to permit the Tenant to enter the Holding and carry out the works at the Tenant's expense and to pay to the Landlord on demand (as a contractual debt) the proper expenses of such works (including all legal costs and other fees).

3.1.1

The Tenant shall be entitled to exercise any right to enter the Holding to do works, to employ contractors, agents and professional advisors, and to do so at any reasonable time (whether or not during usual business hours) except in the case of an emergency after having given the Landlord notice (which need not be in writing) to the Tenant.

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3.1.1

The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

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The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

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The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

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The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

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The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

The Tenant shall be liable on demand on an indemnity basis all costs, charges and other expenses (including legal costs and other expenses) properly incurred by the Landlord (or which otherwise would have been incurred by the Landlord) in connection with or in contemplation of the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Landlord and Tenant Act 1925;

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Landlord's prior written consent to break up or remove any part of the Holding that is Permanent remove any topsoil, turf, stone or gravel from the

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Landlord's prior written consent to take any part out of agricultural use but the Tenant shall not andlord's consent to the designation of any s areas on the Holding that are required to receive payment;

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Landlord's prior written consent to enter the whole Holding into any agri-environmental scheme or scheme or any similar scheme;

able steps to preserve and prevent the destruction of fowl and other wild birds listed in Schedule 2 to Countryside Act 1981 and all deer and fish at the

y vegetation at the Holding except in compliance cable laws and with the Cross Compliance

Landlord and the APHA immediately of any y disease of livestock named in section 88 of the Act 1981 or in any order made under it;

andlord of any plant, pests or diseases affecting at are classified as quarantine organisms and tory control;

any recommendation or direction from the APHA, atutory body or any reasonable request from the e prevention or treatment of any disease;

onable and practicable steps to keep the Holding tation by insects and other pests and free from s, mole-heaps, moles, rabbits, rats and other

ndlord immediately if the Tenant finds growing on y injurious weeds specified in the Weeds Act 195, of Schedule 9 of the Wildlife and Countryside Act Japanese Knotweed, or the Ragwort Control Act e all reasonable endeavours to remove them;

onable care to ensure that timber, hedges and dversely affected during spraying and to comply codes of practice on the use of pesticides;

oduce on request to the Landlord a record of all cropping on the Holding and of any produce (stock) sold off the Holding together with the dates n the Holding and evidence of crops grown on the the Term including pesticide application records, d seed invoices;

roduce on request to the Landlord a record (thers and other evidence) of all fertilisers applied including a record of what provision has been or is

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for the return to the Holding of the full equivalent value of all crops, forage or other produce sold off or otherwise from the Holding;

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at the end of the Term to return to the Holding the full residual value of all crops, forage and other produce removed from the Holding [except that the Tenant is not required to put the soil in any better condition than it was in at the start of the Lease as evidenced by the soil assessment report at the start of the Lease]; and

3.1.1

to allow the Tenant of the Term to farm and cultivate the Holding in accordance with the reasonable requirements of the Landlord and to give the Landlord reasonable notice to allow the Landlord to enter the Holding after harvest to cultivate any land in the Holding.

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Conditions:

no structural alteration or addition to the Holding [except that the Tenant may erect temporary livestock handling equipment] and not to remove or alter any fences, hedges, gates, ditches or other structures forming the boundaries of the Holding; and

3.1.1

to obtain the Landlord's prior written consent to cut, lop, fell, plant any hedges, fruit or other trees, coppice, or clear any ground or underwoods.

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the Tenant's obligations in respect of the Holding:

to comply with all laws relating to the Holding or to the Tenant's occupation of the Holding;

to acknowledge any receipt by the Tenant of any notice or other communication affecting the Holding to send a copy to the Landlord without delay to take all necessary steps to comply with it or other communication and take any other action in accordance with it as the Landlord acting reasonably may require;

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to obtain any necessary licences and consents for the discharge of effluent from the Holding and to provide copies to the Landlord on request;

to comply with the terms of any water abstraction licence in place in respect of the Holding;

to comply with any planning permission for the Holding or any part of the Holding;

to comply with any planning permissions relating to or affecting the Holding and

to discharge the obligations of the Landlord relating to the Title of the Holding as those obligations relate to the Holding and not to discharge any obligations which do not interfere with the rights of third parties under the Title of the Holding.

3.1.1

to ensure that no rights or easements to be acquired over the Holding. If any such rights or easements result in the acquisition of a right or easement:

the Tenant must notify the Landlord; and

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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.

3.1.1

on:

Holding on trust for another;

another to occupy the whole or any part of the

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h or share the possession or occupation of the
part of the Holding;

he whole or any part of the Holding;

he whole or any part of the Holding; and

the whole or any part of the Holding;

nto any partnership, share-farming agreement,
g agreement, management agreement or shared
reement affecting the Holding; and

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y right or licence over the Holding in favour of any
allow any other person to enjoy the use or benefit

3.1.1

during the last three months of the Term to enter
keep on any suitable part of the Holding a notice
and to allow potential tenants and buyers to view
able times (accompanied by the Landlord or its

3.1.1

ce:

ve and dead farming stock and crops with an
pany approved by the Landlord to the full market
oss or damage by any of the Insured Risks;

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ilic liability insurance in relation to the Holding with
company approved by the Landlord of at least
n pounds in respect of each claim;

Landlord with a summary of the main terms of the
cies referred to above and evidence that the
e been paid;

the requirements of any insurers in relation to the
ot to do or omit to do anything which could
nsurance; and

oes or omits to do anything which increases any
mium payable by the Landlord to repay the
mium to the Landlord on demand.

3.1.2

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

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3.1.2

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

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person, except to the extent that the Landlord or credit for such VAT under the Value Added Tax Act

3.1.2 indemnify the Landlord against all liabilities, expenses, costs and losses suffered or incurred by the Landlord in connection with:

(a) the Tenant's covenants in this Lease;

(b) the admission of the Tenant or any other person on the Holding by the Tenant's actual or implied authority; or

(c) the presence of any livestock from the Holding.

3.1.2 The Landlord shall reimburse the Tenant a fair proportion (to be determined by agreement) of the costs, fees and expenses properly incurred by the Tenant in repairing, replacing, maintaining, cleansing and painting any Conduits, structures or other items which are capable of being used by the Holding in common with other Holdings and to comply with any reasonable regulations made by the relevant authorities from time to time in connection with the use of such

3.1.2 The Landlord shall ensure that the Lease is registered to compulsory registration at the Land Registry, and that the date of this Lease to apply to the Land Registry and once the registration has been completed to transfer the relevant titles to the Landlord.

3.1.2 The Tenant shall deliver to the Landlord the original of this Lease and all documents as the Landlord reasonably requires to close the Lease and to remove entries in relation to it noted against the relevant title.

3.1.2 The Landlord shall, if any guarantor of the Tenant's obligations under this Lease becomes insolvent and if the Landlord so requires to procure a replacement guarantor acceptable to the Landlord enters into a deed of assignment with the Landlord in the same terms as the original guarantor.

4. Landlord's

The Landlord shall, subject to the Tenant paying the rents and other sums due under this Lease, to permit the Tenant to have possession of the Holding without any interruption by the Landlord or any other person or in trust for the Landlord except as otherwise permitted by this Lease.

5. Rural Payments

5.1 The Landlord shall make the necessary arrangements to the Tenant for the Term.

5.2 The Tenant shall confirm that they are registered on the Rural Payments Agency.

5.3 As soon as possible after the grant of this Lease, the Landlord shall apply to the relevant authorities for the registration of the Entitlements with the Rural Payments Agency.

5.4 The Landlord shall take all necessary steps for the lease of the Entitlements as soon as possible and no later than the next business day after the date of this Lease.

5.5 The Tenant shall be an active farmer for the purposes of the Entitlements.

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delin...
Tena...
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The T...

5.6.1 ...ments upon the maximum number of eligible
g;

5.6.2 ...s to obtain any additional or replacement
y payment under the Rural Payments Agency that
olding without requiring expenditure;

5.6.3 ...he Rural Payments Agency so as not to lose any
ts;

5.6.4 ...charge the Entitlements, or do or omit to do
n a loss or reduction of Entitlements or in any of
ning unavailable for use in relation to the Holding

5.6.5 ...documents submitted and materials received in
Payments Agency, the Entitlements and any
and provide the Landlord with copies on request;

5.6.6 ...in seven days of receiving documentation relating
er the Rural Payments Agency, the Greening
Compliance Conditions or any change in the
e of the Entitlements;

5.6.7 ...Compliance Conditions, the requirements for full
nd the requirements for full payment under the
;

5.6.8 ...any inspection visit to the Holding by the Rural

5.6.9 ...andlord, obtain the Landlord's approval of the
o be submitted to the Rural Payment Agency or
olding, both during and after the end of the Term;

5.6.1 ...the Term, obtain the Landlord's prior consent to:
cerning the management of the Entitlements; and
cerning the management of the Holding that might
y of the Landlord, or any other person farming the
ive full payment under the Rural Payment Agency
ng Payment;

5.6.1 ...e Term, transfer all the Entitlements and any
to the Landlord or the Landlord's nominee; and

5.6.1 ...andlord and any tenant of the Landlord to enable
mit a claim under the Rural Payment Agency
e Term.

5.7

The

requi...
unde...
the c...
with the Cross Compliance Conditions, the
g Payment and the requirements for full payment
ncy in respect of the Holding for the remainder of
e end of the Term.

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6. **Farm Business Tenancy**

The Landlord and Tenant (Agriculture and Fisheries) Act 1994 and confirm that the tenancy created by this Lease is intended to be a farm business tenancy.

Each party hereby declares that each has received from the other a Notice in writing under section 19(1) of the Landlord and Tenant (Agriculture and Fisheries) Act 1994 and confirm that the tenancy created by this Lease is intended to be a farm business tenancy.

7. **Provisos and Conditions**

7.1 The parties agree that the following provisions shall apply to this Lease:

7.1.1 The period of time rent is allowed to be in arrears e.g. 3 months from becoming due (whether formally demanded or not).

7.1.2 The Tenant shall comply with the provisions of this Lease; [or]

7.1.2 The Tenant shall comply with the provisions of this Lease; [or]

7.1.3 The Tenant shall comply with the provisions of this Lease; [or]

7.1.3 The Tenant shall comply with the provisions of this Lease; [or]

7.1.4 The Tenant shall comply with the provisions of this Lease; [or]

7.1.4 The Tenant shall comply with the provisions of this Lease; [or] the Landlord shall have the right to enter the Holding (or any part of them) at any time after the termination of this Lease and to inspect the Holding (but this will not affect any right or remedy available to the Landlord).

7.2 Nothing in this Lease shall deprive the Tenant the right to enforce, or to prevent the enforcement of, any benefit of any covenants, rights or conditions to which the Holding is subject.

7.2 Nothing in this Lease shall deprive the Tenant the right to enforce, or to prevent the enforcement of, any benefit of any covenants, rights or conditions to which the Holding is subject.

7.3 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Lease so that no person who is not a party to this Lease has no right to enforce or be bound by any provision of this Lease.

7.3 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Lease so that no person who is not a party to this Lease has no right to enforce or be bound by any provision of this Lease.

7.4 The Landlord warrants that nothing in this Lease constitutes or shall constitute a breach of any warranty that the Holding may lawfully be used for any purpose permitted by this Lease.

7.4 The Landlord warrants that nothing in this Lease constitutes or shall constitute a breach of any warranty that the Holding may lawfully be used for any purpose permitted by this Lease.

7.5 The Tenant warrants that it has not entered into this Lease in reliance on any representation or warranty made by or on behalf of the Landlord.

7.5 The Tenant warrants that it has not entered into this Lease in reliance on any representation or warranty made by or on behalf of the Landlord.

8. **Notices**

8.1 Any notice given in connection with this Lease must be in writing and sent to the recipient by first class post or special delivery or otherwise delivered to the recipient under clause 8.2 or to any other address in the written agreement if the recipient has specified as its address for service by giving written notice under this clause 8.

8.1 Any notice given in connection with this Lease must be in writing and sent to the recipient by first class post or special delivery or otherwise delivered to the recipient under clause 8.2 or to any other address in the written agreement if the recipient has specified as its address for service by giving written notice under this clause 8.

8.2 A notice shall be deemed to have been served on the recipient if:

8.2.1 the recipient is an individual living in a private dwelling and is served at his or her home; or

8.2.1 the recipient is an individual living in a private dwelling and is served at his or her home; or

8.2.2 the recipient is a company, partnership, limited liability partnership registered in the United Kingdom or a body corporate or is served at the party's principal place of business or at its registered office; and

8.2.2 the recipient is a company, partnership, limited liability partnership registered in the United Kingdom or a body corporate or is served at the party's principal place of business or at its registered office; and

8.3 Any notice shall be deemed to have been served on the recipient if it is delivered as served on the second working day after the date of posting by prepaid first-class post or special delivery or at the recipient's address if delivered to or left at the recipient's address if delivered to or left at the recipient's address.

8.3 Any notice shall be deemed to have been served on the recipient if it is delivered as served on the second working day after the date of posting by prepaid first-class post or special delivery or at the recipient's address if delivered to or left at the recipient's address if delivered to or left at the recipient's address.

8.4 Section 1 of the Local Government Act 1972 and Section 1 of the Local Government Act 1972 shall otherwise apply to notices given to the recipient.

8.4 Section 1 of the Local Government Act 1972 and Section 1 of the Local Government Act 1972 shall otherwise apply to notices given to the recipient.

9. **Termination**

9.1 The Landlord reserves the right to terminate this Lease at any time [after <<insert date>>] by

9.1 The Landlord reserves the right to terminate this Lease at any time [after <<insert date>>] by

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servi Tenant.

9.2 The L his Lease at any time after the death of the Tenant (or w surviving Tenant) by serving a Break Notice on the Tena

9.3 If the clause 9, this will not affect the rights of any party for an gation in this Lease.

9.4 The L the Tenant all payments of Rent that relate to a perio of this Lease.]

10. [Terminatio

10.1 The T his Lease at any time [after <<insert date>>] by servi Landlord.

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

10.3 If the cause 10, this will not affect the rights of any party for an gation in this Lease.

10.4 The L the Tenant all payments of Rent that relate to a perio of this Lease.]

11. [Guarantor'

11.1 The C ndlord that the Tenant will comply with all the 11.1. this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;

11.1. andlord as primary obligor, and separate to the 11.1 above, to indemnify the Landlord against all es and expenses caused to the Landlord by the the rents or comply with the Tenant's covenants supplemental documents to this Lease); and

11.1. Landlord as primary obligor to indemnify the es, costs, damages and expenses caused to the ant proposing or entering into any company , scheme of arrangement or other scheme having he effect of impairing, compromising or releasing ions of the Guarantor in this clause 11.

11.2 If the e discretion notifies the Guarantor within three mont disclaimer or forfeiture of this Lease or the Tenant being of companies, the Guarantor must, within ten work s option either:

11.2. n cost (including payment of the Landlord's costs) ease of the Holding:

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

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

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

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

the same terms and conditions as this Lease; or

11.2.

arrears of the rents, any outgoings and all other lease plus the amount equivalent to the total of the ll other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

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11.3 If cla
inden

Guarantor must pay the Landlord's costs (on a full t in respect of the grant of the lease.

11.4 If cla
relea
will n

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

11.5 The C

ot be reduced or discharged by:

a)

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

b)

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

c)

ndlord to accept any rent or other payment due

d)

lease (except that a surrender of part will end the ility in respect of the surrendered part);

e)

counterclaim that the Tenant or the Guarantor may

f)

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

g)

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;

h)

rrence in relation to the Guarantor of an Act of

i)

an a release by the Landlord by deed.

11.6 The C
of the
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in competition with the Landlord in the insolvency ke any security, indemnity or guarantee from the nt's obligations under this Lease.

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- 11.7 The Guarantor is released from its future obligations under this Lease at the end of the term of the Lease;
 - a) at the end of the term of this Lease expires;
 - b) the Guarantor is released from the tenant covenants under this Lease in accordance with the Landlord and Tenant (Covenants) Act 1995; or
 - c) the Guarantor releases the Guarantor in accordance with clause 11.7.

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- 12. **Dispute Resolution**
 - 12.1 Any dispute arising out of or in connection with this Lease that is not required under the ATA 1995 to be determined by an Independent Expert.
 - 12.2 The Lease is subject to arbitration in accordance with the Arbitration Act 1996 and the Tenant shall be bound by the arbitration award.
 - 12.2.1 The arbitration shall be conducted in accordance with the Arbitration Act 1996 and the Tenant shall be bound by the arbitration award;
 - 12.2.2 The arbitration shall be conducted in accordance with the Arbitration Act 1996 and the Tenant shall be bound by the arbitration award;
 - 12.2.3 The arbitration shall be conducted in accordance with the Arbitration Act 1996 and the Tenant shall be bound by the arbitration award;
 - 12.2.4 The arbitration shall be conducted in accordance with the Arbitration Act 1996 and the Tenant shall be bound by the arbitration award;

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- 13. **Applicable Law**
 - 13.1 This Lease shall be governed by the law of England and Wales.
 - 13.2 Subject to any provisions in this Lease requiring a dispute to be referred to arbitration, the courts of England and Wales have jurisdiction to determine any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations.
 - 13.3 Any order of the courts of England and Wales made in relation to this Lease, including in relation to any non-contractual obligations, shall be enforceable in England and Wales.

THIS LEASE has been executed and delivered on the day on which it has been dated

[Execution clauses]

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

<<Affix seal here>>

Director

Director/Secretary

OR (alternative completion)

E

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

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative co... e)

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

Signature:

Director

Signature of witness

Name (in BLOCK C

Address _____

OR (execution cla... n individual)

Signed as a deed b
<<Landlord's Name
in the presence of

Signature:

Signature of witness

Name (in BLOCK C

Address _____

[Execution clauses

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

<<Affix seal here>>

Director

Director/Secretary

S

OR (alternative completion)

Executed as a deed by <<Tenant's Name>> acting by [a director or secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

A

OR (alternative completion)

Executed as a deed by <<Tenant's Name>> acting by a director in the presence of

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

M

OR (execution clause for individual)

Signed as a deed by <<Tenant's Name>> in the presence of

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

P

[Execution clauses]

Executed as a deed by the common seal of <<Guarantor's Name>> in the presence of

<<Affix seal here>>

Director

E

Director/Secretary

OR (alternative completion)

Executed as a deed by <<Guarantor's Name>> acting by [a director/secretary] [two directors/secretaries]

Signature: _____

Director

Signature: _____

[Director][Secretary]

OR (alternative completion)

Executed as a deed by <<Guarantor's Name>> acting by a director in the presence of _____

Signature: _____

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause by an individual)

Signed as a deed by <<Guarantor's Name>> in the presence of _____

Signature: _____

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____



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nts Granted to the Tenant

1. The right to Holding pro Conduits.

duits belonging to the Landlord and serving the may from time to time replace or re-route the

2. [The right in

rd and all others authorised by the Landlord to

3. use those pa on the plan a to gain acce and animals accessways

hbouring Property [which are shown edged green R [designated from time to time by the Landlord] e Holding with or without vehicles and machinery rd may from time to time change the route of the

4. <<Insert deta

be granted to the Tenant>>

5. [Except as n neighbouring Wheeldon v

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

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Rights Reserved to the Landlord

1. The right to... Conduits on the Holding which are in existence at the date of... installed or constructed during the Term and the right to lay, ... and inspect any Conduits, roads or fences benefitting the ... Property.
2. The right to... ns and other rights of way across the Holding.
3. The right to... anything that the Landlord is expressly entitled or required to do... for any other reasonable purposes in connection with this Lease... ed that the Landlord must:
 - a) give... for notice (except in the case of emergency, when the L... ch notice as may be reasonably practicable);
 - b) caus... e as reasonably practicable; and
 - c) repair... hat the Landlord causes as soon as reasonably pract...
4. The right to... uction, demolition, alteration or redevelopment on any adjoining... (it others to do so) as the Landlord in its absolute discretion co... ot these works interfere with the flow of light and air to the Ho...
5. The right, wh... plant and equipment onto the Holding and to place scaffolding a... dding in exercising the Landlord's rights under this Lease.
6. The right to... pouring Property for any purpose whatsoever and without impo... g or neighbouring premises any restrictions or conditions si... pon the Tenant.
7. The right to... leave agreement, easement, contract or licence affecting the... e right to allow agents of the grantee to enter the Holding with... and machinery to carry out works on the Holding, at the grante... which may be required under those agreements and the right... other payments due under any current or future wayleave ag... tract or licence relating to the Holding.
8. The right to... of the Holding into an agri-environmental scheme during the... st co-operate with the Landlord's reasonable requirements... including the provision of consent and entry into relevant doc...
9. The exclusiv... rchaeological artefacts discovered on the Holding.
10. The right to... ater course on or under the Holding.
11. The right to... owl and other wild birds and the exclusive right to enter the Ho... shoot, kill and take them away and the exclusive right to hunt... h on or over the holding.

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12. The right to hunt and take rabbits, hares, mink and other pests, subject to the Game Act 1968 and the Ground Game (Amendment) Act 1906.
13. The right to search for and remove all mines, quarries and minerals and all stones, sand, brick-clay, gravel, pebbles, shells, fossils or other objects, to go down to, and work, and to have access to, any such mines, quarries, stones, sand, brick-clay, gravel, pebbles, shells, fossils or other objects, and to have access to any land or water necessary for the exercise of the above rights, with the right of way over any land and the right to lay and use any pipes, conduits, cables, wires, cables, or other apparatus, and to remove the same, provided that the person exercising the above rights shall not cause any physical damage caused or pay compensation for it.
14. The right to use any adjoining premises owned by the Landlord from the Holding.
15. All rights of licence or easement that now exist or that might (but for this reservation) be acquired by the Tenant.
16. <<Insert details of any other rights or powers to be reserved to the Landlord>>

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Rent Review Provisions

[There will be no Rent Review Provisions. This clause will not apply.]

Rent during the Term and Part II of the ATA 1995

OR

[The Annual Rent Review Provisions of Part II of the ATA 1995 will apply.]

the statutory rent review provisions contained in

OR

[The Annual Rent Review Provisions will apply on each Review Date but otherwise in accordance with the statutory provisions contained in Part II of the ATA 1995.]

on each Review Date but otherwise in accordance with the statutory provisions contained in Part II of the ATA 1995.]

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