

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 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 for the purposes specified in clause 2.1;
- 'Permitted Hours' means the hours of use e.g. 8am to 6pm Monday to Friday;
- 'Premises' means the premises described in clause 2.1 and all fixtures and fittings attached to 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 a tenancy at will of the Premises on a tenancy at will beginning on and in accordance with clause 2.2.
- 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 in respect of the Premises and without any deduction or set-off in advance and on the first day of every month and on the day following the date of this agreement to the Landlord and including the [landlord's share of] the following:
 - 3.2.1 use the Premises for the purposes specified in the Permitted Use;
 - 3.2.2 use the Premises for the purposes specified in the Permitted Hours;
 - 3.2.3 assign under lease or otherwise or otherwise dispose of the Premises or any part of them;
 - 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 signs or notices on the Premises without the prior written consent of the Landlord;
 - 3.2.7 cause any noise or disturbance to be made by the occupants of the Premises;

<<month>> <<year>> and is made

of the country of Incorporation of Landlord's (<<Landlord's Country of Incorporation Number>> whose registered office is at <<Landlord's Address>> (hereinafter referred to as the 'Landlord') and

of the country of Incorporation of Tenant's (<<Tenant's Country of Incorporation Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant'))

requires, the following terms shall

hours of use e.g. 8am to 6pm Monday to

<<Premises>> [shown for identification only and attached to this agreement] [including all fixtures and fittings attached to the Premises in accordance with the schedule attached]; <<Rent>> per month exclusive of value added tax.

Premises on a tenancy at will in accordance with this agreement.

that this agreement creates a tenancy at will between them.

ded tax in respect of it in advance and on the [first day] of every month and on the day following the date of this agreement to the Landlord and including the [landlord's share of] the following:

- the Permitted Use;
- the Permitted Hours;
- assignment of or otherwise disposal of the Premises or any part of them;
- any part of them;
- the Premises;

without the prior written consent of the Landlord;

the Landlord or to the owners or occupiers of the Premises;

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- 3.2.8 <<insert any
- 3.3 The Tenant shall keep the Premises clean and tidy and make good any damage caused.
- 3.4 The Tenant shall pay the Landlord against all rates (including water rates) assessments impositions and outgoings whatsoever (including any parochial local or of any other description) which are lawfully imposed upon the Premises or the owner or occupier of the Premises of a permanent or novel nature.
- 3.5 The Tenant shall pay the Landlord against all charges incurred relating to water sewerage electricity telecommunications and any other services supplied to the Premises (including all standing charges and meter rents).
- 3.6 The Tenant shall pay the Landlord for all postal and other correspondence received at the Premises and addressed to the Tenant or relevant to the Landlord's interest in the Premises.
- 3.7 The Tenant shall allow the Landlord (or others authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of inspecting the Premises to ascertain whether the Tenant is complying with the terms of the Lease and for any other purpose in the Landlord's interest in the Premises.
- 3.8 When the Tenant vacates the Premises at the termination of the tenancy created by this agreement the Tenant shall remove all items belonging to it.

4. Landlord's covenants

- 4.1 The Landlord shall allow the Tenant (and its employees and visitors) access to and egress from the Premises (if applicable).
- 4.2 The Landlord shall allow the Tenant (and its employees and visitors) to use the lavatories and washbasins (if applicable).
- 4.3 The Landlord shall pay the cost of any such services if it considers appropriate and the cost is not included in the Rent.

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

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