

**THIS TENANCY AT WILL** is dated  
**BETWEEN:**

(1) <<Landlord's Name>> a company  
<<Landlord's Company>> under number <<Landlord's  
Company Number>> whose registered office is at <<Landlord's Address>>

(2) <<Tenant's Name>> a company  
<<Tenant's Company>> under number <<Tenant's  
Company Number>> whose registered office is at <<Tenant's Address>> (hereinafter

## 1. Definitions and Interpretation

In this agreement, except where the context requires, the following terms shall have the following meanings.

**'Permitted Use'** means the use of the Premises for the purpose(s) specified in the Permitted use>>;  
**['Permitted Hours'** means the hours of use e.g. 8am to 6pm Monday to Saturday;  
**'Premises'** means the premises specified in the Premises>> [shown for identification only attached to this agreement] [including all fixtures and fittings and any other equipment with the schedule attached];  
**'Rent'** means the sum of money payable by the Tenant to the Landlord per [month][week] exclusive of value added tax.

## 2. Grant of Tenancy at Will

- 2.1 The Landlord lets the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term of the Premises.

## 3. Tenant's Covenants

- 3.1 The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set-off on the [[first day] of every month][[Monday] of every month] and the Tenant shall pay a proportionate part of the Rent for the period from and including the date of this agreement to and including the date of the [[last day] of the current month][[Sunday] of every month].
- 3.2 The Tenant shall not:
  - 3.2.1 use the Premises for any purpose other than the Permitted Use;
  - 3.2.2 [use the Premises for any purpose other than the Permitted Hours];
  - 3.2.3 assign under lease or otherwise dispose of the whole or any part of the Premises;
  - 3.2.4 share occupation of the Premises with any other person;
  - 3.2.5 make any alterations to the Premises;
  - 3.2.6 put any sign on the Premises without the prior written consent of the Landlord;

3.2.7 cause any n  
occupiers of

### 3.2.8 <<insert any

3.3 The Tenant shall  
damage caused.

3.4 [The Tenant shall do all that is required in connection with the Licensing Act 2003 licence or registration for the Use].

3.5 [The Tenant shall occupy the Premises as the occupier of the Premises and shall pay to the Landlord on or before the date specified in the schedule to the premium].

3.6 [The Tenant shall m  
hazards in parts o  
service and consum

3.7 The Tenant shall pay (including water rate and outgoings whatsoever in description) which the owner or occupier

3.8 The Tenant shall pay for all utilities (including but not limited to water, sewer, gas, electric, and telephone) relating to water service and other services supplied to the Premises (including but not limited to meter rents).

3.9 The Tenant shall pay for all utilities for the Premises and address in the Premises.

3.10 The Tenant shall (and shall cause its authorized representatives (including its attorneys) to enter and inspect the Premises) to enter and inspect the Premises for ascertaining whether the Premises are in compliance with the requirements of the Code for any other purpose.

3.11 When the Tenant created by this agre

#### 4. Landlord's covenants

4.1 The Landlord shall allow the Tenant to enter and egress from the Premises (subject to the applicable rules and regulations of the applicable building).

4.2 [The Landlord shall  
to park in the car pa

4.3 [The Landlord shall  
any other rights that  
applicable)].

4.4 [The Landlord shall  
the lavatories and w  
applicable)].

to the Landlord or to the owners or  
uses;

in and tidy and make good any

Use (including any licence under the terms and conditions of the regulations relevant to the Permitted

sum against liability incurred as  
g the Premises and shall produce  
terms of the policy and payment of

of hygiene and shall avoid all health  
for the storage preparation display

enfranchise the Landlord against all rates  
and assessments impositions and  
any, parochial, local or of any other  
kind or imposed upon the Premises or  
of any existing or novel nature.

lord against all charges incurred  
ricity telecommunications and any  
including all standing charges and

er correspondence received at the  
relevant to the Landlord's interest

and all others authorised by the  
reasonable time for the purpose of  
ment are being complied with and  
landlord's interest in the Premises.

at the termination of the tenancy  
items belonging to it.

employees and visitors) access to  
lord's adjoining premises (if

employees and visitors) the right to enter the premises (if applicable)].

employees and visitors) <<insert  
landlord's adjoining premises (if

employees and visitors) to use  
ing [during the Permitted Hours] (if

4.5 [The Landlord shall [The Landlord shall] it considers appropriate and the cost of any such se [The Landlord shall] Rent].

Signed by <<Name>>for and on behalf of the Landlord

Signed by <<Name>>for and on behalf of the Tenant

S

A

M

P

L

E

# SAMPLE

[Fixed Fee] [Module]

S  
A  
M  
P  
L  
E