

THIS TENANCY AT WILL is dated <<month>> <<year>> and is made **BETWEEN:**

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

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

1. Definitions and Interpretation

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

- 'Permitted Use' means the use of the Premises as described in clause 3.2.1.
- 'Premises' means the premises described in clause 2.1, together with any fixtures and fittings attached to or forming part of the Premises.
- 'Rent' means the amount payable by the Tenant to the Landlord in respect of the Premises, exclusive of value added tax.

2. Grant of tenancy at will

- 2.1 The Landlord lets and the Tenant occupies the Premises on a tenancy at will beginning on and ending on <<date>>.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will between them.

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 <<day>> of every month and on the <<day>> of every <<month>> following the date of this agreement to <<date>> and including the [last day of the <<month>>].
- 3.2 The Tenant shall not:
 - 3.2.1 Use the Premises for any purpose other than the Permitted Use;
 - 3.2.2 assign, sublet, mortgage, charge, or otherwise dispose of the Premises or any part of them or any interest in them;
 - 3.2.3 share occupation of the Premises with any other person;
 - 3.2.4 make any alterations to the Premises;
 - 3.2.5 put any signs or notices on the Premises without the prior written consent of the Landlord;
 - 3.2.6 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of any premises adjacent to the Premises;
 - 3.2.7 <<insert any other covenants>>
- 3.3 The Tenant shall keep the Premises in good and tidy and make good any damage caused.

S

A

M

P

L

E

3.4 The Tenant shall pay (including water rates and outgoings whatsoever in description) which are the owner or occupier's

indemnify the Landlord against all rates, assessments, impositions and any parochial local or of any other imposed upon the Premises or of a standing or novel nature.

3.5 The Tenant shall pay relating to water services and other services supplied (including meter rents).

Landlord against all charges incurred relating to city telecommunications and any including all standing charges and

3.6 The Tenant shall pay for correspondence received at the Premises and addressed in the Premises.

Landlord's interest in the Premises.

3.7 The Tenant shall allow the Landlord) to enter the Premises for the purpose of ascertaining whether the Premises are being used for any other purpose.

Landlord's interest in the Premises. The Tenant shall allow others authorised by the Landlord on a reasonable time for the purpose of ascertaining whether the Premises are being used for any other purpose.

3.8 When the Tenant vacates the Premises created by this agreement, the Tenant shall remove all items belonging to it.

the termination of the tenancy, the Tenant shall remove all items belonging to it.

4. Landlord's covenants

4.1 The Landlord shall allow employees and visitors) access to and egress from the Premises (if applicable).

Landlord's adjoining premises (if applicable).

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