





Charity's trustees>> of the charitable corporated association] known as ame of Charity>> [a registered charity Insert Charity Commission number>>] ce address is at <<Insert address of

(**if any)** ame of Guarantor>> ddress of Guarantor>> mpany number>>

ties

apacity of each party, for example ent company", "guarantor", etc. ame of other party>> ddress of other party>> pmpany number>>

e of a conflict between this clause emainder of this lease then, for the of registration, this clause shall

erty [shown edged red on the plan o this lease and] known as <<Insert Property>> which is on the <<Insert er(s)>> floor of the Building (as defined .1)

tements prescribed under rules 179 ons in favour of a charity), 180 ons by a charity) or 196 (leases E Leasehold Reform, Housing and velopment Act 1993) of the Land on Rules 2003.

11.

is lease is made under, or by to, provisions of:

ncluding
mmencement date>>

luding kpiry date>>

LR4. Property

Insert a full description of the leased or

Refer to the clause, schedule or p a schedule in this lease in whi being leased is more fully

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 LR5.1, insert under that sub relevant statement or refer to schedule or paragraph of a sche lease which contains the statement

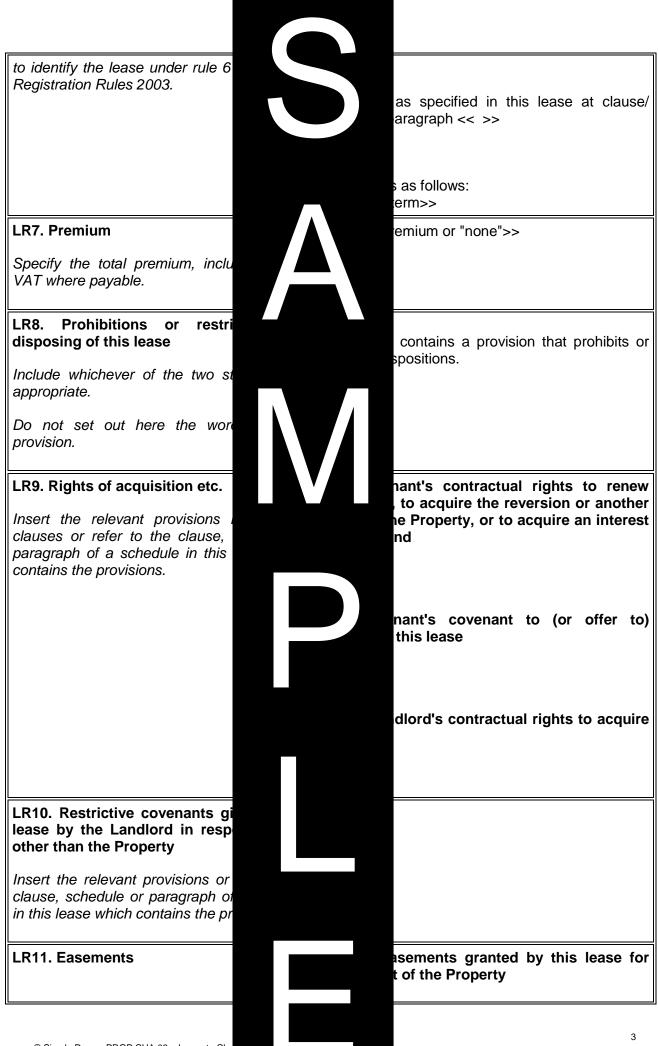
In LR5.2, omit or delete those Ad not apply to this lease.

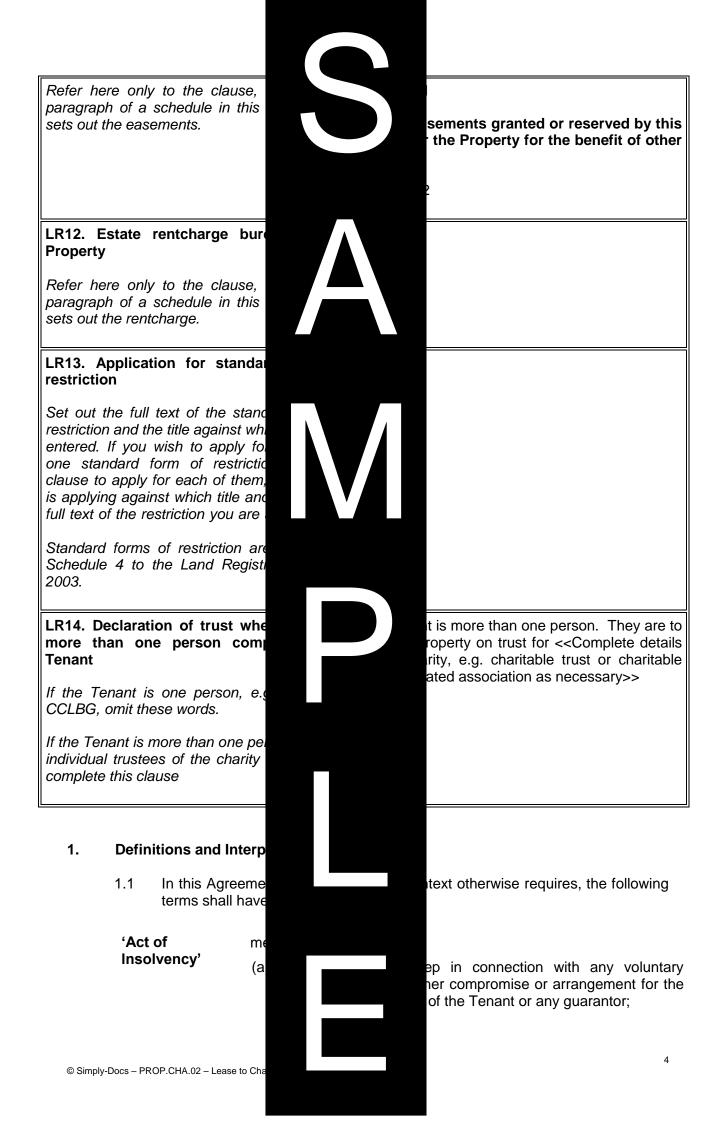
LR6. Term for which the Proper

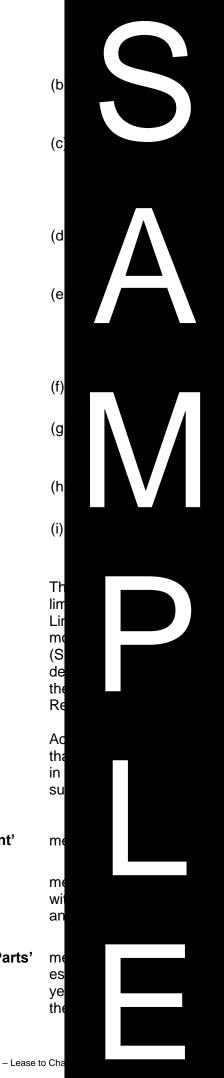
Include only the appropriate stat completed) from the three options

NOTE: The information you prov to, here will be used as part of th









ation for an administration order or the ation order in relation to the Tenant or

of intention to appoint an administrator, he prescribed documents in connection an administrator, or the appointment of y case in relation to the Tenant or any

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

a voluntary winding-up in respect of the or, except a winding-up for the purpose construction of a solvent company in utory declaration of solvency has been of Companies;

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

Tenant or any guarantor from the or the making of an application for the r to be struck-off;

arantor otherwise ceasing to exist (but nant or any guarantor dies); or

plication for a bankruptcy order, the on for a bankruptcy order or the making gainst the Tenant or any guarantor.

all apply in relation to a partnership or ned in the Partnership Act 1890 and the 1907 respectively) subject to the the Insolvent Partnerships Order 1994 d), and a limited liability partnership (as pility Partnerships Act 2000) subject to to in the Limited Liability Partnerships (1090) (as amended).

any analogous proceedings or events to the legislation of another jurisdiction guarantor incorporated or domiciled in

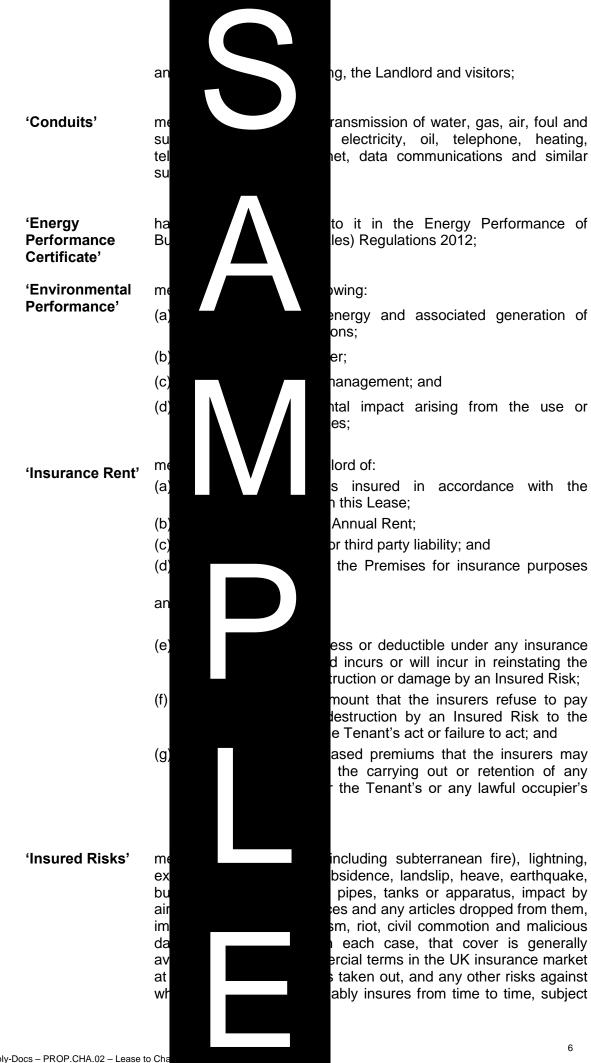
er year exclusive of VAT;

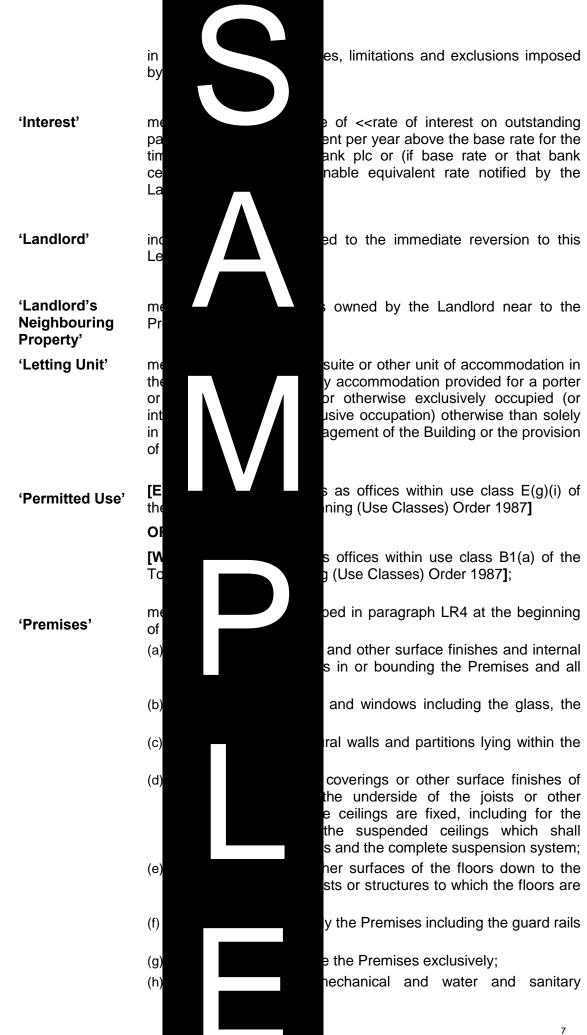
ng known as <<address of building>> title number>> including all additions

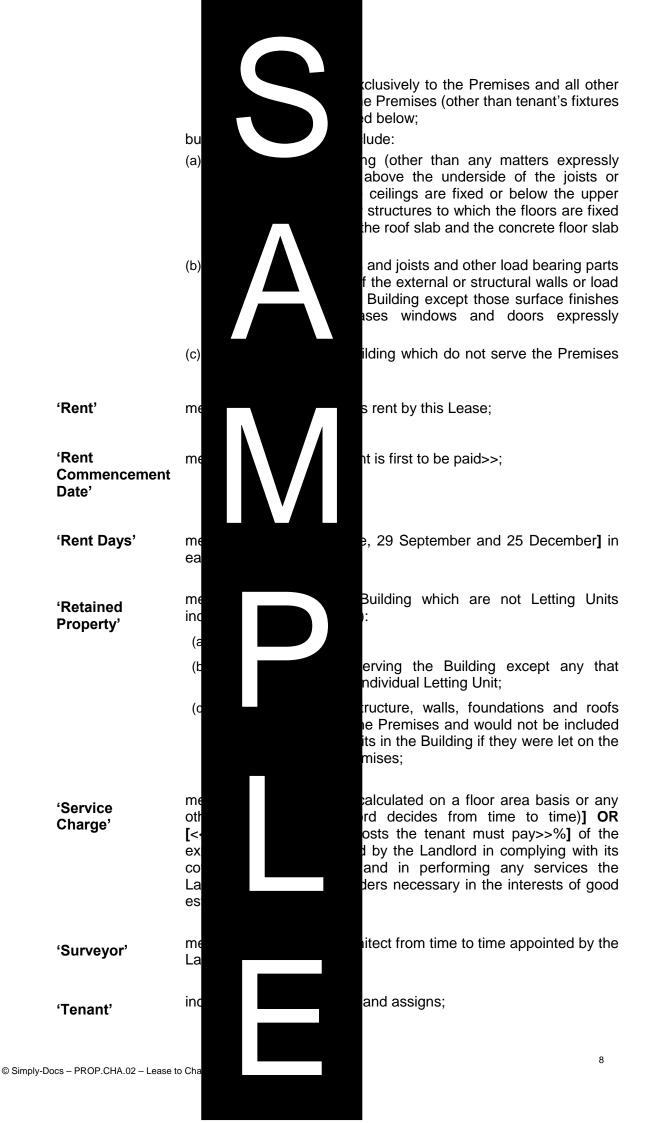
ths, yards, halls, passageways, fire and landings [which are shown edged d to this Lease] and any other areas in vided for use in common by the tenants

'Annual Rent' 'Building'

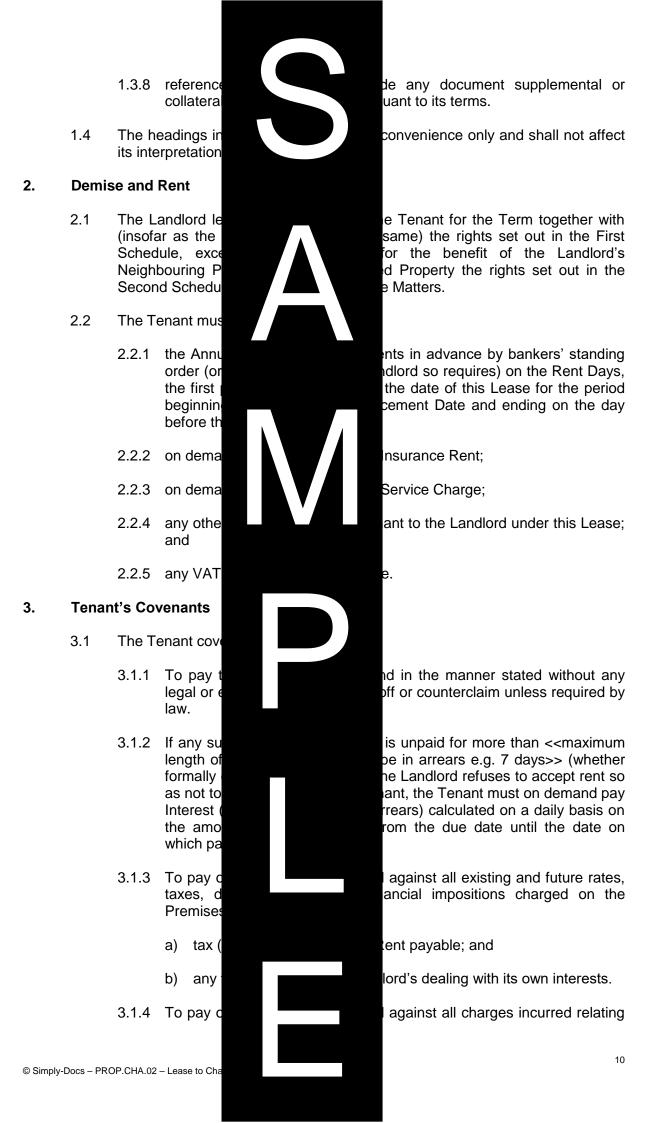
'Common Parts'



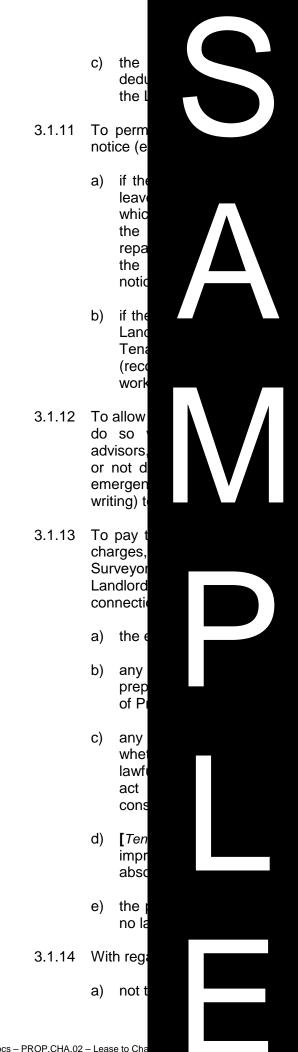




'Ter	'Term'			n paragraph LR6 at the beginning of this
'Title	e Matte	rs' m∉ << Pr		 set out in the following documents: affecting the landlord's title to the
'VA T	'VAT'		А	ted by the Value Added Tax Act 1994 ressly stated references to rent or other mant are exclusive of any VAT charged
1.2	Unles	s the conte		ach reference in this Agreement to:
	1.2.1	"writing"		out not email;
	1.2.2	a "workii Sunday o		to any day other than a Saturday, y in England and Wales;
	1.2.3	a statute provision		tute is a reference to that statute or red at the relevant time;
	1.2.4	"this Agr Schedule		to this Agreement and each of the mented at the relevant time;
	1.2.5	a Schedu		greement; and
	1.2.6	a clause (other tha		rence to a clause of this Agreement aragraph of the relevant Schedule.
1.3	In this	Agreeme		
	1.3.1	any refe unincorp personal		ides a natural person, corporate or or not having separate legal
	1.3.2	words im		ber include the plural and vice versa;
	1.3.3	words im		de any other gender;
	1.3.4	reference the Term		n include any sooner determination of ion of time;
	1.3.5	any cove obligation		t to do an act or thing includes an uch act or thing to be done;
	1.3.6	reference neglect c servants		default of the Tenant include the act, of the Premises and their respective
	1.3.7	the claus taken int		part of this Lease and are not to be ion or interpretation; and
				9



	to water telephon commun Premises	face water drainage, electricity, oil, pmmunications, internet, data upplies or utilities supplied to the harges and meter rents).
3.1.5	If the La the Term demand.	because it has been allowed during e good that loss to the Landlord on
3.1.6	To keep clean an against payment act, negl	d substantial repair and condition and amage results from any of the risks insured under Clause 4.1.2 unless money is refused by reason of any nt).
3.1.7	To decor as often before the scheme carried o that are preparate	any) and the inside of the Premises ary and also in the last three months any changes in the external colour of the Landlord. All decoration must be manner using good quality materials emises and include all appropriate
3.1.8	To keep tidy and	es which are not built upon clean and
3.1.9	At the en	
	a) to re requ	Landlord in the repair and condition
	b) if the fixed mad Pren	to remove all items the Tenant has by any alterations the Tenant has ake good any damage caused to the
	c) to re	ssessions from the Premises; and
	d) to ha relat heat risk and	d all documents held by the Tenant matters including (but not limited to) ts, asbestos surveys and reports, fire s, and certificates relating to electrical
3.1.10	lf, follow remain c < <e.g. 1<br="">do so:</e.g.>	n, any of the Tenant's possessions Tenant fails to remove them within quested in writing by the Landlord to
	a) the l	nt of the Tenant sell the possessions;
	b) the incut sold belo	the Landlord against any liability party whose possessions have been mistaken belief that the possessions
cs – PROP.CHA.02	– Lease to Cha	11



he Tenant the sale proceeds after ortation, storage and sale incurred by

asonable times on reasonable prior nter and inspect the Premises and:

or Surveyor gives to the Tenant (or tice of any repairs or maintenance to carry out or of any other failure by its obligations under this Lease, to medy such failure in accordance with f two months from the date of the and

y with clause 3.1.11 a), to permit the ses and carry out the works at the pay to the Landlord on demand I debt) the proper expenses of such s, Surveyor's and other fees).

ise any right to enter the Premises to ntractors, agents and professional ses at any reasonable time (whether urs) and, except in the case of an sonable notice (which need not be in

and on an indemnity basis all costs, enses (including legal costs and nal fees) properly incurred by the uld be payable by the Landlord) in on of:

covenants of this Lease;

bligations in this Lease, including the notice under section 146 of the Law

ant for consent under this Lease, withdrawn or consent is granted or ses where the Landlord is required to dlord unreasonably refuses to give

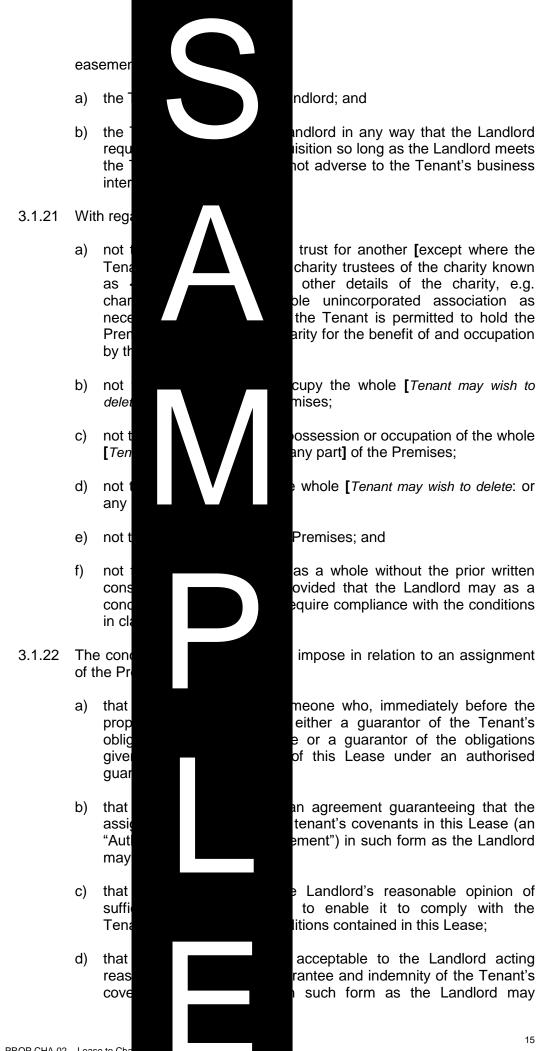
arrying out works to the Premises to Performance where the Tenant in its ented to the Landlord doing so; and

of a schedule of dilapidations served the end of the Term.

ny illegal or immoral purpose;

	b)	not resic		as sleeping accommodation or for
	c)	not dang and		e Premises any offensive, noisy or ss, manufacture, occupation or thing;
	d)	to us <i>delet</i> Mon	Λ	the Permitted Use [<i>Tenant may wish to</i> etween the hours of 8AM and 6PM on bank holidays or public holidays)].
3.1.15	Wit	th rega		
	a)	not t		any adjoining premises;
	b)	not t		tructural alterations to the Premises;
	c)	[<i>Ten</i> Prer an a Cert Build		not to make any alteration to the ay reasonably be expected to, have et rating in any Energy Performance respect of the Premises or the
	d)	save addi withe be u		5.1.16 below, not to make any internal non-structural nature to the Premises written consent (such consent not to delayed).
3.1.16	ren the ver on	e Ten nove a strue ntilatio the Eu ich sh		nt from the Landlord erect, alter or le partitioning which does not affect or adversely affect the mechanical e Building or have an adverse impact the of the Premises or the Building and the statute subject to the Tenant:
	a)	givin Lano writii		less than < <notice 1="" carried="" e.g.="" given="" month="" out="" period="" to="">> notice in out any such works;</notice>
	b)	carry accc requ		good and workmanlike manner and in ary permission, consent or approval
	c)	reins befo requ		heir former state and condition on or if the Landlord by notice in writing and
	d)	infor carri fixtu will r the a has		e cost of any alterations or additions scept any which are trade or tenant's practicable and so that the Landlord te to effect any necessary increase in emises are insured unless the Tenant
3.1.17	In	all c		ruction (Design and Management)
s – PROP.CHA.02	– Leas	se to Cha		13

	(wh Lea with	gulatio nether ase), h a cc work:	works carried out to the Premises onsent is required for them under this ulations and to provide the Landlord Ith and safety file upon completion of
3.1.18	the Predet det position of a the	t to ex Prer emises ails c sition[d] on a size end mage	ce or advertisement on the outside of or so as to be visible outside the ing the Tenant's name [and < <insert at Tenant may include>>] in the lord [at the entrance to the Building Premises, subject to that sign being erial approved by the Landlord and at e any sign[s] and make good any e satisfaction of the Landlord.</insert
3.1.19	Wit	th rega	respect of the Premises:
	a)	to co use	ng to the Premises or to the Tenant's emises;
	b)	withi com Land with in c requ	by the Tenant of any notice or other Premises to send a copy to the o take all necessary steps to comply munication and take any other action e Landlord acting reasonably may
	c)	not with	rmission in relation to the Premises ent of the Landlord;
	d)	to co the F	permissions relating to or affecting
	e)	to c Regi writte is th Land clien	ruction (Design and Management) e commencing any works to make a ation 4(8) to the effect that the Tenant poses of the Regulations, to give the ion and to fulfil the obligations of the
	f)	to ke and of th mair time	bed with all fire prevention detection is required by law or by the insurers bly required by the Landlord and to allow the Landlord to inspect it from
	g)	to no Pren unde	otly of any defect or disrepair in the le Landlord liable under any law or
	h)	not v Enei	onsent of the Landlord to apply for an ate in respect of the Premises.
3.1.20		t to a emises	sements to be acquired over the y result in the acquisition of a right or
s – PROP.CHA.02	– Leas	se to Cha	14



		reas		
	e)	that the I for a (plus secu in th		a rent deposit deed in such form as require with the Landlord providing n < <e.g. six="">> months' Annual Rent at the date of the assignment) as erformance of the tenant's covenants rer the deposit; and</e.g.>
	f)	that outs brea		of the Annual Rent or any other or this Lease and that any material nant has been remedied.
3.1.23	Pre for viev	perm emises re-let w the ts age		time during the Term to enter the suitable part of the Premises a notice allow potential tenants and buyers to times (accompanied by the Landlord
3.1.24	Wit	th reg		
	a)	to co to do and		nts of the Landlord's insurers and not which could invalidate any insurance;
	b)	if the insu incre	V	to do anything which increases any e by the Landlord to repay the ndlord on demand.
3.1.25	cor	pay \ nectionarlier,		able supplies made to the Tenant in due date for making any payment or, upply is made for VAT purposes.
3.1.26	pay inde the oth	here th / the l emnit Land er pel 1994		er or in connection with this Lease, to erson any sum by way of a refund or al to any VAT incurred on that sum by cept to the extent that the Landlord or uch VAT under the Value Added Tax
3.1.27	der cha liab acti	e Ten mands arges bilities ion, o mage		Landlord against all actions, claims, rty, all costs, damages, expenses, third party and the Landlord's own neurred in defending or settling any ect of any personal injury or death, agement of any right arising from:
	a)	the then		he Premises or the Tenant's use of
	b)	the e		ights; or
	c)	the c		ions.
3.1.28		respeo ndlord		by the indemnity in clause 3.1.27, the
				16

	a)	give prac	
	b)	prov to th Tena prov	
	c)	mitig the L	Λ
3.1.29	Wi	th rega	
	a)	to ta Parte remo	
	b)	to us close good	
	c)	to ki Parti	
3.1.30	oth	comp ler rea lhe inte	
3.1.31	are the cos rep ligh cap	here the hort r land sts, feo bairing hting a bable the Bu	P
3.1.32	the per	thin 2′ Pren rson) t dated	
3.1.33	wit Re	his Le hin or gistry mplete	
3.1.34	Lea to	the ei ase ar close ted ag	
3.1.35	uno	notify der thi ocure	
PROP CHA 02	-lea	se to Cha	

f the claim as soon as reasonably tice of it;

nformation and assistance in relation nay reasonably require, subject to the d all costs incurred by the Landlord in assistance; and

ant's cost) where it is reasonable for

prevent any damage to the Common ut limitation) when bringing in or uggage from the Premises;

sage, staircase, lavatories and water s in a careful manner and to make improper or careless use;

ages and staircases in the Common truction at all times.

et out in the Third Schedule and any de by the Landlord from time to time nagement.

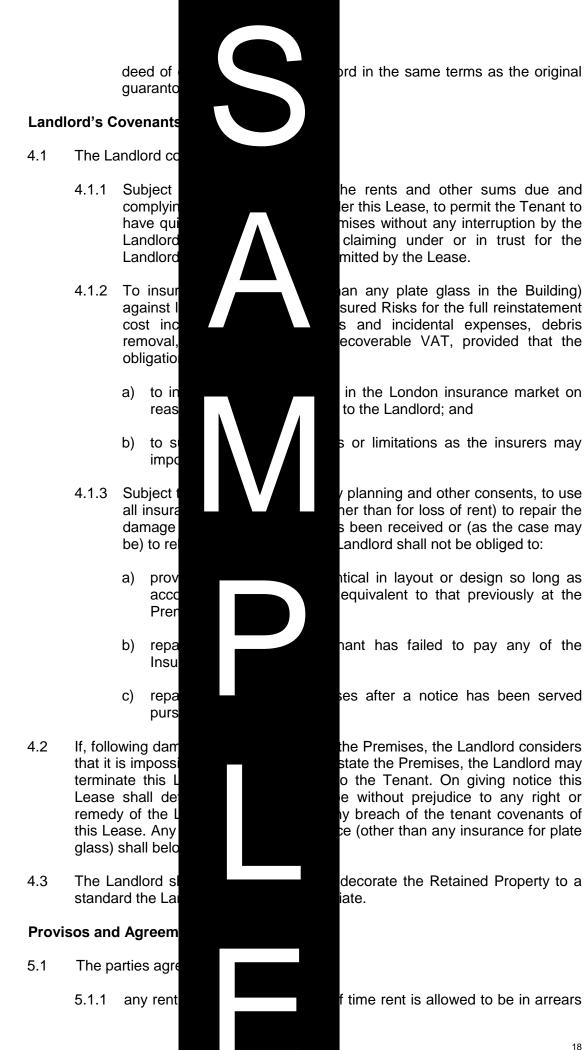
ses referred to in this Clause 3.1.31 Service Charge, to pay on demand to be determined by the Landlord) of the y incurred by the Landlord in insuring, cleansing and (where appropriate) or other items which are used or are mises in common with any other part d Property.

ent, transfer, underlease or charge of enant, any undertenant or any other f the relevant document together with rant registered titles to the Landlord.

sory registration at the Land Registry, of this Lease to apply to the Land nd once the registration has been of the relevant titles to the Landlord.

r to the Landlord the original of this as the Landlord reasonably requires nd to remove entries in relation to it tered title.

uarantor of the Tenant's obligations ent and if the Landlord so requires to eptable to the Landlord enters into a



5.

4.

e.g 28 not); or

- 5.1.2 the Tena
- 5.1.3 there is

the Landlord ma and on doing so available to the

- 5.2 If the Premises unfit for occupat insurance mone of the Tenant, payable from th until the Prem whichever is the
- 5.3 Nothing in this I release or modi which any adjoir
- 5.4 The parties agree arising solely by enforce any terr
- 5.5 The Tenant ac constitute a rep used for any pu
- 5.6 The Tenant ack on any represer

6. Notices

- 6.1 Any notice given sent by pre-paid or left at the add in the United k service by giving
- 6.2 A notice served
 - 6.2.1 a comp Kingdom
 - 6.2.2 a persor Kingdom Kingdom are a pa address
 - 6.2.3 anyone
 - a) in th

due (whether formally demanded or

or

(or any part of them) at any time after this will not affect any right or remedy

ved by any Insured Risk so as to be ance is not vitiated or payment of the art through any act, neglect or default air proportion of it will cease to be truction for a period of three years or occupation or use by the Tenant,



any covenants, rights or conditions to t.

the right to enforce, or to prevent the

hot a party to this Lease has no right (Rights of Third Parties) Act 1999 to

g in this Lease constitutes or shall that the Premises may lawfully be use.

ot entered into this Lease in reliance by or on behalf of the Landlord.

with this Lease must be in writing and al delivery to or otherwise delivered to er clause 6.2 or to any other address ent has specified as its address for ig days' notice under this clause 6.

artnership registered in the United gistered office;

ated in a country outside the United e address for service in the United the deed or document to which they s has been given at their last known

at any postal address in the United



time for the registered proprietor on agraph LR2.1 at the beginning of this is given, at its last known address in

he Premises:

t the address of that party set out in which they gave the guarantee; and

, at their last known address in the

red on the second working day after st class post or special delivery or at at the recipient's address if delivered

ay that is not a working day or after eated as served at 9:00AM on the

ot a valid form of service under this

: Termination by Landlord

at any time [after <<insert date>>] by ce period to terminate lease e.g. 3 or t at any time.

this will not affect the rights of any h in this Lease.

all payments of Rent that relate to a se.]

t any time [after <<insert date>>] by otice period to terminate lease e.g. 3 at any time.

g a notice given by the Tenant if the up to the date of determination and and leaves behind no continuing

personal to the Tenant named in ease and will end on the date of the the Lease or on the date when that

this will not affect the rights of any h in this Lease.

6.4

6.3

- 6.5
- 7. Tenant may wish to de
 - 7.1
 - 7.2
 - 7.3

8. **Termination by Tenan**

- 8.1
- 8.2
- 8.3
- 8.4

- 8.5 The Landlord sl period after the
- 9. [Tenant may wish to de
 - 9.1 The Tenant cor be before the T Landlord served the Regulatory 2003.
 - 9.2 The Tenant cor made a [declara in the form set c
 - 9.3 The Tenant co Tenant's behalf
 - 9.4 The Landlord and Landlord and Landlord and by this Lease.]

10. [Guarantor's Covenar

- 10.1 The Guarantor:
 - 10.1.1 Guarant Tenant's Guarant
 - 10.1.2 Covenar covenan losses, o Tenant's covenan Lease);
 - 10.1.3 Covenar Landlord the Land voluntar having d releasing 10.
- 10.2 If the Landlord months after th Tenant being st ten working day

10.2.1 at the 0 costs) ac

a) for a or for a













all payments of Rent that relate to a se.

on of Security of Tenure

nt of this Lease (or as the case may bound to enter into this Lease) the in the form set out in schedule 1 to ancies) (England and Wales) Order

r a person on behalf of the Tenant) in paragraph 7] [statutory declaration edule 2 to the 2003 Order.

who made the declaration on the authority.

oursuant to section 38A (1) of the ections 24 to 28 (inclusive) of the ded in relation to the tenancy created

the Tenant will comply with all the ease. If the Tenant defaults, the and comply with those obligations;

primary obligor, and separate to the to indemnify the Landlord against all enses caused to the Landlord by the ents or comply with the Tenant's ny supplemental documents to this

s primary obligor to indemnify the s, damages and expenses caused to osing or entering into any company of arrangement or other scheme effect of impairing, compromising or tions of the Guarantor in this clause

h notifies the Guarantor within three er or forfeiture of this Lease or the ompanies, the Guarantor must, within n either:

ncluding payment of the Landlord's of the Premises:

effect on the date of the disclaimer or the Tenant being struck off the

	regis	
b)	endi discl	his Lease would have ended if the ig-off had not happened;
c)	at th	ıms payable;
d)	cont the i befo conc uncc	on the term commencement date of ent review under this Lease that falls cement date that has not been being reviewed as at the date of the
e)	cont Leas new	on each Rent Review Date under this he term commencement date of the
f)	othe	and conditions as this Lease; or
the wo	y the ms du e rent: ould be feiture	he rents, any outgoings and all other the amount equivalent to the total of er sums due under this Lease that of 6 months following the disclaimer,
If clause must relea (but that v	ase th	of the payment in full, the Landlord ure obligations under this clause 10 the in relation to any prior breaches).
The Guar	antor's	ed or discharged by:
	y failu forcen nant o	enforce in full, or any delay in at, or any concession allowed to the
10.4.2 ang Gu	y varia Iaranto	ot that a surrender of part will end the ect of the surrendered part);
10.4.3 ang ma	y right ay have	im that the Tenant or the Guarantor
	y deat the Te e Land	r change in the constitution or status f any other person who is liable, or of
	y ama structu dertak	any party with any other person, any the whole or any part of the assets or ther person;
10.4.6 the Ins	e exist solvene	elation to the Guarantor of an Act of
10.4.7 an	ything	by the Landlord by deed.
The Gua		mpetition with the Landlord in the not take any security, indemnity or
		22

- 10.3
- 10.4

10.5

guarantee from Lease.

10.6 Nothing in this exceeds the liat

11. Charities Act 2011

The Premises demised <<Insert name of Chari imposed by sections 1 (subject to section 117)

12. Applicable Law and J

12.1 This Lease and with it will be go

12.2 Subject to claus to be settled by have exclusive connection with obligations.

12.3 Any party may arising out of or contractual oblig

THIS LEASE has been execu dated

Execution clauses for compa

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

Director

Director/Secretary]

OR (alternative company exe

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

OR (alternative company exe

[Executed as a deed by









f the Tenant's obligations under this

any liability on the Guarantor that d were it the tenant of this Lease.]

s Lease be held by (or in trust for) ity, and the restrictions on disposition ties Act 2011 will apply to the land

gations arising out of or in connection land and Wales.

ons in this Lease requiring a dispute on, the courts of England and Wales any dispute arising out of or in in relation to any non-contractual

of the courts of England and Wales ease, including in relation to any nonmpetent jurisdiction.

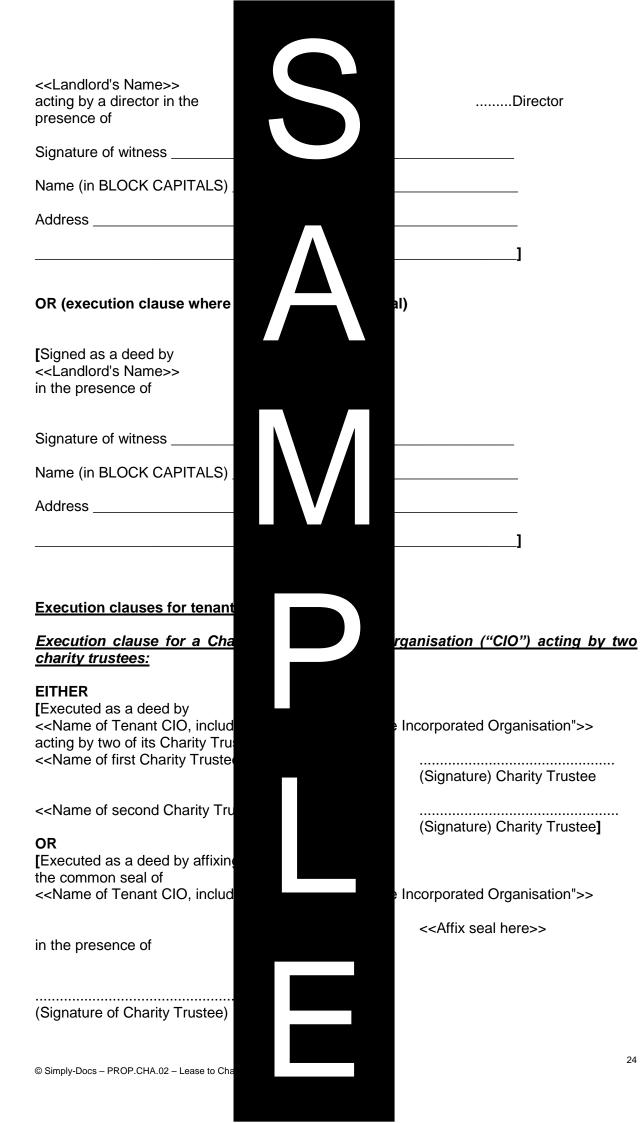
red on the day on which it has been

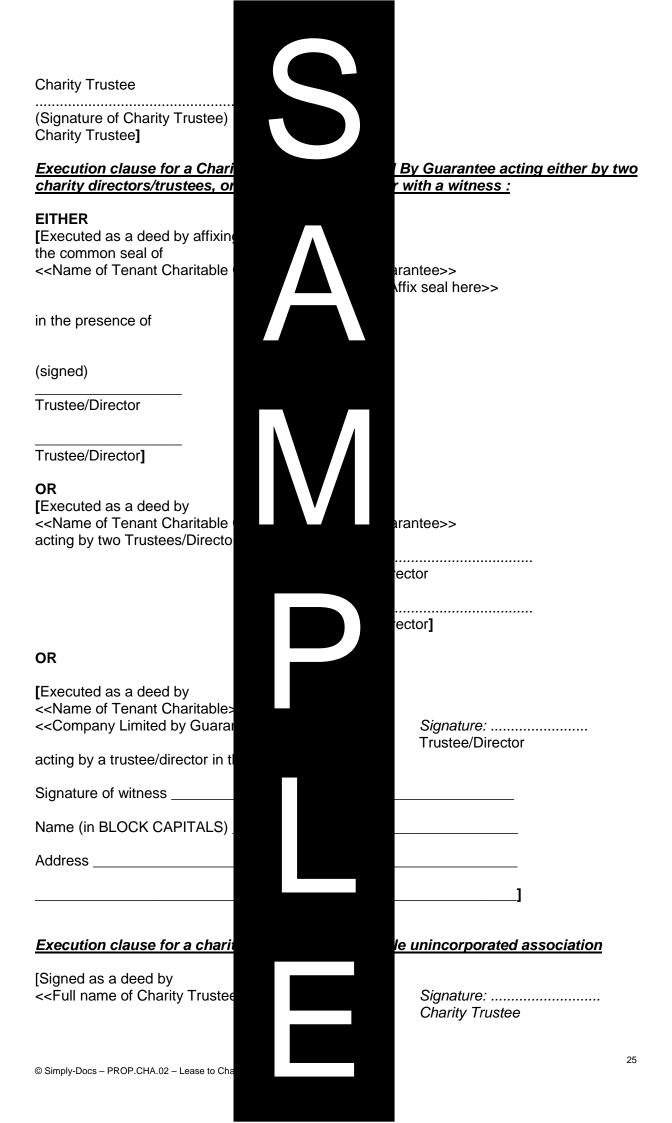
<<Affix seal here>>

nature:(Director)

nature:([Director][Secretary])]

nature:



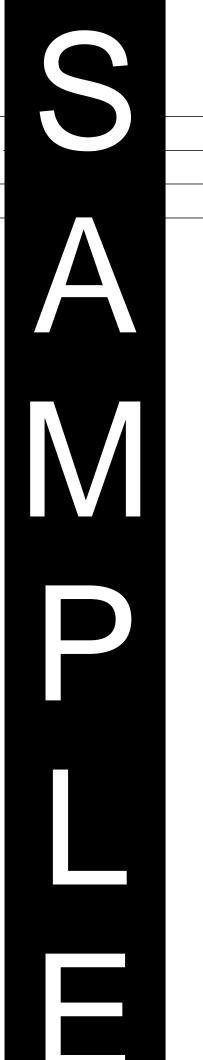


in the presence of: Signature of witness	_	
Name (in BLOCK CAPITALS)	_	
Address		
Occupation	_]	
and repeat the above clau	er charit	<u>y trustees</u>
[Execution clauses for guarant		
[Executed as a deed by affixing the common seal of < <guarantor's name="">> in the presence of</guarantor's>	< <aff< td=""><td>ix seal here>></td></aff<>	ix seal here>>
Director		
Director/Secretary]		
OR (alternative company exe		
[Executed as a deed by < <guarantor's name="">> acting by [a director and its secretary] [two directors]</guarantor's>	nature: nature:	(Director) ([Director][Secretary])]
OR (alternative company exe		
[Executed as a deed by < <guarantor's name="">> acting by a director in the presence of</guarantor's>	nature:	Director
Signature of witness		
Name (in BLOCK CAPITALS)		
Address		
OR (execution clause where	ual)	J
[Signed as a deed by < <guarantor's name="">> in the presence of</guarantor's>		
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Signature of witness

Name (in BLOCK CAPITALS)

Address _____



_]

First Sch

- 5
 - А

d to the Tenant

onnecting the Premises to the public nd surface water drainage, electricity, internet, data communications and ses.

from the Building.

thers authorised by the Landlord and

ssary to obtain access to and egress

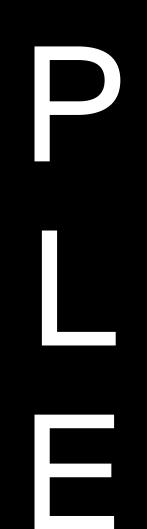
s on foot only to and egress from the rgency escapes within the Landlord's dged green on the plan attached to

to and egress from the Building with he Landlord's Neighbouring Property ached to this Lease];

nted to the Tenant>>.]

Lease does not include any right over w of Property Act 1925 and the rule in

- The right to connect to mains for the passage oil, telephone, heating similar supplies or utiliti
- 2. The right to support and
- The right in common w with other Tenants of L
 - a) use such of the Con from the Premises;
 - b) use for the purpose Building, the footpa Neighbouring Prop this Lease];
 - c) use for the purpose or without vehicles
 [which are shown e
 - d) <<insert details of a
- 4. [Except as mentioned a neighbouring property, Wheeldon v Burrows de



Second Sch

- The right to the pass electricity, oil, tele communications and s Building and any adjoi Premises.
- 2. The right to enter the P
 - a) review or measur install and to mor to prepare an EP
 - b) estimate the curr any other purpose
- If the relevant work Premises, the right to e
 - a) build on or into ar
 - b) inspect, repair, a adjoining premise
- [The Tenant may wish consents, the right to express the improve their Environm
- The right to enter the F or required to do un connection with this Lease
 - a) give the Tenant a emergency, whe reasonably practi
 - b) observe the To accompanied by representative av
 - c) observe any spec
 - d) cause as little inte
 - e) cause as little phy
 - f) repair any physic practicable;
 - g) where entering to method of workin for, and executior
 - remain upon the I













ed to the Landlord

, foul and surface water drainage, ecommunications, internet, data s from and to the remainder of the emises through the Conduits at the

ormance of the Premises including to within or relating to the Premises and

ost of the Premises for insurance or

carried out without entry onto the

s on or adjacent to the Premises; and

or carry out other works upon any

e Tenant (in its absolute discretion) rry out any works to the Premises to

hat the Landlord is expressly entitled any other reasonable purposes in dlord must:

ys' prior notice (except in the case of give as much notice as may be

(but where that includes being tative the Tenant must make that

dlord's entry set out in this Lease;

business as reasonably practicable;

ably practicable;

dlord causes as soon as reasonably

the Tenant's approval to the location, al matters relating to the preparation

an is reasonably necessary; and



- i) where reasonably hours of the Prem
- 6. In an emergency, or w or restrict access to alternative facilities are
- 7. The right to change, e Conduits so long as:
 - alternative facilitie a)
 - if no alternative b) materially adverse
- 8. The right from time to t purposes including as s time to time to reduce areas are reasonably a
- 9. The right to carry out w on any adjoining prem absolute discretion con light and air to the Pren and shore up the Prem
 - giving the Tenant a)
 - consulting with th b)
 - C) taking reasonable affect the Tenant'
 - taking into consid d)
 - taking reasonable e) dust and vibration limiting any interfe
 - f) making good any
- 10. The right, where neces place scaffolding and Premises in exercising
 - any scaffolding a) damage caused t
 - b) the scaffolding ca entrance to the P
 - c) the scaffolding do and safety notice obstructed or in consented to its d













v rights outside the normal business

ried out to them, the right to close off long as (except in an emergency) terially less convenient.

the extent of any Common Parts or

ot materially less convenient; or

d enjoyment of the Premises is not

ithin the Common Parts for particular service roads and footpaths and from ted areas, so long as the remaining d purposes.

molition, alteration or redevelopment ers to do so) as the Landlord in its these works interfere with the flow of nection with those works to underpin brd:

e carried out;

gement of potential interference;

e works do not materially adversely siness from the Premises;

s of construction and workmanship;

terference to the Premises by noise, deration the Tenant's suggestions for

Premises or its contents.

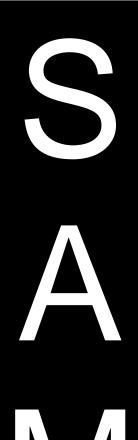
equipment onto the Premises and to r of or outside any buildings on the er this Lease provided that:

s reasonably practicable, with any ises made good;

h as is reasonably practicable to the

displayed on it (except for any health ny other tenant whose premises are caffolding) unless the Tenant has

- d) if the Tenant's scaffolding, the L the Landlord **[T** unreasonably with the Premises so t
- 11. The right to use the La and without imposing u or conditions similar to
- 12. The right to support Premises.
- 13. All rights of light or ai reservation) be acquire



ostructed or interfered with by the enant to display a sign (approved by *to add:* such approval not to be e exterior of the scaffolding in front of lic.

Property for any purpose whatsoever eighbouring premises any restrictions Tenant.

remainder of the Building from the

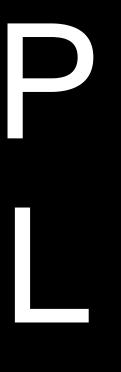
now exist or that might (but for this

- 1. Not without the Landle dangerous or explosive
- To make any applicatio information required to that the material in que in accordance with rele
- When requested by the Tenant's compliance w
- 4. Not to obstruct the mov
- No vehicles may be p Landlord's Neighbourir purposes of loading or overnight.
- No mat, brush or mop thrown out of the windo
- Not to place harmful, to of such waste or refus the Local Authority and
- Not to overload any str at the Premises nor any
- No blind should be fitte approval of the Landlor
- 10. Not to place or expose Premises) any goods o









ations

nt to keep any inflammable, volatile,

graph 1 in writing accompanied by all sonable satisfaction of the Landlord e Tenant's business and will be kept

copy of any document relating to the sequilations 2012 at the Premises.

Landlord's Neighbouring Property.

main in any service area within the nan is reasonably necessary for the upplies and no vehicles may remain

the Premises nor shall anything be

e or refuse in the bins but to dispose he bye-laws and in consultation with

ses nor any machinery or equipment he Premises.

Premises without the previous written

n the Building (other than within the