

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

- (1) <<Landlord's Name>> a company of the <<Country of Incorporation of Landlord's Company>> under number <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (hereinafter referred to as the 'Landlord') and
- (2) <<Tenant's Name>> a company of the <<Country of Incorporation of 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.

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| 'Permitted Use' | means the use of the Premises for the purpose(s) set out in the Permitted Use Schedule. |
| 'Permitted Hours' | means the hours of use e.g. 8am to 11pm Monday to Saturday. |
| 'Premises' | means the premises identified in the Premises Schedule (including all fixtures and fittings attached to the Premises) and any part of them. |
| 'Rent' | means the monthly rent 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 in accordance with the terms of this agreement.
- 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 advance and without any deduction or set off 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 Rent.
- 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 outside the Permitted Hours;
 - 3.2.3 assign under lease or otherwise the whole or any part of the Premises or any interest in 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 nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;

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- 3.3 The Tenant shall keep the Premises and tidy and make good any damage caused.
- 3.4 The Tenant shall maintain high standards of hygiene and shall avoid all health hazards in parts of the Premises used for the storage preparation display service and consumption of food or drink.
- 3.5 The Tenant shall obtain any licence or registration which is required in connection with the Permitted Use (including any licence under the Licensing Act 2003) and shall comply with the terms and conditions of the licence or registration relevant to the Permitted Use.
- 3.6 The Tenant shall pay and indemnify the Landlord against all rates (including water rates) and other assessments impositions and outgoings whatsoever (including any parochial local or of any other description) which are levied or imposed upon the Premises or the owner or occupier of the Premises of a standing or novel nature.
- 3.7 The Tenant shall pay and indemnify 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).
- 3.8 The Tenant shall pay and indemnify the Landlord against all correspondence received at the Premises and addressed to the Landlord or relevant to the Landlord's interest in the Premises.
- 3.9 The Tenant shall allow the Landlord or others authorised by the Landlord (in reasonable time for the purpose of ascertaining whether the Premises are being complied with and for any other purpose) to enter the Premises at any time in the Landlord's interest in the Premises.
- 3.10 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 it considers appropriate and the Rent.

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

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

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