LR1. Date of lease

LR2. Title number(s)

<< Insert date in full>>

LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered.

<<Insert Landlord's title number(s)>>

LR2.2 Other title numbers

Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.

<<Insert other title number(s)>>

LR3. Parties to this I

Give full names and a parties. For UK incorp limited liability partner registered number inc

For overseas entities,

- a) The territory of inc
- b) The overseas Companies House the Tenant pursu Crime (Transpare Act 2022. If the It 'overseas entity ID
- c) Where the entity place of business the registered nul Companies House

Further details on ov found in practice guid

LR4. Property

Insert a full descript leased

Refer to the clause, so a schedule in this le being leased is r

Landlord

- <<Insert name of Landlord>>
- << Insert address of Landlord>>
- << Insert company number>>

Tenant

- <<Insert name of Tenant>>
- << Insert address of Tenant>>
- <<Insert company number>>

Guarantor (if any)

- <<Insert name of Guarantor>>
- <<Insert address of Guarantor>>
- << Insert company number>>

Other parties

Specify capacity of each party, for example "management company", "guarantor", etc.

- << Insert name of other party>>
- << Insert address of other party>>
- <<Insert company number>>

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

The property [shown edged red on the plan attached to this lease and] known as << Insert address of Property>>

1

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 in LR5.1, insert under that subrelevant statement or refer to schedule or paragraph of a schelease which contains the stateme

In LR5.2, omit or delete those Adnot 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 the to identify the lease under rule 6 Registration Rules 2003.

LR7. Premium

Specify the total premium, inclu VAT where payable.

LR8. Prohibitions or restri disposing of this lease

Include whichever of the two st appropriate.

Do not set out here the word provision.

S

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

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

Reform Act 1967

:t 1985

t 1988

:t 1996

ncluding

mmencement date>>

uding piry date>>

as specified in this lease at clause/ aragraph << >>

as follows:

erm>>

emium or "none">>

contains a provision that prohibits or positions.

LR9. Rights of acqui

Insert the relevant paragraph of a sched contains the provision LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None

LR9.3 Landlord's contractual rights to acquire this lease

None

None

LR10. Restrictive co lease by the Landlo other than the Prope

Insert the relevant pr clause, schedule or p in this lease which col

LR11. Easements

Refer here only to the paragraph of a scheduler sets out the easemen

LR11.1 Easements granted by this lease for the benefit of the Property

Schedule 1

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

Schedule 2

LR12. Estate rent or Property

Refer here only to the paragraph of a scheduler sets out the rent charge.

LR13. Application restriction

Set out the full text of restriction and the title entered. If you wish to standard form of restrictions.

None

N/A

apply for each of them, tell us who against which title and set out the the restriction you are

Standard forms of restriction are Schedule 4 to the Land Registr 2003.

LR14. Declaration of trust whe more than one person comp **Tenant**

If the Tenant is one person, omit the alternative statements.

If the Tenant is more than o complete this clause by omitting o inapplicable alternative statement

t is more than one person. They are to operty on trust for themselves as joint

it is more than one person. They are to Property on trust for themselves as ommon in equal shares.

it is more than one person. They are to Property on trust <<Complete as

1. **Definitions and Interpr**

In this Agreemer 1.1 terms shall have text otherwise requires, the following

'Act of Insolvency' means: (a) the or

- cre
- **(b)** the of a
- (c) the filin app adr
- (d) the rec gua
- **(e)** the Ter am whi Red
- (f) the in r

nection with any voluntary arrangement or arrangement for the benefit of any ly guarantor:

for an administration order or the making relation to the Tenant or any guarantor;

ention to appoint an administrator, or the ibed documents in connection with the histrator, or the appointment of an relation to the Tenant or any guarantor;

iver or manager or an administrative roperty or income of the Tenant or any

oluntary winding-up in respect of the xcept a winding-up for the purpose of tion of a solvent company in respect of on of solvency has been filed with the

winding-up order or a winding-up order ny guarantor:

f the Tenant or any guarantor from the Register of ne making of an application for the Tenant or any struck-off:

y guarantor otherwise ceasing to exist (but excluding it or any guarantor dies); or

application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankruptcy. Tenant or any quarantor.

ove shall apply in relation to a partnership or limited ned in the Partnership Act 1890 and the Limited D7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (as nited liability partnership (as defined in the Limited Act 2000) subject to the modifications referred to in Partnerships Regulations 2001 (SI 2001/1090) (as

ludes any analogous proceedings or events that may the legislation of another jurisdiction in relation to a princorporated or domiciled in such relevant

nt>> per year exclusive of VAT:

r the transmission of water, gas, air, foul and surface tricity, oil, telephone, heating, telecommunications, unications and similar supplies or utilities:

ven to it in the Energy Performance of Buildings) Regulations 2012;

he following:

ion of energy and associated generation of semissions:

n of water:

on and management; and

onmental impact arising from the use or operation of

e Landlord of:

'Annual Rent'

'Energy Performan

'Conduits'

Certificate'

'Environmental

'Insurance Rent'

Performance'

'Permitted Use'

nises insured in accordance with the Landlord's s Lease:

loss of Annual Rent:

public or third-party liability; and

ons of the Premises for insurance purposes from

ly excess or deductible under any insurance policy I incurs or will incur in reinstating the Premises tion or damage by an Insured Risk;

he amount that the insurers refuse to pay following uction by an Insured Risk to the Premises because ct or failure to act: and

increased premiums that the insurers may require carrying out or retention of any permitted Tenant's or any lawful occupier's use of the

re (including subterranean fire), lightning, explosion, idence, landslip, heave, earthquake, burst or pes, tanks or apparatus, impact by aircraft or other my articles dropped from them, impact by vehicles, commotion and malicious damage to the extent, in r is generally available on normal commercial terms market at the time the insurance is taken out, and st which the Landlord reasonably insures from time I cases to any excesses, limitations and exclusions rers:

e rate of <<rate of interest on outstanding payments per year above the base rate for the time being of or (if base rate or that bank ceases to exist) a nt rate notified by the Landlord to the Tenant;

entitled to the immediate reversion to this Lease;

dings owned by the Landlord near to the Premises;

means use as a retail shop within use class E(a) of ry Planning (Use Classes) Order 1987]

ans use as a retail shop within use class A1 of the lanning (Use Classes) Order 1987];

'Insured Risks'

'Interest'

'Landlord'

'Landlord's

Neighbouring Property'

'Premises'	means Lease than te
'Rent'	means
'Rent Commencement Date'	means
'Rent Days'	means year;
'Surveyor'	means Landlo
'Tenant'	include
'Term'	means Lease;
'Title Matters'	means list of d
'VAT'	means unless payable

1.2 Unless the conte

1.2.1 "writing" (

1.2.2 a "workin or a bank

1.2.3 a statute provision

1.2.4 "this Agr Schedule

1.2.5 a Schedu

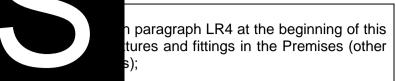
1.2.6 a clause than the

1.3 In this Agreemer

1.3.1 any refer unincorpo

1.3.2 words im

1.3.3 words im



it by this Lease;

first to be paid>>;

September and 25 December] in each

ct from time to time appointed by the

assigns;

aragraph LR6 at the beginning of this

out in the following documents: <<insert andlord's title to the Premises>>;

by the Value Added Tax Act 1994 (and ted references to rent or other monies sive of any VAT charged or chargeable).

ch reference in this Agreement to:

ut not email;

ny day other than a Saturday, Sunday and and Wales;

tute is a reference to that statute or ed at the relevant time;

to this Agreement and each of the mented at the relevant time;

greement; and

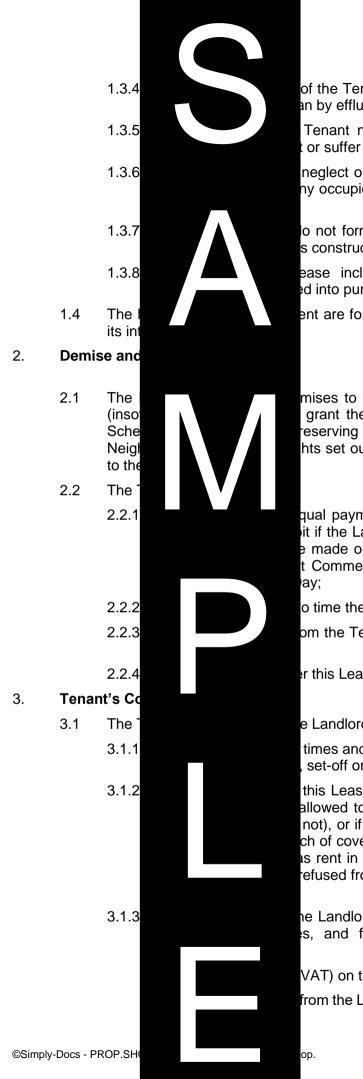
e to a clause of this Agreement (other hof the relevant Schedule.

des a natural person, corporate or not having separate legal personality);

per include the plural and vice versa;

le any other gender;





of the Term include any sooner determination of an by effluxion of time;

Tenant not to do an act or thing includes an or suffer such act or thing to be done;

neglect or default of the Tenant include the act, ny occupier of the Premises and their respective

o not form part of this Lease and are not to be s construction or interpretation; and

ease include any document supplemental or d into pursuant to its terms.

ent are for convenience only and shall not affect

mises to the Tenant for the Term together with grant the same) the rights set out in the First reserving for the benefit of the Landlord's hts set out in the Second Schedule, and subject

qual payments in advance by bankers' standing it if the Landlord so requires) on the Rent Days, e made on the date of this Lease for the period t Commencement Date and ending on the day

o time the Insurance Rent:

om the Tenant to the Landlord under this Lease:

r this Lease.

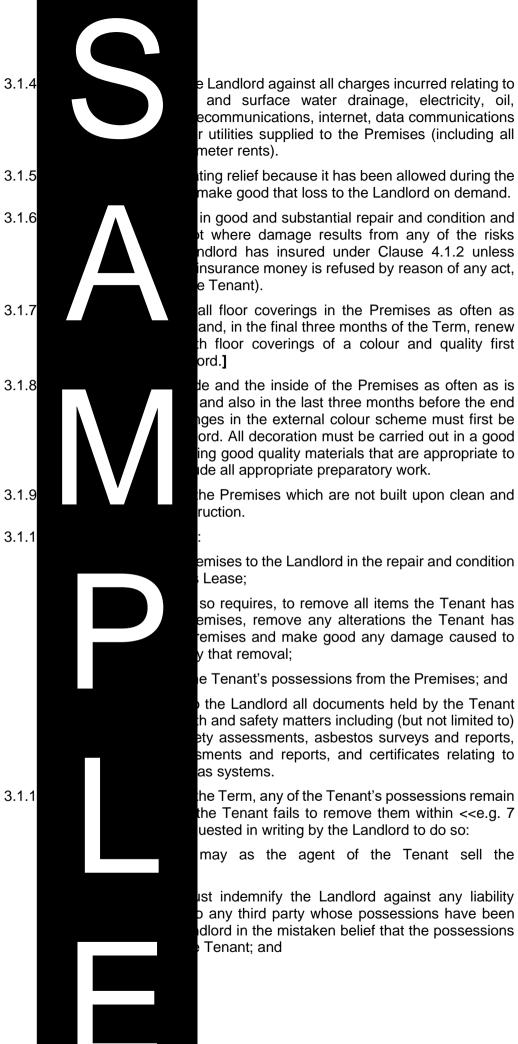
e Landlord:

times and in the manner stated without any legal set-off or counterclaim unless required by law.

this Lease is unpaid for more than << maximum allowed to be in arrears e.g. 7 days>> (whether not), or if the Landlord refuses to accept rent so ch of covenant, the Tenant must on demand pay s rent in arrears) calculated on a daily basis on refused from the due date until the date on which

he Landlord against all existing and future rates. s, and financial impositions charged on the

VAT) on the Rent payable; and from the Landlord's dealing with its own interests.





nust pay to the Tenant the sale proceeds after costs of transportation, storage and sale incurred

at all reasonable times on reasonable prior notice to enter and inspect the Premises and:

or its agents or Surveyor gives to the Tenant (or Premises) notice of any repairs or maintenance nt has failed to carry out or of any other failure by comply with its obligations under this Lease, to nises and/or remedy such failure in accordance within a period of two months from the date of the er if required); and

es not comply with clause 3.1.12 a), to permit the ter the Premises and carry out the works at the nse and to pay to the Landlord on demand a contractual debt) the proper expenses of such g all legal costs, Surveyor's and other fees).

led to exercise any right to enter the Premises to s, contractors, agents and professional advisors, ses at any reasonable time (whether or not during and, except in the case of an emergency after ple notice (which need not be in writing) to the

rd on demand on an indemnity basis all costs, or expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which ayable by the Landlord) in connection with or in

it of the tenant covenants of this Lease;

the Tenant's obligations in this Lease, including and service of a notice under section 146 of the / Act 1925;

by the Tenant for consent under this Lease, polication is withdrawn, or consent is granted or I, except in cases where the Landlord is required by and the Landlord unreasonably refuses to give

works to the Premises to improve their Performance where the Tenant in its absolute consented to the Landlord doing so;] and

and service of a schedule of dilapidations served months after the end of the Term.

Premises for any illegal or immoral purpose;

Premises as sleeping accommodation or for oses;

3.1.1 3.1.1 3.1.1 3.1.1

arry on at the Premises any offensive, noisy or trade, business, manufacture, occupation or

emises only for the Permitted Use [and only urs of 8AM and 6PM Mondays to Fridays (and not s or public holidays).

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises;

ly alteration to the Premises which would, or may expected to, have an adverse effect on the asset nergy Performance Certificate commissioned in Premises:1 and

itted in clause 3.1.17 below, not to make any hs or alterations of a non-structural nature to the but the Landlord's prior written consent (such be unreasonably withheld or delayed).

hout consent from the Landlord erect, alter or -mountable partitioning which does not affect the es or adversely affect the mechanical ventilation he Premises or have an adverse impact on the nance of the Premises and which shall be treated bject to the Tenant:

andlord not less than <<notice period given to work being carried out e.g. 2 months>> notice in ention to carry out any such works;

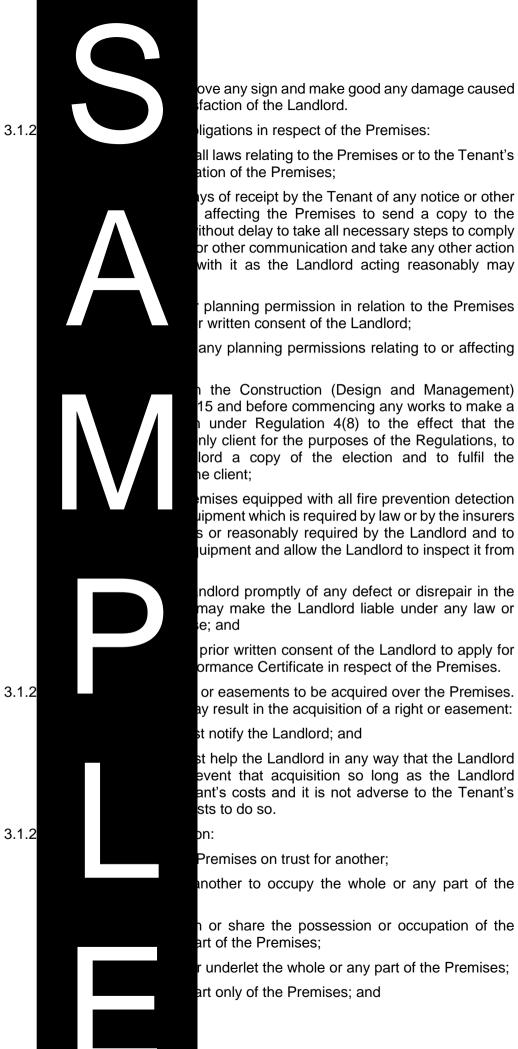
ch works in a good and workmanlike manner and with any necessary permission, consent or ed under statute:

Premises to their former state and condition on or of the Term if the Landlord by notice in writing nant to do so; and

andlord of the cost of any alterations or additions he Tenant (except any which are trade or tenant's ngs) as soon as practicable and so that the t be liable for any failure to affect any necessary amount for which the Premises are insured unless provided that information.

the Construction (Design and Management) bly to any works carried out to the Premises indlord's consent is required for them under this the Regulations and to provide the Landlord with ed health and safety file upon completion of the

fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the be to the Premises, subject to that sign being of a d material approved by the Landlord and at the





he Premises as a whole without the prior written Landlord, provided that the Landlord may as a giving consent require compliance with the ause 3.1.23.

dlord may impose in relation to an assignment of le are:

ee is not someone who, immediately before the nment, was either a guarantor of the Tenant's ler this Lease or a guarantor of the obligations mer tenant of this Lease under an authorised ement:

t enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease (an arantee Agreement") in such form as the Landlord v reauire:

hee is in the Landlord's reasonable opinion of cial standing to enable it to comply with the ants and conditions contained in this Lease;

of standing acceptable to the Landlord acting ers into a guarantee and indemnity of the Tenant's his Lease in such form as the Landlord may uire:

ee enters into a rent deposit deed in such form as ay reasonably require with the Landlord providing not less than <<e.g. six>> months' Annual Rent Iculated as at the date of the assignment) as assignee's performance of the tenant's covenants th a charge over the deposit; and

no arrears of the Annual Rent or any other ms due under this Lease and that any material hant by the Tenant has been remedied.

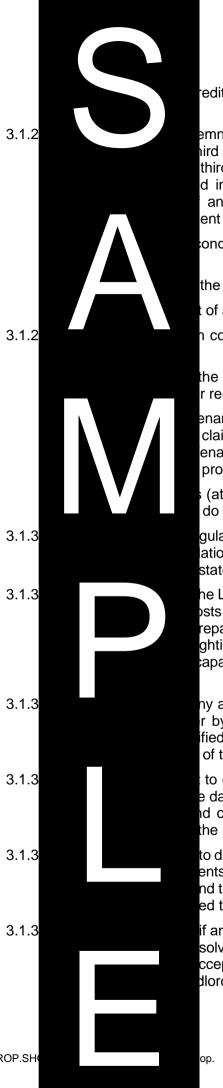
at any time during the Term to enter the Premises suitable part of the Premises a notice for re-letting potential tenants and buyers to view the Premises ccompanied by the Landlord or its agents).

the requirements of the Landlord's insurers and mit to do anything which could invalidate any

bes or omits to do anything which increases any nium payable by the Landlord to repay the ium to the Landlord on demand.

t of all taxable supplies made to the Tenant in ase on the due date for making any payment or, hich that supply is made for VAT purposes.

bliged, under or in connection with this Lease, to ny other person any sum by way of a refund or mount equal to any VAT incurred on that sum by berson, except to the extent that the Landlord or



edit for such VAT under the Value Added Tax Act

emnify the Landlord against all actions, claims, ird party, all costs, damages, expenses, charges third party and the Landlord's own liabilities, costs d in defending or settling any action, claim or any personal injury or death, damage to any ent of any right arising from:

ondition of the Premises or the Tenant's use of

the Tenant's rights; or

t of any alterations.

n covered by the indemnity in clause 3.1.28, the

the Tenant of the claim as soon as reasonably receiving notice of it;

enant with any information and assistance in claim that the Tenant may reasonably require, enant paying to the Landlord all costs incurred by providing that information or assistance; and

(at the Tenant's cost) where it is reasonable for do so.

gulations set out in the Third Schedule and any ations made by the Landlord from time to time in state management.

he Landlord a fair proportion (to be determined by osts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and ghting any Conduits, structures or other items apable of being used by the Premises in common

ny assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other ified copy of the relevant document together with of the relevant registered titles to the Landlord.

to compulsory registration at the Land Registry, e date of this Lease to apply to the Land Registry of once the registration has been completed to the relevant titles to the Landlord.

to deliver to the Landlord the original of this Lease ents as the Landlord reasonably requires to close nd to remove entries in relation to it noted against ed title.

if any guarantor of the Tenant's obligations under solvent and if the Landlord so requires to procure cceptable to the Landlord enters into a deed of blord in the same terms as the original guarantor.

4. Landlord's 4.1 The I 4.1.1 4.1.2 4.1.3 4.2 If. fol that i termi shall Land proce to the 5. Provisos ar 5.1 The p 5.1.1 5.1.2 5.1.3 the L and d availa ©Simply-Docs - PROP.SH

the Tenant:

It paying the rents and other sums due and gations under this Lease, to permit the Tenant to of the Premises without any interruption by the person claiming under or in trust for the Landlord ermitted by the Lease.

es (other than any plate glass at the Premises) e by the Insured Risks for the full reinstatement sional fees and incidental expenses, debris ce and irrecoverable VAT, provided that the subject:

ing available in the London insurance market on ns acceptable to the Landlord; and

es exclusions or limitations as the insurers may

I necessary planning and other consents, to use eceived (other than for loss of rent) to repair the noney has been received or (as the case may be) s. The Landlord shall not be obliged to:

modation identical in layout or design so long as reasonably equivalent to that previously at the vided;

ld if the Tenant has failed to pay any of the

d the Premises after a notice has been served use 4.2.

truction of the Premises, the Landlord considers tical to reinstate the Premises, the Landlord may notice to the Tenant. On giving notice this Lease be without prejudice to any right or remedy of the each of the tenant covenants of this Lease. Any er than any insurance for plate glass) shall belong

<length of time rent is allowed to be in arrears e.g becoming due (whether formally demanded or</p>

nis Lease; or

vency

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

5.2 If the for o insur of the from Prem

- 5.3 Nothi relea which
- 5.4 The parising
- 5.5 The const
- 5.6 The any r

6. Notices

- 6.1 Any i sent or lef in the by gi
- 6.2 A not
 - 6.2.1
 - 6.2.2

6.2.3

6.3 Any I date time left a

or destroyed by any Insured Risk so as to be unfit he insurance is not vitiated or payment of the holly or in part through any act, neglect or default t or a fair proportion of it will cease to be payable estruction for a period of three years or until the cupation or use by the Tenant, whichever is the

he Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.

on who is not a party to this Lease has no right Contracts (Rights of Third Parties) Act 1999 to se.

hat nothing in this Lease constitutes or shall warranty that the Premises may lawfully be used is Lease.

at it has not entered into this Lease in reliance on y made by or on behalf of the Landlord.

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to cipient under clause 6.2 or to any other address recipient has specified as its address for service rking days' notice under this clause 6.

liability partnership registered in the United ed at its registered office;

or incorporated in a country outside the United rved at the address for service in the United set out in the deed or document to which they are dress has been given at their last known address

erved:

he Landlord, at any postal address in the United h from time to time for the registered proprietor on r set out in paragraph LR2.1 at the beginning of if no such address is given, at its last known United Kingdom;

ne Tenant, at the Premises;

guarantor, at the address of that party set out in ument under which they gave the guarantee; and

ny other party, at their last known address in the

ed as served on the second working day after the paid first-class post or special delivery or at the or left at the recipient's address if delivered to or

6.4 If a n on a follov

6.5 Servi

7. [Terminatio

- 7.1 The giving mont
- 7.2 If the for ar
- 7.3 The perio

8. [Terminatio

- 8.1 The givin 6 mo
- 8.2 This Tena up pd
- 8.3 The LR3 assid exist.
- 8.4 If the for ar
- 8.5 The perio

9. **Exclusion** d

- 9.1 The may Land Regu
- 9.2 The made the fd
- 9.3 The on th
- 9.4 The I and Tena
- 9.5 The Leas
- 9.6 [The may

on a day that is not a working day or after 5:00PM reated as served at 9:00AM on the immediately

nail is not a valid form of service under this Lease.

this Lease at any time [after <<insert date>>] by nan <<notice period to terminate lease e.g. 3 or 6 ake effect at anv time.

lause 7, this will not affect the rights of any party nation in this Lease.

the Tenant all payments of Rent that relate to a of this Lease.1

his Lease at any time [after <<insert date>>] by than << notice period to terminate lease e.g. 3 or b take effect at any time.

ate following a notice given by the Tenant if the ent due up to the date of determination and gives s and leaves behind no continuing underleases.

8 is personal to the Tenant named in paragraph ease and will end on the date of the first deed of Lease or on the date when that Tenant ceases to

lause 8, this will not affect the rights of any party bation in this Lease.

the Tenant all payments of Rent that relate to a of this Lease.]

efore the grant of this Lease (or as the case s contractually bound to enter into this Lease) the t a notice in the form set out in schedule 1 to the Tenancies) (England and Wales) Order 2003.

Tenant (or a person on behalf of the Tenant) m set out in paragraph 7] [statutory declaration in 81 of schedule 2 to the 2003 Order.

pplicable, the person who made the declaration with the Tenant's authority.

agree pursuant to section 38A(1) of the Landlord ctions 24 to 28 (inclusive) of the Landlord and in relation to the tenancy created by this Lease.

confirm that there is no agreement to which the

before the grant of this Lease (or as the case s contractually bound to enter into this Lease) the

Land the R

The

parad

sche

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decla

The (

10.1.

10.1

If the mont

being

worki 10.2.

[Guarantor'

9.7

9.8

10.1

10.2

10.

antor a notice in the form set out in schedule 1 to ess Tenancies) (England and Wales) Order 2003.

they made a [declaration in the form set out in aration in the form set out in paragraph 8] of 1

at, if applicable, the person who made the behalf did so with the Guarantor's authority.

ndlord that the Tenant will comply with all the this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;

andlord as primary obligor, and separate to the 1.1.1 above, to indemnify the Landlord against all is and expenses caused to the Landlord by the the rents or comply with the Tenant's covenants supplemental documents to this Lease); and

Landlord as primary obligor to indemnify the ses, costs, damages and expenses caused to the ant proposing or entering into any company, scheme of arrangement or other scheme having he effect of impairing, compromising or releasing tions of the Guarantor in this clause 10.

e discretion notifies the Guarantor within three lisclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within tens option either:

cost (including payment of the Landlord's costs) ase of the Premises:

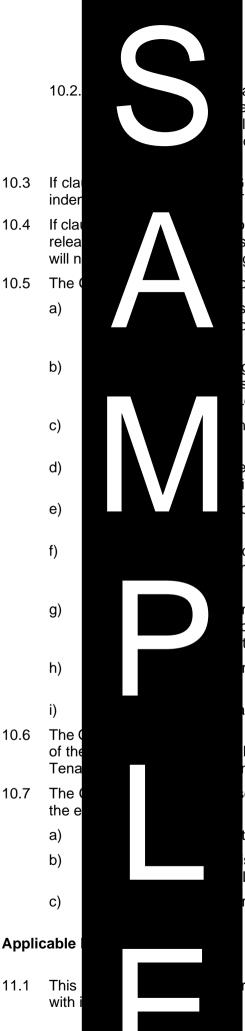
ng and taking effect on the date of the disclaimer this Lease or the Tenant being struck off the panies and ending on the date when this Lease ded if the disclaimer, forfeiture or striking-off had

ent and other sums payable at the date of the claimer or which would be payable save for any n;

nt review date on the term commencement date se if there is a rent review under this Lease that it term commencement date that has not been with the rent being reviewed as at the date of the review):

review dates on each Rent Review Date under falls on or after the term commencement date of and

e same terms and conditions as this Lease; or



arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the ll other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

uarantor must pay the Landlord's costs (on a full in respect of the grant of the lease.

n receipt of the payment in full, the Landlord must stuture obligations under this clause 10 (but that others).

ot be reduced or discharged by:

on to enforce in full, or any delay in enforcement or any concession allowed to the Tenant or any

g any right or remedy against the Tenant for any sidue under this Lease or observe the Tenant's lease;

dlord to accept any rent or other payment due

ease (except that a surrender of part will end the lity in respect of the surrendered part);

bunterclaim that the Tenant or the Guarantor may

disability or change in the constitution or status of ntor or of any other person who is liable, or of the

merger by any party with any other person, any quisition of the whole or any part of the assets or ty by any other person;

rrence in relation to the Guarantor of an Act of

in a release by the Landlord by deed.

in competition with the Landlord in the insolvency ke any security, indemnity or guarantee from the nt's obligations under this Lease.

ed from its future obligations under this Lease at

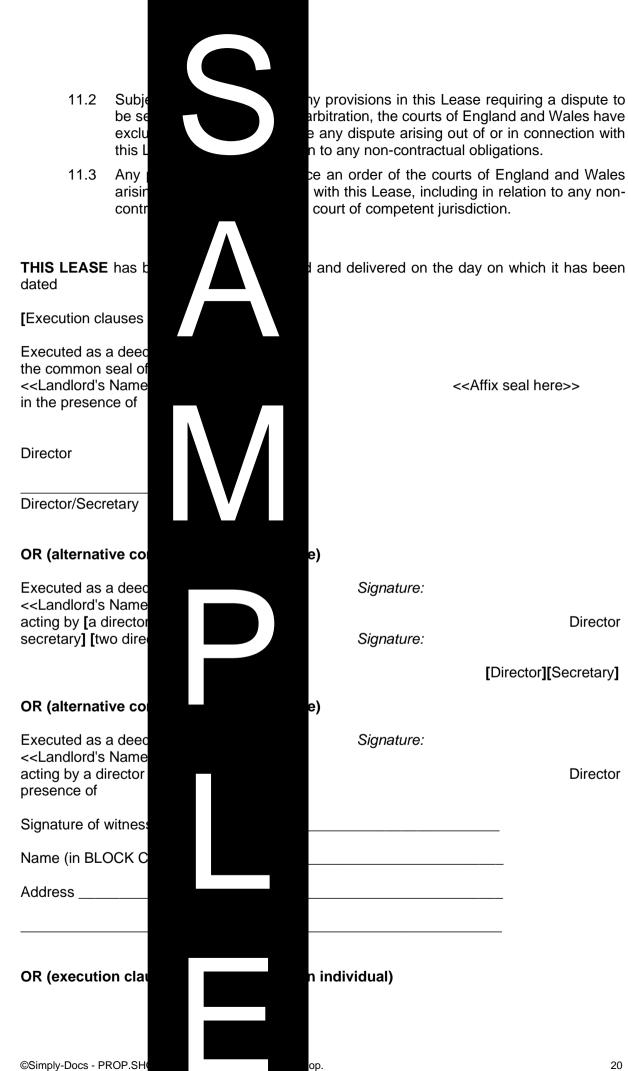
this Lease expires;

s released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or

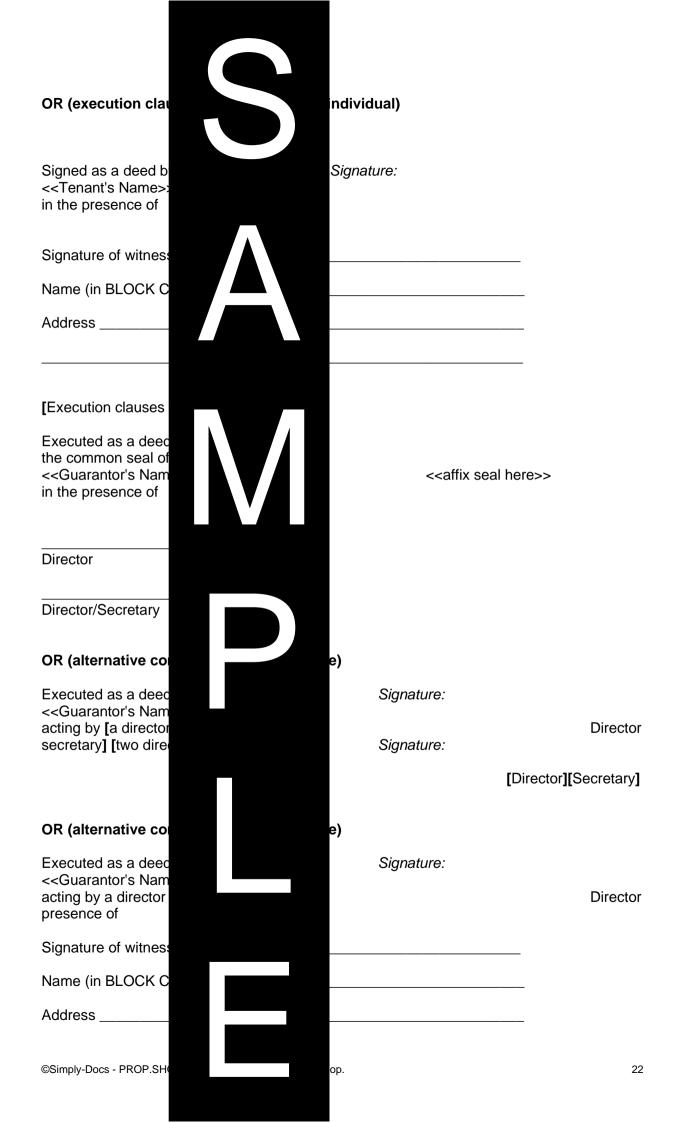
releases the Guarantor in accordance with clause

ractual obligations arising out of or in connection law of England and Wales.

11.



Signed as a deed by < <landlord's in="" name="" of<="" presence="" td="" the=""><td>Signature:</td></landlord's>	Signature:
Signature of witness	
Name (in BLOCK C	
Address	
[Execution clauses	
Executed as a deed the common seal of < <tenant's name="">: in the presence of</tenant's>	< <affix here="" seal="">></affix>
Director	
Director/Secretary	
OR (alternative co	e)
Executed as a deed	Signature:
< <tenant's name=""></tenant's>	Director
secretary] [two dire	Signature:
	[Director][Secretary]
OR (alternative co	e)
Executed as a deed < <tenant's name="">: acting by a director presence of</tenant's>	Signature: Director
Signature of witness	
Name (in BLOCK C	
Address	
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an individual) Signature:

Signed as a deed b <<Guarantor's Nam in the presence of

OR (execution clau

Signature of witness

Name (in BLOCK C

Address _

hts Granted to the Tenant

1. The rid public electric comm

- 2. The rid owned
- 3. [The ri to:
 - a) use f Prem Land attac
 - b) use f with Prop
- c) <<ins
- 4. [Except as n neighbouring Wheeldon v

e the Conduits connecting the Premises to the water, gas, air, foul and surface water drainage, heating, telecommunications, internet, oplies or utilities from and to the Premises.

er for the Premises from any adjoining premises

andlord and all others authorised by the Landlord

aining access on foot only to and egress from the urtyards and emergency escapes within the erty [which are shown edged green on the plan

gaining access to and egress from the Premises estate roads within the Landlord's Neighbouring ged blue on the plan attached to this Lease];

ghts to be granted to the Tenant>>.]

ant of this Lease does not include any right over 2 of the Law of Property Act 1925 and the rule in this Lease.



- 1. The rice electrice common neighb
- The rid
 - a) revie instal to pre
 - b) estim any c
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoil
- 4. [Where the] to carry out a
- 5. The right to or required to or with this Lea
 - a) give femer pract
 - b) obse by th availa
 - c) obse
 - d) cause
 - e) caus
 - f) repai pract
 - g) wher meth for, a
 - h) rema
 - i) wher

its Reserved to the Landlord

ater, gas, air, foul and surface water drainage, heating, telecommunications, internet, data upplies or utilities from and to any adjoining or the Conduits at the Premises.

to:

nmental Performance of the Premises including to equipment within or relating to the Premises and

rebuilding cost of the Premises for insurance or

ably carried out without entry onto the Premises.

or party walls on or adjacent to the Premises; and te, rebuild or carry out other works upon any the Landlord.

cretion) consents, the right to enter the Premises s to improve their Environmental Performance.

anything that the Landlord is expressly entitled or or any other reasonable purposes in connection dlord must:

working days' prior notice (except in the case of I must give as much notice as may be reasonably

nents (but where that includes being accompanied ve the Tenant must make that representative

s to the Landlord's entry set out in this Lease;

he Tenant's business as reasonably practicable; e as reasonably practicable;

hat the Landlord causes as soon as reasonably

orks, obtain the Tenant's approval to the location, ther material matters relating to the preparation is;

no longer than is reasonably necessary; and exercise any rights outside the normal business



- 6. [The right to right of acce
- 7. The right to any adjoining discretion coair to the Presup the Presup the Presup the right to the presup the
 - a) giving
 - b) cons
 - c) takin affec
 - d) takin
 - e) taking dust a limitir
 - f) maki
- 8. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr
 - d) if the scaffe the L is vis
- 9. The right to without important conditions si
- 10. The right to from the Pre
- All rights of reservation)

or equipment on the roof of the Premises and a route as the Landlord may require.]

uction, demolition, alteration or redevelopment on it others to do so) as the Landlord in its absolute ot these works interfere with the flow of light and onnection with those works to underpin and shore ord:

e works to be carried out;

to the management of potential interference;

nsure that the works do not materially adversely arry out its business from the Premises;

ern standards of construction and workmanship;

duce any interference to the Premises by noise, en into consideration the Tenant's suggestions for

nage to the Premises or its contents.

plant and equipment onto the Premises and to the exterior of or outside any buildings on the rights under this Lease provided that:

soon as reasonably practicable, with any damage remises made good;

e obstruction as is reasonably practicable to the

advertising displayed on it (except for any health relating to any other tenant whose premises are by the scaffolding) unless the Tenant has

nage is obstructed or interfered with by the permit the Tenant to display a sign (approved by If the scaffolding in front of the Premises so that it

bouring Property for any purpose whatsoever and g or neighbouring premises any restrictions or pon the Tenant.

r any adjoining premises owned by the Landlord

hises that now exist or that might (but for this ler land.

S

ule - Regulations

 Not wit dange

2. To ma by all i Landlo will be

3. When the Te Premis

4. Not to Proper

5. No vel Landlo purpos overnio

6. No ma be thro

7. Not to dispos consul

8. Not to equipn

9. No blir written

10. Not to Proper

written consent to keep any inflammable, volatile, I in the Premises.

nsent under paragraph 1 in writing accompanied emonstrate to the reasonable satisfaction of the estion is necessary for the Tenant's business and relevant legal requirements.

rd, to provide a copy of any document relating to he Control of Asbestos Regulations 2012 at the

nt of vehicles on the Landlord's Neighbouring

allowed to remain in any service area within the rty for longer than is reasonably necessary for the g goods or supplies and no vehicles may remain

shaken outside the Premises, nor shall anything

inflammable waste or refuse in the bins but to use only as permitted by the byelaws and in ority and the Landlord.

I part of the Premises nor any machinery or any Conduits at or serving the Premises.

e windows of the Premises without the previous as to colour and type.

or otherwise upon the Landlord's Neighbouring hatsoever.

