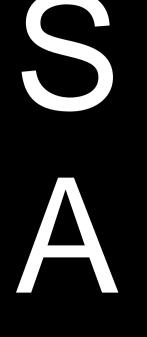
LR1. Date of lease

LR2. Title number(s)



LR3. Parties to this I

Give full names and a parties. For UK incorr limited liability partne registered number inc

For overseas entities,

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

Further details on ov found in practice guid

LR4. Property

Insert a full descript leased or Refer to the clause, so a schedule in this le being leased is r











<<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)>>

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>> which is on the <<Insert floor number(s)>> floor of the Building (as defined

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

In LR5.2, omit or delete those Ad not 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











1)

ements prescribed under rules 179 ns in favour of a charity), 180 ns 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 xt 1985 xt 1988 xt 1996

hcluding mmencement date>>

uding piry date>>

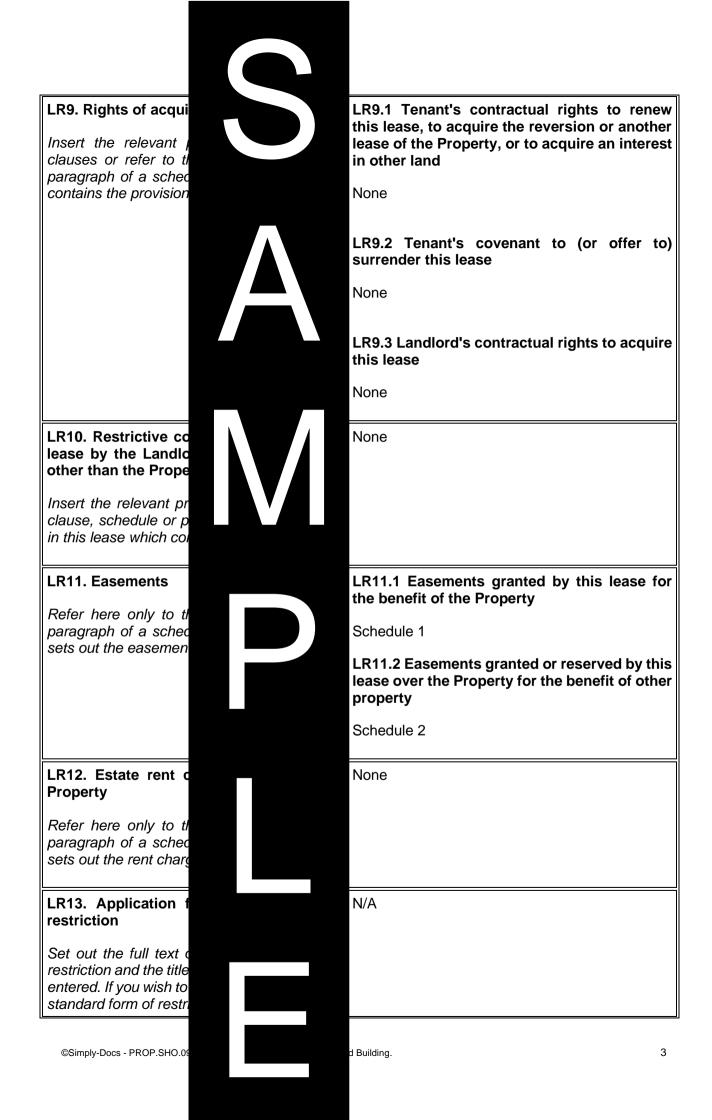
as specified in this lease at clause/ aragraph << >>

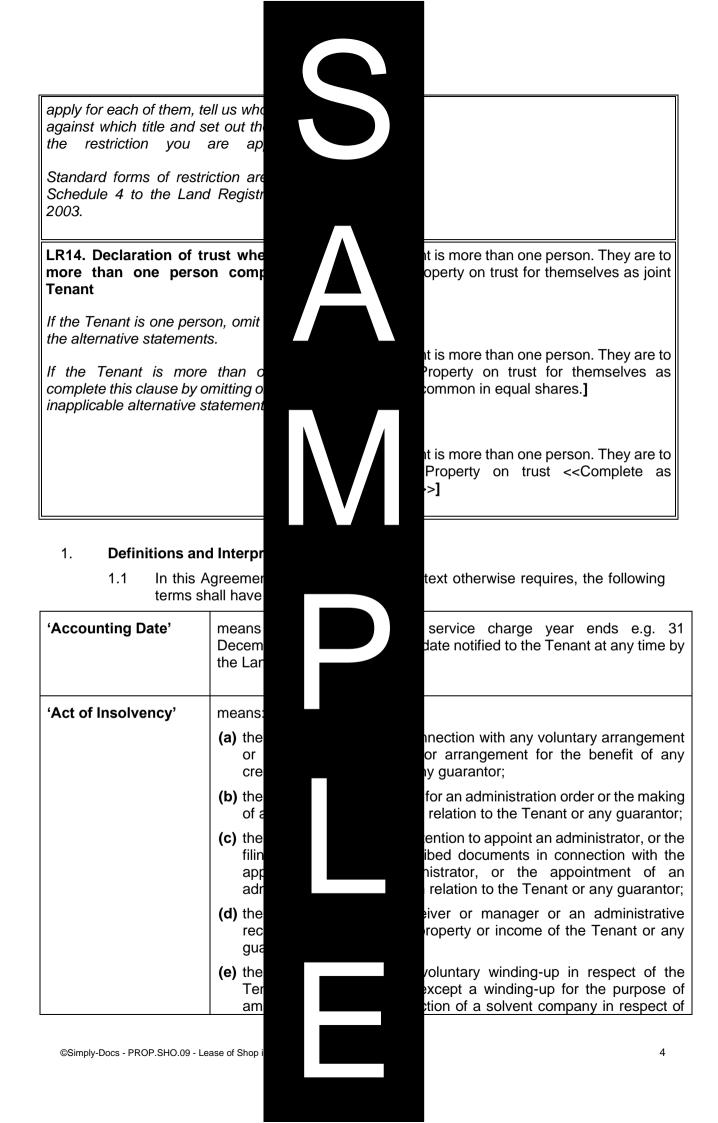
as follows: erm>>

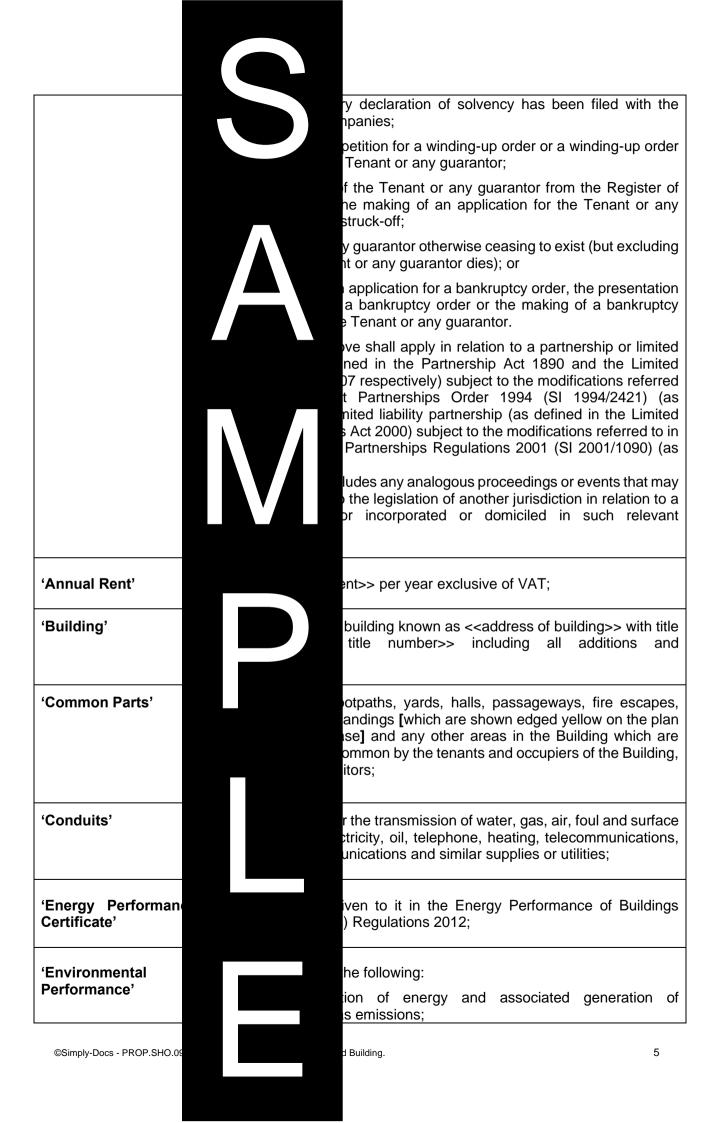
emium or "none">>

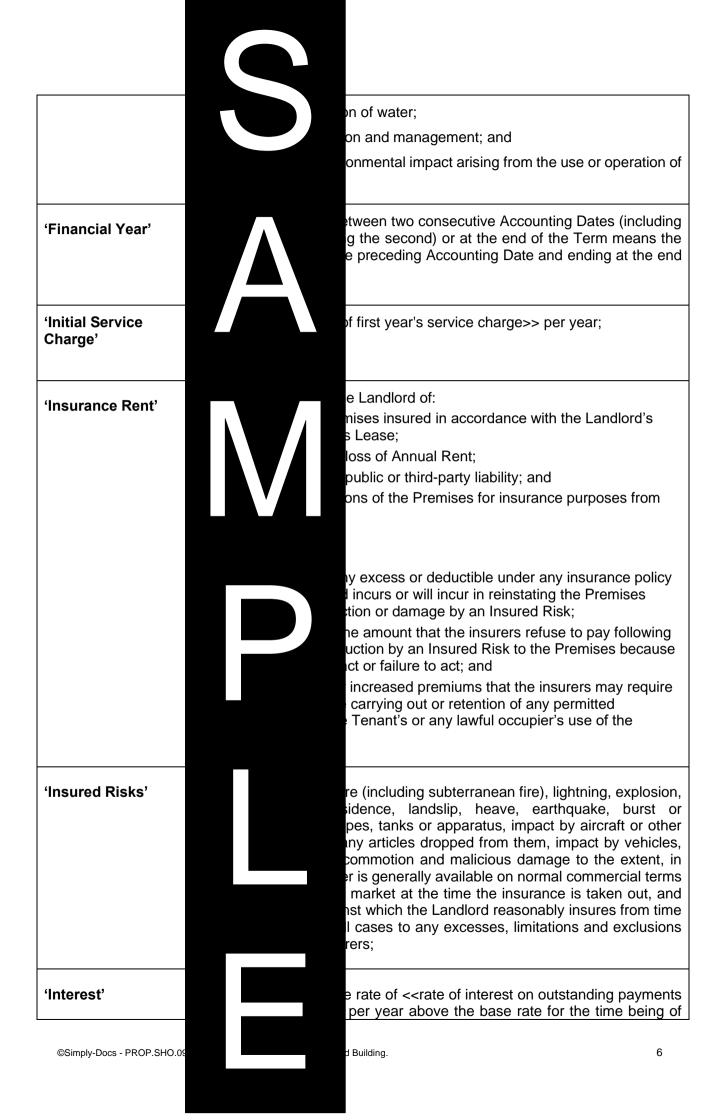
contains a provision that prohibits or positions.

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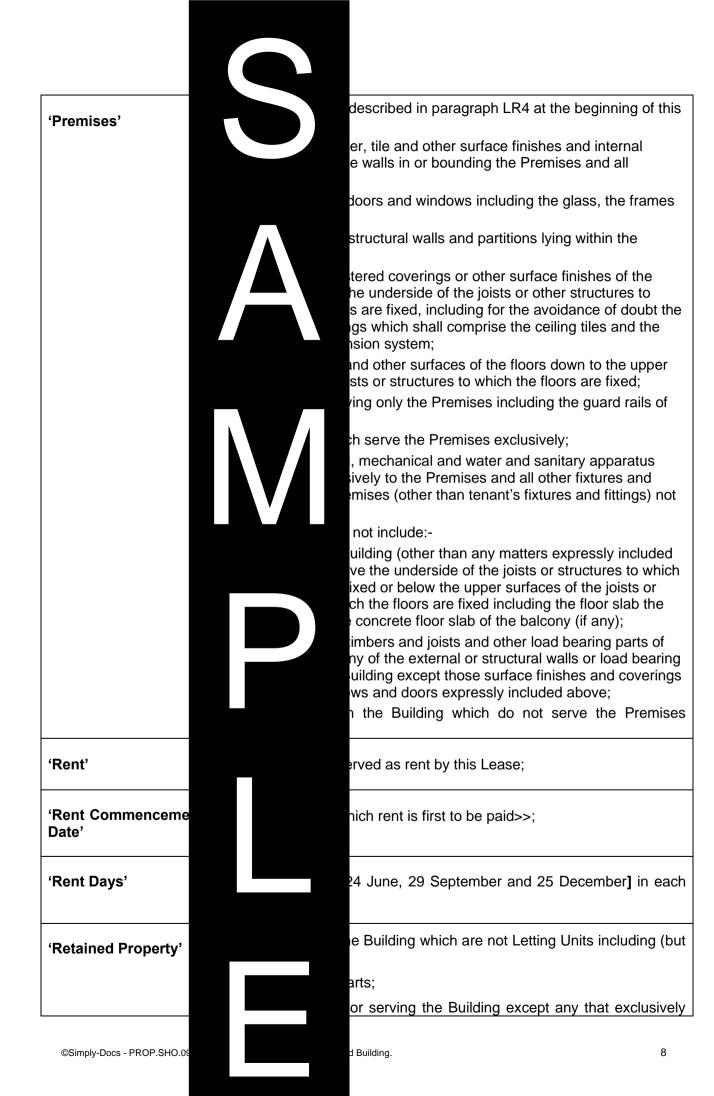


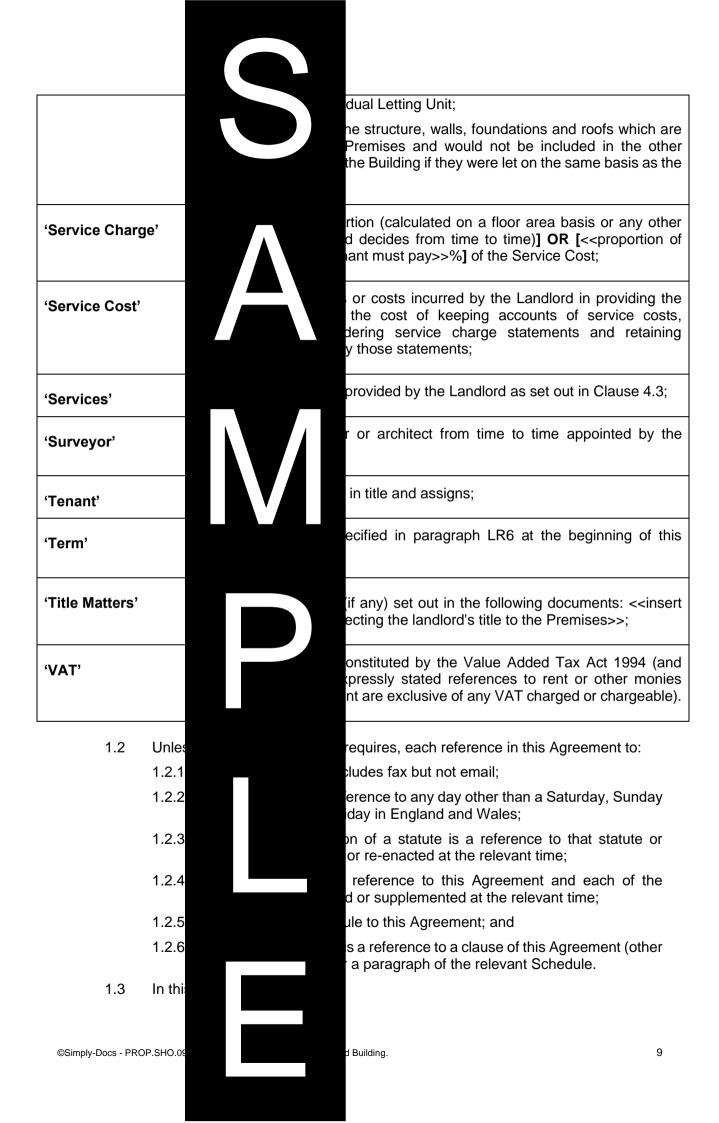


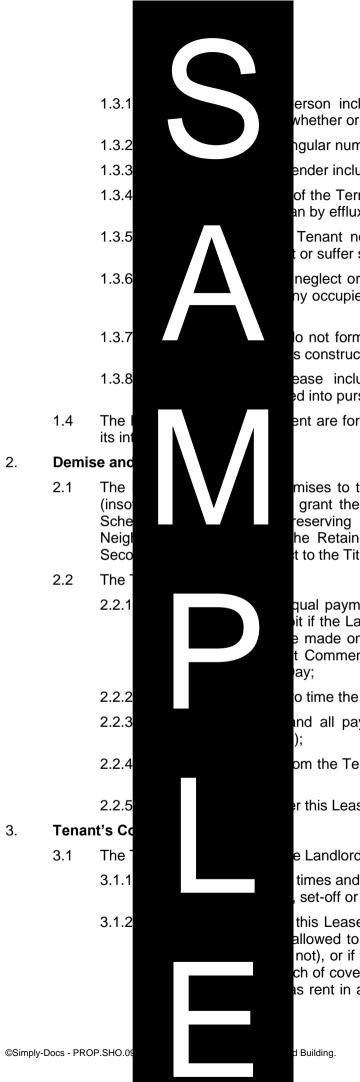




	Barclar reason	e rate or that bank ceases to exist) a ied by the Landlord to the Tenant;
'Interim Sum'	means relevar based Charge	n account of the Service Charge for the ed by the Surveyor (acting as an expert) nate of the likely amount of the Service n question;
'Landlord'	include	he immediate reversion to this Lease;
'Landlord's Neighbouring Property'	means	ed by the Landlord near to the Premises;
'Letting Unit'	means Buildin caretal letting the ma Buildin	e or other unit of accommodation in the commodation provided for a porter or se exclusively occupied (or intended for otherwise than solely in connection with ing or the provision of services to the
'Permitted Use'	[ENGL the To	as a retail shop within use class E(a) of (Use Classes) Order 1987]
	OR [WALE Town a	a retail shop within use class A1 of the classes) Order 1987];
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erson includes a natural person, corporate or whether or not having separate legal personality);

ngular number include the plural and vice versa;

ender include 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 he Retained Property the rights set out in the t to the Title Matters.

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:

ind all payments on account of it (payable as

om the Tenant to the Landlord under this Lease;

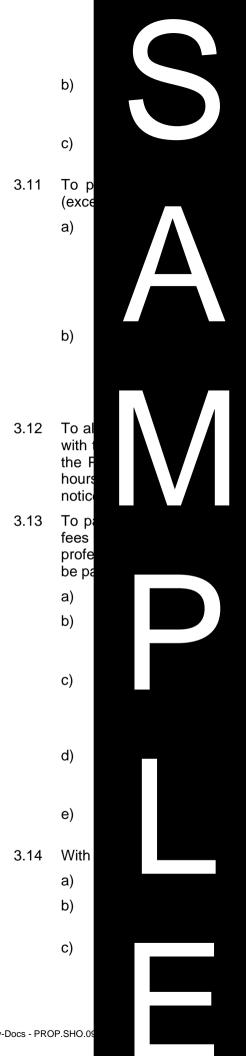
r this Lease.

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
3.2	To pa dutie		t all existing and future rates, taxes, charged on the Premises except for:
	3.2.1	n the Rent p	ayable; and
	3.2.2	e Landlord's	dealing with its own interests.
3.3	To pa gas, telece utilitie rents	iter drainage data comm	all charges incurred relating to water, e, electricity, oil, telephone, heating, nunications and similar supplies or ing all standing charges and meter
3.4	If the to the		it has been allowed during the Term e Landlord on demand.
3.5	To ke and t Land insura Tena	ge results fro Clause 4.2	antial repair and condition and clean om any of the risks against which the 1.2 unless payment of any of the of any act, neglect or default of the
3.6	[To c nece with f	ee months of	the Premises as often as reasonably of the Term, renew and replace them r first approved by the Landlord.]
3.7	To de is rea Term Land good appro	also in the la ernal colour s be carried ou	the inside of the Premises as often as st three months before the end of the scheme must first be approved by the ut in a good and proper manner using ate to the Premises and include all
3.8	To ke free f	hises which	are not built upon clean and tidy and
3.9	At the		
	a)	es to the La	andlord in the repair and condition
	b)	e any altera	ove all items the Tenant has fixed to tions the Tenant has made to the nage caused to the Premises by that
	c)	nt's possess	ions from the Premises; and
	d)	natters inclu asbestos	ocuments held by the Tenant relating iding (but not limited to) health and surveys and reports, fire risk tificates relating to electrical and gas
3.10	lf, foll Prem being		Tenant's possessions remain on the them within < <e.g. 7="" days="">> after to do so:</e.g.>
	a)	ne agent of t	he Tenant sell the possessions;
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nify the Landlord against any liability incurred by ose possessions have been sold by the Landlord hat the possessions belonged to the Tenant; and

to the Tenant the sale proceeds after deducting tion, storage and sale incurred by the Landlord.

Il reasonable times on reasonable prior notice r and inspect the Premises and:

gents or Surveyor gives to the Tenant (or leaves e of any repairs or maintenance which the Tenant or of any other failure by the Tenant to comply der this Lease, to repair the Premises and/or accordance with the notice within a period of two of the notice (or sooner if required); and

ot comply with clause 3.1.12 a), to permit the Premises and carry out the works at the Tenant's to the Landlord on demand (recoverable as a roper expenses of such works (including all legal other fees).

exercise any right to enter the Premises to do so , agents and professional advisors, and to enter ble time (whether or not during usual business e of an emergency after having given reasonable riting) to the Tenant.

mand on an indemnity basis all costs, charges, cluding legal costs and Surveyor's and other urred by the Landlord (or which otherwise would connection with or in contemplation of:

tenant covenants of this Lease;

enant's obligations in this Lease, including the e of a notice under section 146 of the Law of

Tenant for consent under this Lease, whether that wn, or consent is granted or lawfully refused, the Landlord is required to act reasonably and ably refuses to give consent;

the Premises to improve their Environmental e Tenant in its absolute discretion, has consented o;] and

rvice of a schedule of dilapidations served no later he end of the Term.

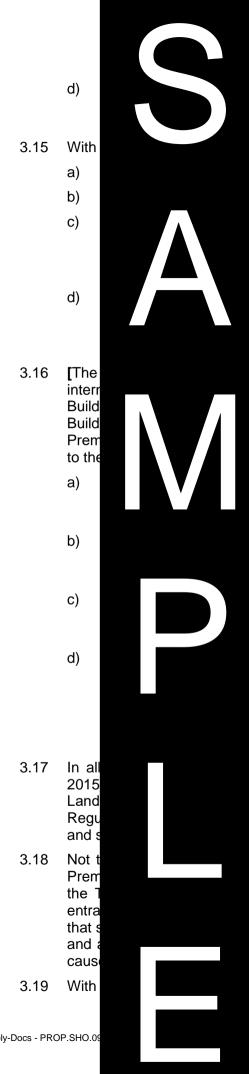
s for any illegal or immoral purpose;

d Building.

es as sleeping accommodation or for residential

the Premises any offensive, noisy or dangerous anufacture, occupation or thing; and

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nly for the Permitted Use [and only between the I Mondays to Fridays (and not on bank holidays)

es with any adjoining premises;

al or structural alterations to the Premises;

eration to the Premises which would, or may d to, have an adverse effect on the asset rating ance Certificate commissioned in respect of the ha:1 and

clause 3.1.17 below,] not to make any internal of a non-structural nature to the Premises without written consent (such consent not to be or delayed).

sent from the Landlord erect, alter or remove any ning which does not affect the structure of the e mechanical ventilation or air conditioning in the mpact on the Environmental Performance of the which shall be treated as a tenant's fixture subject

hot less than <<notice period given to Landlord of d out e.g. 2 months>> notice in writing of its ny such works;

ks in a good and workmanlike manner and in necessary permission, consent or approval

es to their former state and condition on or before f the Landlord by notice in writing requests the

of the cost of any alterations or additions carried cept any which are trade or tenant's fixtures or cticable and so that the Landlord will not be liable any necessary increase in the amount for which sured unless the Tenant has provided that

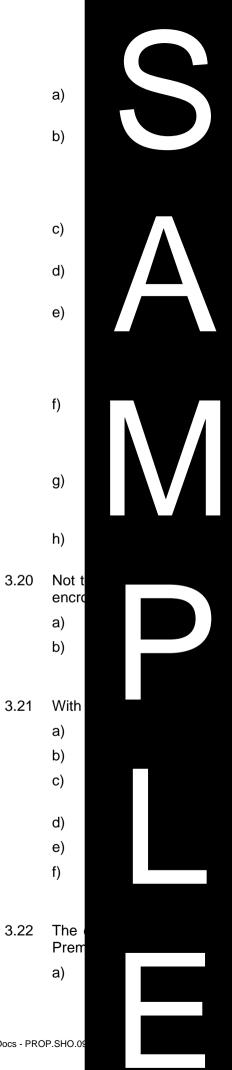
truction (Design and Management) Regulations rried out to the Premises (whether or not the d for them under this Lease), to comply with the e Landlord with a copy of the completed health n of the works.

a notice or advertisement on the outside of the e outside the Premises other than a sign showing n the position specified by the Landlord at the on the entrance door to the Premises, subject to n, layout and material approved by the Landlord remove any sign and make good any damage sfaction of the Landlord.

s in respect of the Premises:

d Building.

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relating to the Premises or to the Tenant's use Premises:

receipt by the Tenant of any notice or other hg the Premises to send a copy to the Landlord ke all necessary steps to comply with the notice n and take any other action in connection with it reasonably may require:

ng permission in relation to the Premises without nt of the Landlord:

lanning permissions relating to or affecting the

struction (Design and Management) Regulations mencing any works to make a written election to the effect that the Tenant is the only client for Regulations, to give the Landlord a copy of the obligations of the client:

equipped with all fire prevention detection and ich is required by law or by the insurers of the ly required by the Landlord and to maintain the he Landlord to inspect it from time to time:

romptly of any defect or disrepair in the Premises ndlord liable under any law or under this Lease:

written consent of the Landlord to apply for an ertificate in respect of the Premises.

ements to be acquired over the Premises. If an e acquisition of a right or easement:

the Landlord; and

he Landlord in any way that the Landlord requests tion so long as the Landlord meets the Tenant's rse to the Tenant's business interests to do so.

es on trust for another;

b occupy the whole or any part of the Premises;

re the possession or occupation of the whole or es;

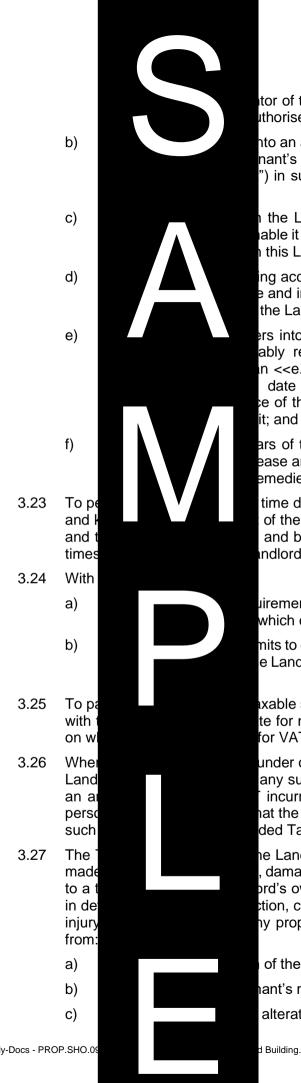
et the whole or any part of the Premises;

of the Premises: and

ises as a whole without the prior written consent ed that the Landlord may as a condition of giving ance with the conditions in clause 3.1.23.

may impose in relation to an assignment of the

someone who, immediately before the proposed r a guarantor of the Tenant's obligations under



tor of the obligations given by a former tenant of thorised guarantee agreement;

to an agreement guaranteeing that the assignee nant's covenants in this Lease (an "Authorised ") in such form as the Landlord may reasonably

the Landlord's reasonable opinion of sufficient able it to comply with the Tenant's covenants and this Lease:

ing acceptable to the Landlord acting reasonably e and indemnity of the Tenant's covenants of this the Landlord may reasonably require;

rs into a rent deposit deed in such form as the ably require with the Landlord providing for a n <<e.g. six>> months' Annual Rent (plus VAT) date of the assignment) as security for the e of the tenant's covenants in this Lease with a it: and

ars of the Annual Rent or any other outstanding ease and that any material breach of covenant by emedied.

time during the Term to enter the Premises to fix of the Premises a notice for re-letting or for sale and buyers to view the Premises at reasonable indlord or its agents).

irements of the Landlord's insurers and not to do which could invalidate any insurance; and

nits to do anything which increases any insurance e Landlord to repay the increased premium to the

xable supplies made to the Tenant in connection te for making any payment or, if earlier, the date for VAT purposes.

under or in connection with this Lease, to pay the any sum by way of a refund or indemnity, to pay incurred on that sum by the Landlord or other hat the Landlord or other person obtains credit for ded Tax Act 1994.

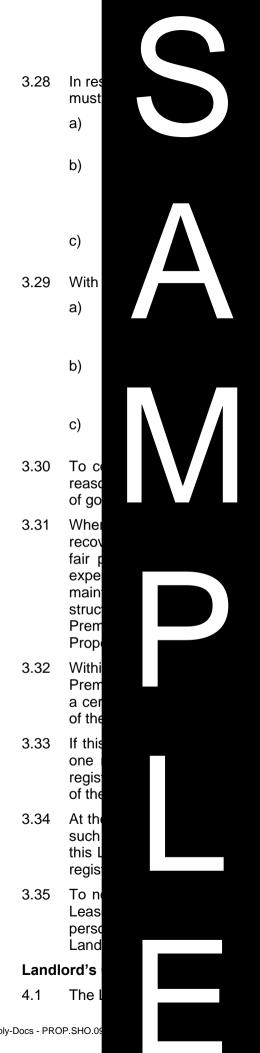
e Landlord against all actions, claims, demands , damages, expenses, charges and taxes payable rd's own liabilities, costs and expenses incurred tion, claim or demand in respect of any personal hy property and infringement of any right arising

of the Premises or the Tenant's use of them;

hant's rights; or

alterations.

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d by the indemnity in clause 3.1.28, the Landlord

nt of the claim as soon as reasonably practicable f it:

h any information and assistance in relation to the may reasonably require, subject to the Tenant all costs incurred by the Landlord in providing that ce: and

e Tenant's cost) where it is reasonable for the

arts:

eps to prevent any damage to the Common Parts limitation) when bringing in or removing goods, m the Premises:

, passage, staircase, lavatories and water closets a careful manner and to make good any damage careless use:

passages and staircases in the Common Parts struction at all times.

hs set out in the Third Schedule and any other by the Landlord from time to time in the interests

penses referred to in this Clause 3.1.32 are not ce Charge, to pay on demand to the Landlord a ined by the Landlord) of the costs, fees and y the Landlord in insuring, repairing, replacing, (where appropriate) lighting any Conduits, h are used or are capable of being used by the y other part of the Building and/or the Retained

signment, transfer, underlease or charge of the ant, any undertenant or any other person) to send t document together with updated official copies to the Landlord.

pulsory registration at the Land Registry, within s Lease to apply to the Land Registry for first tration has been completed to send official copies dlord.

ver to the Landlord the original of this Lease and Landlord reasonably requires to close the title to ries in relation to it noted against the Landlord's

guarantor of the Tenant's obligations under this if the Landlord so requires to procure that another ndlord enters into a deed of covenant with the the original guarantor.

the Tenant:

d Building.

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4.



t paying the rents and other sums due and pations 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.

other than any plate glass in the Building) against e Insured Risks for the full reinstatement cost ees and incidental expenses, debris removal, site rable VAT, provided that the obligation to insure

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 h reasonably equivalent to that previously at the vided:

Id if the Tenant has failed to pay any of the : or

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

sonable endeavours to provide the following

d decoration of the Retained Property;

ighting of the Retained Property;

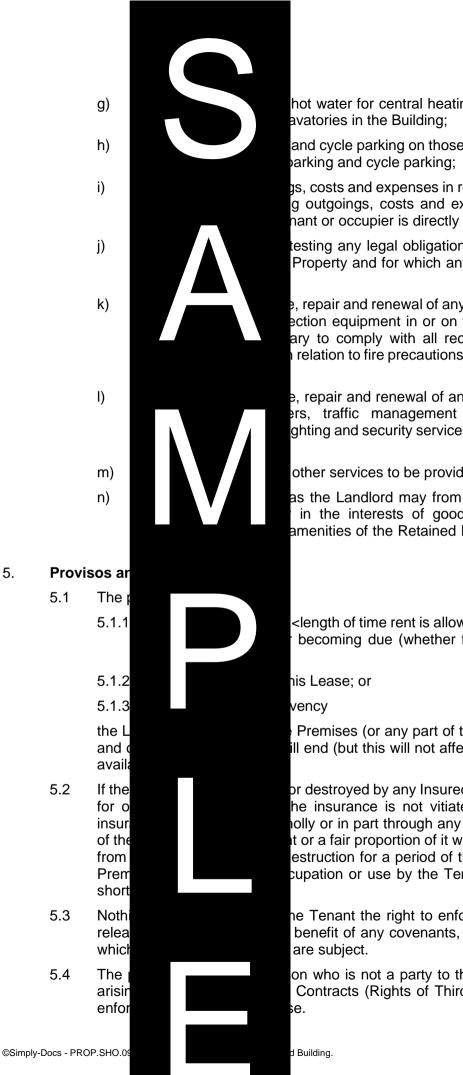
g planting) of all (if any) open and landscaped ed Property;

, of the external windows in the Common Parts als in the Landlord's reasonable discretion the exterior windows of the Building;

placement and servicing of any lavatory lant, machinery, lighting, equipment and heating s from time to time within the Retained Property;

facilities for the storage of refuse originating on emoval if not effected by the Local Authority;

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hot water for central heating and a supply of hot

and cycle parking on those areas of the Retained

s, costs and expenses in respect of the Retained g outgoings, costs and expenses for which the nant or occupier is directly liable:

testing any legal obligation relating or alleged to Property and for which any tenant is not directly

e, repair and renewal of any fire alarm system and ection equipment in or on the Retained Property ary to comply with all recommendations of the relation to fire precautions and any requirements

e, repair and renewal of any equipment including ers, traffic management systems, means of ghting and security services for the security of the

other services to be provided by the Landlord>>;

as the Landlord may from time to time consider in the interests of good estate management amenities of the Retained Property or to improve

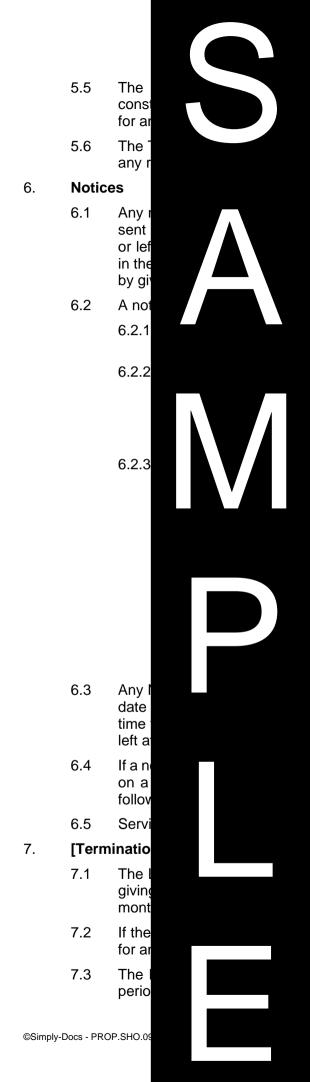
<length of time rent is allowed to be in arrears e.g. becoming due (whether formally demanded or

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

or destroyed by any Insured Risk so as to be unfit he insurance is not vitiated or payment of the olly 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

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



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 ecipient 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

hy other party, at their last known address in the h.

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

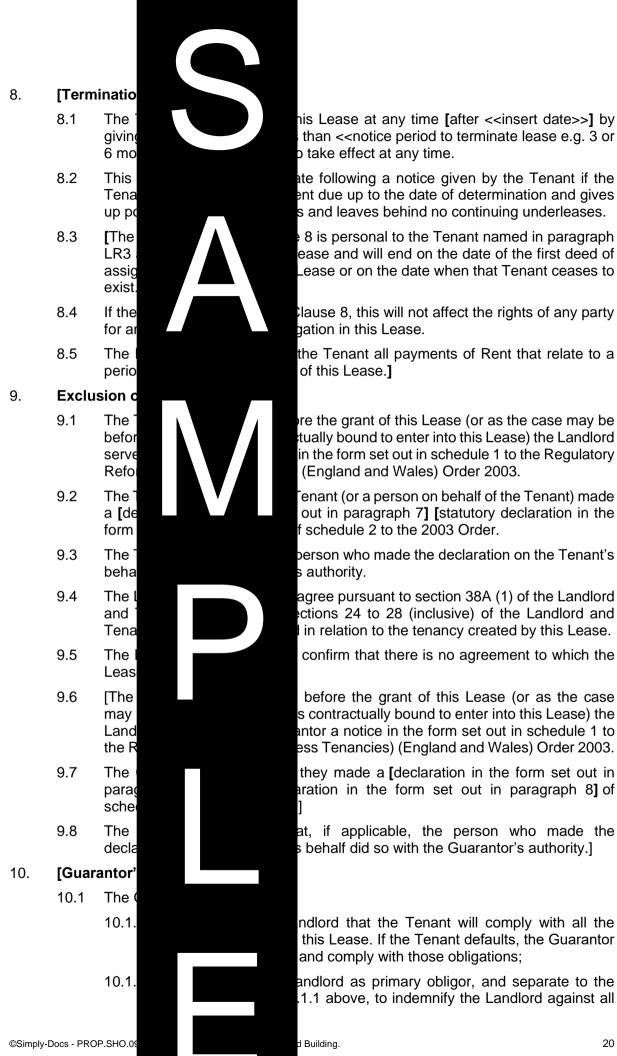
on a day that is not a working day or after 5:00PM reated as served at 9:00AM on the immediately

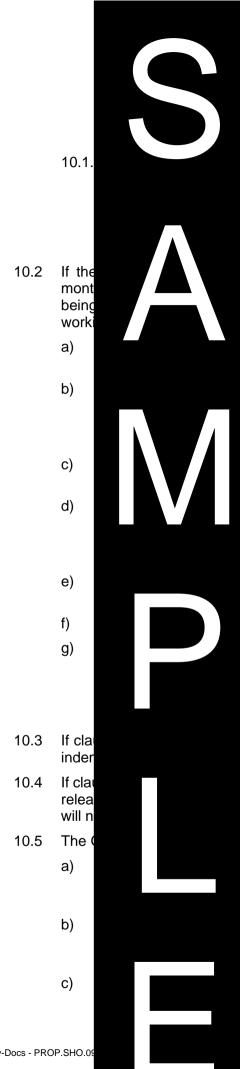
nail is not a valid form of service under this Lease.

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

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

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





s 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 isclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within ten s option either:

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

d taking effect on the date of the disclaimer or e or the Tenant being struck off the register of on the date when this Lease would have ended ure or striking-off had not happened;

ther sums payable at the date of the forfeiture or uld be payable save for any rent suspension;

w date on the term commencement date of the rent review under this Lease that falls before that late that has not been concluded (but with the rent he date of the concluded rent review);

dates on each Rent Review Date under this Lease term commencement date of the new lease; and

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 I 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 future obligations under this clause 10 (but that ghts in relation to any prior breaches).

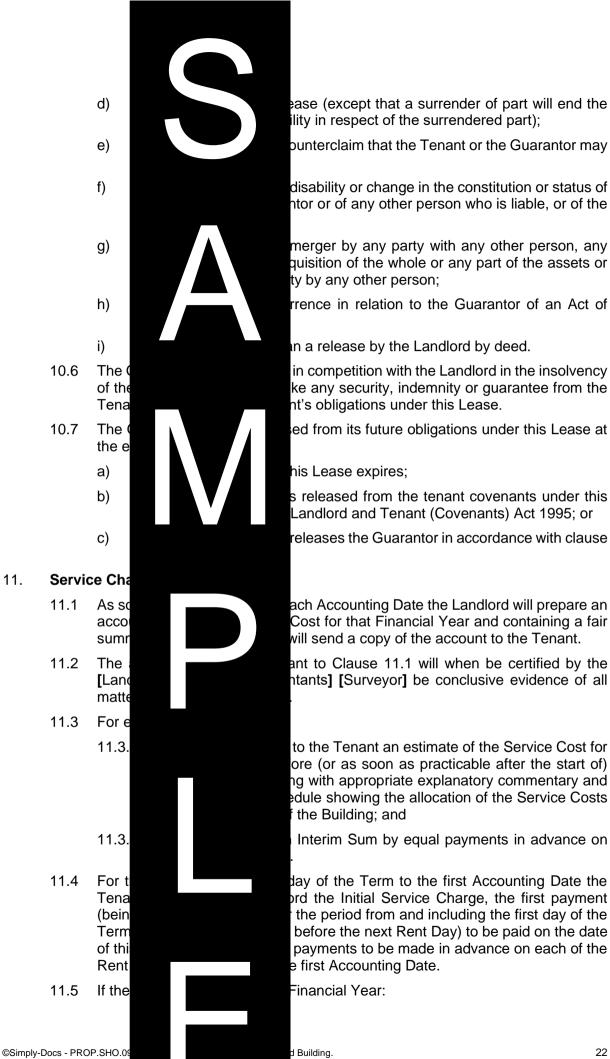
ot be reduced or discharged by:

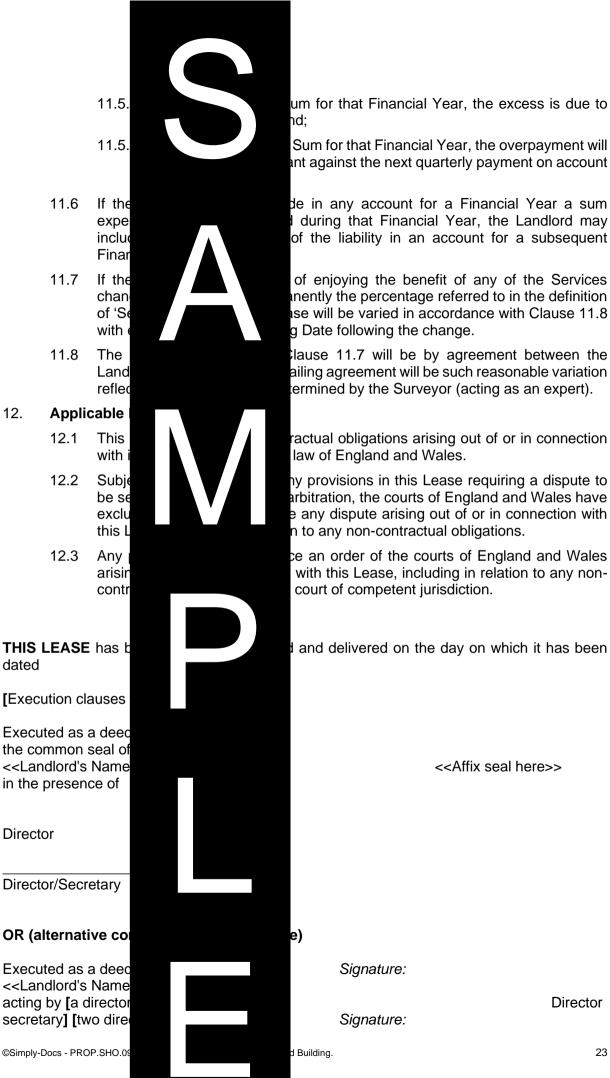
on to enforce in full, or any delay in enforcement or any concession allowed to the Tenant or any

g any right or remedy against the Tenant for any s due under this Lease or observe the Tenant's ease:

dlord to accept any rent or other payment due

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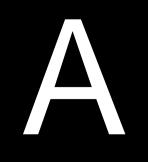


		נו	Director][Secretary]
OR (alternative co		e)	
Executed as a deed < <landlord's name<br="">acting by a director presence of</landlord's>	Λ	Signature:	Director
Signature of witness			-
Name (in BLOCK C			
Address			_
			_
OR (execution clau		n individual)	
Signed as a deed b < <landlord's name<br="">in the presence of</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 h<="" seal="" td=""><td>ere>></td></affix>	ere>>
Director			
Director/Secretary			
OR (alternative co		e)	
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Executed as a deed < <tenant's name=""> acting by [a director secretary] [two dire</tenant's>		Signature: Signature:	Director
		-	Director][Secretary]
OR (alternative co	Λ	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			
			_
OR (execution clau		individual)	
Signed as a deed b < <tenant's name=""> in the presence of</tenant's>		Signature:	
Signature of witness			_
Name (in BLOCK C			
Address			
			_
[Execution clauses			
Executed as a deed the common seal of < <guarantor's nam<br="">in the presence of</guarantor's>		< <affix h<="" seal="" td=""><td>ere>></td></affix>	ere>>
Director			
Director/Secretary			
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OR (alternative co	e)		
Executed as a deed	Signa	ture:	
acting by [a director secretary] [two dire	Signa	ture:	Director
		[[]	virector][Secretary]
OR (alternative co	e)		
Executed as a deed < <guarantor's nam<br="">acting by a director presence of</guarantor's>	Signa	ture:	Director
Signature of witness			
Name (in BLOCK C			
Address			_
			-
			-
OP (avacution cla			
OR (execution cla	an individua	l)	
		l)	
Signed as a deed b < <guarantor's nam<="" td=""><td>an individua Signature:</td><td>l)</td><td></td></guarantor's>	an individua Signature:	l)	
Signed as a deed b		I)	
Signed as a deed b < <guarantor's nam<="" td=""><td></td><td>I)</td><td></td></guarantor's>		I)	
Signed as a deed b < <guarantor's nam<br="">in the presence of Signature of witness</guarantor's>		l)	
Signed as a deed b <-Guarantor's Nam in the presence of Signature of witness Name (in BLOCK C		I) 	
Signed as a deed b < <guarantor's nam<br="">in the presence of Signature of witness</guarantor's>		I)	-
Signed as a deed b <-Guarantor's Nam in the presence of Signature of witness Name (in BLOCK C		I)	
Signed as a deed b <-Guarantor's Nam in the presence of Signature of witness Name (in BLOCK C		I)	_ _
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Signed as a deed b <-Guarantor's Nam in the presence of Signature of witness Name (in BLOCK C			-

- The right to mains for th oil, telephon supplies or u
- 2. The right to
- 3. The right in with other Te
 - a) use s from
 - b) use s Parts Tena
 - c) use f Build Land attac
 - d) use f or wit [whic
- e) <<ins 4. [Except as n neighbouring *Wheeldon v*



nts Granted to the Tenant

Conduits connecting the Premises to the public air, foul and surface water drainage, electricity, ations, internet, data communications and similar emises.

e Premises from the Building.

rd and all others authorised by the Landlord and

s as are necessary to obtain access to and egress

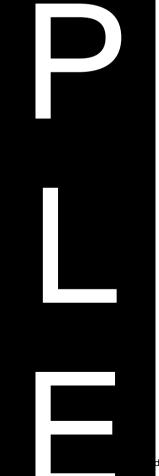
ale lavatories and water closets in the Common e be allocated by the Landlord for the use of the mon);

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

aining access to and egress from the Building with oads within the Landlord's Neighbouring Property on the plan attached to this Lease];

ghts to be granted to the Tenant>>.]

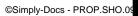
ant of this Lease does not include any right over 2 of the Law of Property Act 1925 and the rule in this Lease.



1. The right to a oil, telephon supplies or neighbouring

S

- 2. The right to
 - a) revie instal to pre
 - b) estimany of
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the to carry out a
- 5. The right to or required to or with this Lea
 - a) give emer pract
 - b) obse by th availa
 - c) obsed) cause
 - e) caus
 - f) repai pract
 - g) wher meth for, a
 - h) rema
 - i) wher hours
- 6. In an emerg restrict acce facilities are
- 7. The right to Conduits so
 - a) alterr





its Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar remainder of the Building and any adjoining or onduits at the Premises.

mental 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 d must give as much notice as may be reasonably

ents (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, other material matters relating to the preparation ks;

no longer than is reasonably necessary; and

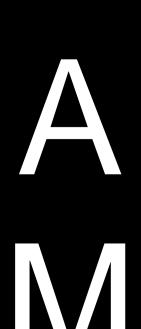
exercise any rights outside the normal business

being carried out to them, the right to close off or so long as (except in an emergency) alternative terially less convenient.

or reduce the extent of any Common Parts or

ed that are not materially less convenient; or

- b) if no mate
- 8. The right fro purposes ind time to time are reasonal
- 9. The right to any adjoinin discretion co air to the Pre up the Prem
 - a) giving
 - b) cons
 - c) taking affec
 - d) takin
 - e) takin dust limitir
 - f) maki
- 10. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr conse
 - d) if the scaff the L is vis
- 11. The right to u without impo conditions si
- 12. The right to s
- 13. All rights of reservation)



the use and enjoyment of the Premises is not

ate areas within the Common Parts for particular car parks, service roads and footpaths and from designated areas, so long as the remaining areas ended purposes.

action, 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 princection 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 h by the scaffolding) unless the Tenant has

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

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

the remainder of the Building from the Premises.

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

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- 1. Not without dangerous d
- 2. To make an information r the material accordance
- 3. When reque Tenant's cor
- 4. Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 6. No mat, bru thrown out o
- 7. Not to place such waste Local Author
- 8. Not to overlo the Premise
- 9. No blind sho approval of t
- 10. Not to place Premises) a



le – Regulations

tten consent to keep any inflammable, volatile, e Premises.

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord that y for the Tenant's business and will be kept in ements.

provide a copy of any document relating to the of Asbestos Regulations 2012 at the Premises.

cles on the Landlord's Neighbouring Property.

wed to remain in any service area within the or longer than is reasonably necessary for the oods or supplies and no vehicles may remain

en outside the Premises, nor shall anything be

able waste or refuse in the bins but to dispose of ted by the byelaws and in consultation with the

the Premises nor any machinery or equipment at serving the Premises.

ows of the Premises without the previous written and type.

otherwise in the Building (other than within the oever.

