

# SAMPLE

|   |   |
|---|---|
| <b>LR1. Date of lease</b>   | <<Insert date in full>>   |
| <b>LR2. Title number(s)</b>   | <b>LR2.1 Landlord's title number(s)</b><br><i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i><br><<Insert Landlord's title number(s)>><br><br><b>LR2.2 Other title numbers</b><br><i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i><br><<Insert other title number(s)>>   |
| <b>LR3. Parties to this lease</b><br><i>Give full names and addresses of all parties. For UK incorporated companies, limited liability partnerships and registered numbers in the Companies House register.</i><br><i>For overseas entities,</i><br><i>a) The territory of incorporation</i><br><i>b) The overseas company's registered office in the Companies House register</i><br><i>the Tenant pursuant to the Tenant's Crime (Transparency) Regulations 2018 (SI 2018/1000) Act 2022. If the Landlord is an 'overseas entity' ID number</i><br><i>c) Where the entity is not a company, the place of business and the registered number in the Companies House register</i><br><i>Further details on overseas entities can be found in <a href="#">practice guide</a></i> | <b>Landlord</b><br><<Insert name of Landlord>><br><<Insert address of Landlord>><br><<Insert company number>><br><br><b>Tenant</b><br><<Insert name of Tenant>><br><<Insert address of Tenant>><br><<Insert company number>><br><br><b>Guarantor (if any)</b><br><<Insert name of Guarantor>><br><<Insert address of Guarantor>><br><<Insert company number>><br><br><b>Other parties</b><br><i>Specify capacity of each party, for example "management company", "guarantor", etc.</i><br><<Insert name of other party>><br><<Insert address of other party>><br><<Insert company number>> |
| <b>LR4. Property</b><br><i>Insert a full description of the property leased</i><br><i>or</i><br><i>Refer to the clause, schedule or a schedule in this lease stating the property being leased is not</i>   | <b>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.</b><br><br>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 the property, a plan must be attached to the lease and any floor levels must be specified

## LR5. Prescribed statements etc

If this lease includes a statement in LR5.1, insert under that sub-paragraph the relevant statement or refer to the relevant schedule or paragraph of a schedule to the lease which contains the statement

In LR5.2, omit or delete those Acts which do not apply to this lease.

1)

statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Landlord and Tenant (Covenants) Rules 2003.

This lease is made under, or by virtue of, provisions of:  
Leasehold Reform Act 1967  
Leasehold Reform Act 1985  
Leasehold Reform Act 1988  
Leasehold Reform Act 1996

## LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options below

NOTE: The information you provide in this clause, here will be used as part of the information to identify the lease under rule 6 of the Landlord and Tenant (Covenants) Rules 2003.

including the commencement date>>

including the expiry date>>

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

as follows:  
term>>

## LR7. Premium

Specify the total premium, including VAT where payable.

premium or "none">>

## LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the words of the provision.

contains a provision that prohibits or restricts dispositions.



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## LR9. Rights of acquisition

*Insert the relevant provisions of the lease clauses or refer to the paragraph of a schedule which contains the provisions*

**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

## LR10. Restrictive covenants in the lease by the Landlord other than the Property

*Insert the relevant provisions of the lease clause, schedule or part in this lease which contain the restrictive covenants*

None

## LR11. Easements

*Refer here only to the paragraph of a schedule which sets out the easements*

**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 charged on the Property

*Refer here only to the paragraph of a schedule which sets out the rent charged*

None

## LR13. Application for restriction

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

N/A



|  |  |
|--|--|
| <p>apply for each of them, tell us who they are, and the title against which title and set out the restriction you are applying.</p> <p>Standard forms of restriction are set out in Schedule 4 to the Land Registration Act 2003.</p>   |  |
| <p><b>LR14. Declaration of trust when there is more than one person comprising the Tenant</b></p> <p>If the Tenant is one person, omit the alternative statements.</p> <p>If the Tenant is more than one person, complete this clause by omitting or inserting the applicable alternative statement.</p> | <p>... is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p>... is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.]</p> <p>... is more than one person. They are to hold the Property on trust &lt;&lt;Complete as appropriate&gt;&gt;]</p> |

1. Definitions and Interpretation

1.1 In this Agreement the following terms shall have the following meanings:

|                            |   |
|----------------------------|---|
| <b>‘Accounting Date’</b>   | means the date on which the Tenant’s service charge year ends e.g. 31 December, the date notified to the Tenant at any time by the Landlord.  |
| <b>‘Act of Insolvency’</b> | means:<br>(a) the making of a voluntary arrangement or arrangement for the benefit of any guarantor;<br>(b) the making of an administration order or the making of an arrangement in relation to the Tenant or any guarantor;<br>(c) the filing of a petition to appoint an administrator, or the making of an arrangement in connection with the appointment of an administrator, or the appointment of an administrator in relation to the Tenant or any guarantor;<br>(d) the appointment of a receiver or manager or an administrative receiver of the property or income of the Tenant or any guarantor;<br>(e) the making of a voluntary winding-up in respect of the Tenant or any guarantor, except a winding-up for the purpose of the reconstruction of a solvent company in respect of |



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|   | <p>any declaration of solvency has been filed with the companies;</p> <p>petition for a winding-up order or a winding-up order of the Tenant or any guarantor;</p> <p>of the Tenant or any guarantor from the Register of the making of an application for the Tenant or any struck-off;</p> <p>any guarantor otherwise ceasing to exist (but excluding the Tenant or any guarantor dies); or</p> <p>an application for a bankruptcy order, the presentation of a bankruptcy order or the making of a bankruptcy order of the Tenant or any guarantor.</p> <p>These provisions shall apply in relation to a partnership or limited liability partnership (as defined in the Partnership Act 1890 and the Limited Liability Partnerships Order 2009 respectively) subject to the modifications referred to in the Limited Liability Partnerships Order 1994 (SI 1994/2421) (as amended) and limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended).</p> <p>These provisions include any analogous proceedings or events that may arise under the legislation of another jurisdiction in relation to a partnership or incorporated or domiciled in such relevant jurisdiction.</p> |
| <b>‘Annual Rent’</b>                    | <p>&lt;&lt;annual rent&gt;&gt; per year exclusive of VAT;</p>   |
| <b>‘Building’</b>                       | <p>the building known as &lt;&lt;address of building&gt;&gt; with title number &lt;&lt;title number&gt;&gt; including all additions and alterations;</p>  |
| <b>‘Common Parts’</b>                   | <p>entrances, stairways, lift shafts, corridors, balconies, roof paths, yards, halls, passageways, fire escapes, landings [which are shown edged yellow on the plan of the Building] and any other areas in the Building which are common to the tenants and occupiers of the Building, including the common areas;</p>   |
| <b>‘Conduits’</b>                       | <p>for the transmission of water, gas, air, foul and surface water, electricity, oil, telephone, heating, telecommunications, data and similar supplies or utilities;</p>   |
| <b>‘Energy Performance Certificate’</b> | <p>given to it in the Energy Performance of Buildings (England and Wales) Regulations 2012;</p>   |
| <b>‘Environmental Performance’</b>      | <p>the following:</p> <p>consumption of energy and associated generation of greenhouse gas emissions;</p>   |



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|                                 | <p>on of water;</p> <p>on and management; and</p> <p>onmental impact arising from the use or operation of</p>   |
| <b>‘Financial Year’</b>         | <p>etween two consecutive Accounting Dates (including the second) or at the end of the Term means the preceding Accounting Date and ending at the end</p>   |
| <b>‘Initial Service Charge’</b> | <p>of first year's service charge&gt;&gt; per year;</p>   |
| <b>‘Insurance Rent’</b>         | <p>the Landlord of:</p> <p>ises insured in accordance with the Landlord's Lease;</p> <p>loss of Annual Rent;</p> <p>public or third-party liability; and</p> <p>ons of the Premises for insurance purposes from</p> <p>ay excess or deductible under any insurance policy and incurs or will incur in reinstating the Premises or damage by an Insured Risk;</p> <p>ne amount that the insurers refuse to pay following re-erection by an Insured Risk to the Premises because of neglect or failure to act; and</p> <p>increased premiums that the insurers may require in connection with carrying out or retention of any permitted use of the Premises for the Tenant's or any lawful occupier's use of the</p> |
| <b>‘Insured Risks’</b>          | <p>re (including subterranean fire), lightning, explosion, subsidence, landslip, heave, earthquake, burst or leakage from pipes, tanks or apparatus, impact by aircraft or other vehicles, impact by any articles dropped from them, impact by vehicles, riot, civil commotion and malicious damage to the extent, in so far as cover is generally available on normal commercial terms in the insurance market at the time the insurance is taken out, and against which the Landlord reasonably insures from time to time. This definition shall not apply in all cases to any excesses, limitations and exclusions of the insurers;</p>  |
| <b>‘Interest’</b>               | <p>the rate of &lt;&lt;rate of interest on outstanding payments &gt;&gt; per year above the base rate for the time being of</p>   |



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|   | Barclays Bank plc (whether or not the rate or that bank ceases to exist) as determined by the Landlord to the Tenant;   |
| <b>‘Interim Sum’</b>                      | means the sum of the account of the Service Charge for the relevant period as determined by the Surveyor (acting as an expert) based on the likely amount of the Service Charge in question;  |
| <b>‘Landlord’</b>                         | includes the immediate reversion to this Lease;   |
| <b>‘Landlord’s Neighbouring Property’</b> | means any property owned by the Landlord near to the Premises;  |
| <b>‘Letting Unit’</b>                     | means any unit of accommodation in the Building provided for a porter or caretaker or otherwise exclusively occupied (or intended for occupation) otherwise than solely in connection with the letting or the provision of services to the Building;              |
| <b>‘Permitted Use’</b>                    | <b>[ENGLAND AND WALES]</b><br>as a retail shop within use class E(a) of the Town and Country Planning (Use Classes) Order 1987]<br><b>OR</b><br><b>[WALE]</b><br>as a retail shop within use class A1 of the Town and Country Planning (Use Classes) Order 1987]; |



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| <b>‘Premises’</b>               | <p>described in paragraph LR4 at the beginning of this</p> <p>er, tile and other surface finishes and internal<br/>e walls in or bounding the Premises and all</p> <p>doors and windows including the glass, the frames</p> <p>structural walls and partitions lying within the</p> <p>tered coverings or other surface finishes of the<br/>he underside of the joists or other structures to<br/>s are fixed, including for the avoidance of doubt the<br/>gs which shall comprise the ceiling tiles and the<br/>nsion system;</p> <p>and other surfaces of the floors down to the upper<br/>sts or structures to which the floors are fixed;</p> <p>ing only the Premises including the guard rails of</p> <p>ch serve the Premises exclusively;</p> <p>, mechanical and water and sanitary apparatus<br/>sively to the Premises and all other fixtures and<br/>emises (other than tenant’s fixtures and fittings) not</p> <p>not include:-</p> <p>uilding (other than any matters expressly included<br/>ve the underside of the joists or structures to which<br/>ixed or below the upper surfaces of the joists or<br/>ch the floors are fixed including the floor slab the<br/>e concrete floor slab of the balcony (if any);</p> <p>timbers and joists and other load bearing parts of<br/>ny of the external or structural walls or load bearing<br/>uilding except those surface finishes and coverings<br/>ws and doors expressly included above;</p> <p>n the Building which do not serve the Premises</p> |
| <b>‘Rent’</b>                   | <p>erved as rent by this Lease;</p>   |
| <b>‘Rent Commencement Date’</b> | <p>which rent is first to be paid&gt;&gt;;</p>  |
| <b>‘Rent Days’</b>              | <p>24 June, 29 September and 25 December] in each</p>   |
| <b>‘Retained Property’</b>      | <p>the Building which are not Letting Units including (but</p> <p>arts;</p> <p>or serving the Building except any that exclusively</p>  |



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|                  | Individual Letting Unit;   |
| ‘Service Charge’ | the structure, walls, foundations and roofs which are Premises and would not be included in the other the Building if they were let on the same basis as the         |
| ‘Service Cost’   | portion (calculated on a floor area basis or any other d decides from time to time)] <b>OR</b> [<<proportion of ant must pay>>%] of the Service Cost;                |
| ‘Services’       | or costs incurred by the Landlord in providing the the cost of keeping accounts of service costs, dering service charge statements and retaining y those statements; |
| ‘Surveyor’       | provided by the Landlord as set out in Clause 4.3;   |
| ‘Tenant’         | r or architect from time to time appointed by the  |
| ‘Term’           | in title and assigns;  |
| ‘Title Matters’  | pecified in paragraph LR6 at the beginning of this   |
| ‘VAT’            | (if any) set out in the following documents: <<insert ecting the landlord's title to the Premises>>;   |
|                  | onstituted by the Value Added Tax Act 1994 (and xpressly stated references to rent or other monies nt are exclusive of any VAT charged or chargeable).               |

- 1.2 Unless requires, each reference in this Agreement to:
- 1.2.1 includes fax but not email;
- 1.2.2 reference to any day other than a Saturday, Sunday day in England and Wales;
- 1.2.3 on of a statute is a reference to that statute or or re-enacted at the relevant time;
- 1.2.4 reference to this Agreement and each of the d or supplemented at the relevant time;
- 1.2.5 rule to this Agreement; and
- 1.2.6 s a reference to a clause of this Agreement (other a paragraph of the relevant Schedule.

- 1.3 In thi



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- 1.3.1 person includes a natural person, corporate or whether or not having separate legal personality);
- 1.3.2 singular number include the plural and vice versa;
- 1.3.3 gender include any other gender;
- 1.3.4 of the Term include any sooner determination of an by effluxion of time;
- 1.3.5 Tenant not to do an act or thing includes an t or suffer such act or thing to be done;
- 1.3.6 neglect or default of the Tenant include the act, any occupier of the Premises and their respective
- 1.3.7 do not form part of this Lease and are not to be s construction or interpretation; and
- 1.3.8 lease include any document supplemental or ed into pursuant to its terms.

1.4 The are for convenience only and shall not affect its int

## 2. Demise and

2.1 The premises to the Tenant for the Term together with (inso grant the same) the rights set out in the First Sche Neigh the Retained Property the rights set out in the Seco t to the Title Matters.

2.2 The

2.2.1 equal 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 ay;

2.2.2 o time the Insurance Rent;

2.2.3 and all payments on account of it (payable as );

2.2.4 om the Tenant to the Landlord under this Lease;

2.2.5 er this Lease.

## 3. Tenant's Co

3.1 The e Landlord:

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

3.1.2 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 as rent in arrears) calculated on a daily basis on



- refused from the due date until the date on which
- 3.2 To pay the Landlord against all existing and future rates, taxes, impositions charged on the Premises except for:
- 3.2.1 the Rent payable; and
- 3.2.2 the Landlord's dealing with its own interests.
- 3.3 To pay the Landlord against all charges incurred relating to water, water drainage, electricity, oil, telephone, heating, data communications and similar supplies or services (including all standing charges and meter rents)
- 3.4 If the Landlord is in any way prejudiced because it has been allowed during the Term to the Landlord on demand.
- 3.5 To keep the Premises in good and substantial repair and condition and clean and tidy and to indemnify the Landlord against all claims and results from any of the risks against which the Landlord is insured under Clause 4.1.2 unless payment of any of the insurance premium is by reason of any act, neglect or default of the Tenant.
- 3.6 [To cover and replace coverings in the Premises as often as reasonably necessary during the Term, renew and replace them with first class materials and quality first approved by the Landlord.]
- 3.7 To decorate the outside of the Premises (if any) and the inside of the Premises as often as reasonably necessary during the Term and also in the last three months before the end of the Term. The external colour scheme must first be approved by the Landlord. All decoration to be carried out in a good and proper manner using good quality materials and equipment appropriate to the Premises and include all appropriate preparation.
- 3.8 To keep the Premises which are not built upon clean and tidy and free from rubbish.
- 3.9 At the end of the Term the Tenant shall deliver to the Landlord in the repair and condition in which they were received:
- a) the Premises in the repair and condition in which they were received;
- b) the Premises, to remove all items the Tenant has fixed to the Premises and to remove any alterations the Tenant has made to the Premises and to make good any damage caused to the Premises by that removal;
- c) the Premises, to remove all items the Tenant has fixed to the Premises and to remove any alterations the Tenant has made to the Premises and to make good any damage caused to the Premises by that removal;
- d) the Premises, to remove all items the Tenant has fixed to the Premises and to remove any alterations the Tenant has made to the Premises and to make good any damage caused to the Premises by that removal;
- 3.10 If, following the end of the Term, any of the Tenant's possessions remain on the Premises the Landlord shall be entitled to remove them within <<e.g. 7 days>> after the Landlord to do so:
- a) the Landlord or its agent of the Tenant sell the possessions;



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- b) indemnify the Landlord against any liability incurred by the Tenant in respect of those possessions which have been sold by the Landlord and which the Tenant has agreed that the possessions belonged to the Tenant; and
- c) to pay to the Tenant the sale proceeds after deducting the costs of the sale, storage and sale incurred by the Landlord.

3.11 To permit the Landlord at all reasonable times on reasonable prior notice (except in an emergency) to enter and inspect the Premises and:

- a) to permit the Landlord or its agents or Surveyor gives to the Tenant (or leaves a copy of) notice of any repairs or maintenance which the Tenant is required to carry out or of any other failure by the Tenant to comply with the terms of this Lease, to repair the Premises and/or the works in accordance with the notice within a period of two weeks from the date of the notice (or sooner if required); and

- b) if the Tenant does not comply with clause 3.1.12 a), to permit the Landlord to enter the Premises and carry out the works at the Tenant's expense and to recover from the Tenant on demand (recoverable as a debt) the proper expenses of such works (including all legal costs and other fees).

3.12 To allow the Landlord to exercise any right to enter the Premises to do so in connection with the works, agents and professional advisors, and to enter the Premises at any reasonable time (whether or not during usual business hours) in the event of an emergency after having given reasonable notice in writing to the Tenant.

3.13 To permit the Landlord to demand on an indemnity basis all costs, charges, fees and expenses (including legal costs and Surveyor's and other professional fees) incurred by the Landlord (or which otherwise would be payable by the Landlord) in connection with or in contemplation of:

- a) the enforcement of the tenant covenants of this Lease;
- b) the enforcement of the Tenant's obligations in this Lease, including the giving of a notice under section 146 of the Law of Property Act 1925;

- c) the refusal of the Tenant for consent under this Lease, whether that consent is given or not, or consent is granted or lawfully refused, where the Landlord is required to act reasonably and the Landlord has reasonably refused to give consent;

- d) the refusal of the Tenant to permit the Landlord to enter the Premises to improve their Environmental Performance, where the Tenant in its absolute discretion, has consented to the works; and

- e) the refusal of the Tenant to provide a schedule of dilapidations served no later than 14 days after the end of the Term.

3.14 With

- a) to use the Premises for any illegal or immoral purpose;
- b) to use the Premises as sleeping accommodation or for residential purposes;
- c) to carry out on the Premises any offensive, noisy or dangerous manufacture, occupation or thing; and

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d)  Only for the Permitted Use [and only between the  
M Mondays to Fridays (and not on bank holidays

### 3.15 With

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|  | <p>a) ... with any adjoining premises;</p> <p>b) ... internal or structural alterations to the Premises;</p> <p>c) ... alteration to the Premises which would, or may be expected to, have an adverse effect on the asset rating of the Finance Certificate commissioned in respect of the Premises;] and</p> <p>d) ... clause 3.1.17 below,] not to make any internal or structural alteration of a non-structural nature to the Premises without the prior written consent (such consent not to be unreasonably withheld or delayed).</p> |
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3.16 [The  
intern  
Build  
Build  
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**M**aintenance and repair work shall be performed by the Tenant at its expense, including but not limited to, the cost of materials and labor, for the following:

- a) not less than <<notice period given to Landlord of  
ed out e.g. 2 months>> notice in writing of its  
ny such works;
  - b) works in a good and workmanlike manner and in  
necessary permission, consent or approval
  - c) es to their former state and condition on or before  
f the Landlord by notice in writing requests the
  - d) 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

3.17 In all 2015 Land Regu and s

In all cases, the Tenant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities (including the Health and Safety Executive) for any works to be carried out on the Premises (whether or not the works are required by the Landlord or the Regulations), to comply with the Regulations and to provide the Landlord with a copy of the completed health and safety file in connection with the works.

3.18 Not t  
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cause

Not to place any sign, notice or advertisement on the outside of the Premises or on any building or structure outside the Premises other than a sign showing the position specified by the Landlord at the entrance door to the Premises, subject to the sign, layout and material approved by the Landlord and to remove any sign and make good any damage caused to the satisfaction of the Landlord.

3.19 With

With [REDACTED] [REDACTED]s in respect of the Premises:



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a) ... relating to the Premises or to the Tenant's use of the Premises;

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b) ... receipt by the Tenant of any notice or other communication requiring the Premises to send a copy to the Landlord and take all necessary steps to comply with the notice and take any other action in connection with it which the Landlord may reasonably require;

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c) ... giving permission in relation to the Premises without the written consent of the Landlord;

d) ... obtaining planning permissions relating to or affecting the Premises;

e) ... Construction (Design and Management) Regulations commencing any works to make a written election under the Regulations, to give the Landlord a copy of the written obligations of the client;

f) ... equipped with all fire prevention detection and alarm systems which is required by law or by the insurers of the Premises and to maintain the Premises in such a condition as to enable the Landlord to inspect it from time to time;

g) ... promptly of any defect or disrepair in the Premises and the Landlord liable under any law or under this Lease;

h) ... written consent of the Landlord to apply for an Insurance Certificate in respect of the Premises.

3.20 Not to encumber the Premises. The Tenant shall not cause to be acquired over the Premises. If an interest is acquired over the Premises, the Tenant shall be liable for the acquisition of a right or easement:

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a) ... the Landlord; and

b) ... the Landlord in any way that the Landlord requests in writing so long as the Landlord meets the Tenant's obligations in respect of the Tenant's business interests to do so.

3.21 With

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a) ... on trust for another;

b) ... to occupy the whole or any part of the Premises;

c) ... the possession or occupation of the whole or any part of the Premises;

d) ... let the whole or any part of the Premises;

e) ... of the Premises; and

f) ... Premises as a whole without the prior written consent of the Landlord that the Landlord may as a condition of giving consent impose the conditions in clause 3.1.23.

3.22 The Tenant shall not

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a) ... someone who, immediately before the proposed assignment, was a guarantor of the Tenant's obligations under the Lease.



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Factor of the obligations given by a former tenant of  
authorised guarantee agreement;

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

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c) in the Landlord's reasonable opinion of sufficient  
able it to comply with the Tenant's covenants and  
in this Lease;

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

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

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

3.23 To pe and K and t times 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  
landlord or its agents).

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

b) mits to do anything which increases any insurance  
e Landlord to repay the increased premium to the

3.25 To pa with t on w taxable supplies made to the Tenant in connection  
te for making any payment or, if earlier, the date  
for VAT purposes.

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

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3.27 The T made to a t in de injury from: he Landlord against all actions, claims, demands  
, damages, expenses, charges and taxes payable  
ord's own liabilities, costs and expenses incurred  
ection, claim or demand in respect of any personal  
ny property and infringement of any right arising

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

b) ant's rights; or

c) alterations.

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- 3.28 In respect of any claim made by the indemnity in clause 3.1.28, the Landlord must:
- a) settle the amount of the claim as soon as reasonably practicable after receipt of it;
  - b) provide the Tenant with any information and assistance in relation to the claim that the Landlord may reasonably require, subject to the Tenant paying the Landlord all costs incurred by the Landlord in providing that assistance; and
  - c) reimburse the Tenant's cost) where it is reasonable for the Landlord to do so.
- 3.29 With respect to the Common Parts:
- a) take such steps to prevent any damage to the Common Parts (without limitation) when bringing in or removing goods, materials or equipment from the Premises;
  - b) use the Common Parts, passage, staircase, lavatories and water closets in a careful manner and to make good any damage caused by careless use;
  - c) keep the passages and staircases in the Common Parts in good repair and in good construction at all times.
- 3.30 To comply with the provisions set out in the Third Schedule and any other provisions required by the Landlord from time to time in the interests of the Building.
- 3.31 Where the Landlord's expenses referred to in this Clause 3.1.32 are not covered by the Service Charge, to pay on demand to the Landlord a sum equal to the amount (as determined by the Landlord) of the costs, fees and charges incurred by the Landlord in insuring, repairing, replacing, maintaining or (where appropriate) lighting any Conduits, Pipes or other parts of the Building which are used or are capable of being used by the Tenant or any other part of the Building and/or the Retained Parts of the Building.
- 3.32 Within 14 days of the assignment, transfer, underlease or charge of the Premises (or any part of the Premises) to any undertenant or any other person) to send to the Landlord a copy of the deed of assignment together with updated official copies of the title to the Premises.
- 3.33 If this Lease is subject to compulsory registration at the Land Registry, within 14 days of the completion of the first registration of this Lease to apply to the Land Registry for first registration and, if registration has been completed to send official copies of the title to the Landlord.
- 3.34 At the time of the first registration of this Lease to the Land Registry, to deliver to the Landlord the original of this Lease and any other documents which the Landlord reasonably requires to close the title to the Premises in relation to it noted against the Landlord's title.
- 3.35 To name the Landlord as guarantor of the Tenant's obligations under this Lease and, if the Landlord so requires to procure that another person (other than the Landlord) enters into a deed of covenant with the Landlord in relation to the Premises as the original guarantor.
4. **Landlord's Obligations**
- 4.1 The Landlord's obligations to the Tenant:



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- 4.1.1 not paying the rents and other sums due and obligations under this Lease, to permit the Tenant to use the Premises without any interruption by the person claiming under or in trust for the Landlord permitted by the Lease.
- 4.1.2 (other than any plate glass in the Building) against the Insured Risks for the full reinstatement cost less fees and incidental expenses, debris removal, site clearance and any recoverable VAT, provided that the obligation to insure shall be subject to the terms and conditions of any policy being available in the London insurance market on terms acceptable to the Landlord; and the policy shall not contain any exclusions or limitations as the insurers may require.
- 4.1.3 shall, if necessary, obtain all necessary planning and other consents, to use the money received (other than for loss of rent) to repair the Premises. The Landlord shall not be obliged to:
- (a) provide accommodation identical in layout or design so long as it is reasonably equivalent to that previously at the Premises; or
  - (b) provide accommodation if the Tenant has failed to pay any of the rent; or
  - (c) provide accommodation if the Tenant has failed to comply with the Lease.
- 4.2 If, following the destruction of the Premises, the Landlord considers that it is not reasonable to reinstate the Premises, the Landlord may terminate this Lease by giving notice to the Tenant. On giving notice this Lease shall terminate without prejudice to any right or remedy of the Landlord under each of the tenant covenants of this Lease. Any insurance (other than any insurance for plate glass) shall belong to the Landlord.
- 4.3 The Landlord shall use reasonable endeavours to provide the following services:
- a) maintenance and decoration of the Retained Property;
  - b) lighting of the Retained Property;
  - c) watering (including any planting) of all (if any) open and landscaped areas of the Retained Property;
  - d) cleaning, of the external windows in the Common Parts and the external windows of the Building;
  - e) replacement and servicing of any lavatory, plumbing, plant, machinery, lighting, equipment and heating systems from time to time within the Retained Property;
  - f) provision of facilities for the storage of refuse originating on the Premises and its removal if not effected by the Local Authority;



- g) hot water for central heating and a supply of hot lavatories in the Building;
- h) and cycle parking on those areas of the Retained parking and cycle parking;
- i) gs, costs and expenses in respect of the Retained g outgoings, costs and expenses for which the nant or occupier is directly liable;
- j) testing any legal obligation relating or alleged to Property and for which any tenant is not directly
- k) 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 n relation to fire precautions and any requirements
- l) e, repair and renewal of any equipment including ers, traffic management systems, means of ighting and security services for the security of the
- m) other services to be provided by the Landlord>>;
- n) as the Landlord may from time to time consider in the interests of good estate management amenities of the Retained Property or to improve

## 5. Provisos and

- 5.1 The p
- 5.1.1 <length of time rent is allowed to be in arrears e.g becoming due (whether formally demanded or
- 5.1.2 his Lease; or
- 5.1.3 vency
- the L e Premises (or any part of them) at any time after ill end (but this will not affect any right or remedy availa
- 5.2 If the or destroyed by any Insured Risk so as to be unfit the 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
- 5.3 Noth ne Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.
- 5.4 The p on who is not a party to this Lease has no right Contracts (Rights of Third Parties) Act 1999 to se.



- 5.5 The [redacted] that nothing in this Lease constitutes or shall constitute a warranty that the Premises may lawfully be used for any purpose under this Lease.
- 5.6 The [redacted] that it has not entered into this Lease in reliance on any representation or warranty made by or on behalf of the Landlord.
6. **Notices**
- 6.1 Any notice in connection with this Lease must be in writing and must be sent by first class post or special delivery to or otherwise delivered to the recipient under clause 6.2 or to any other address if the recipient has specified as its address for service in writing the second working days' notice under this clause 6.
- 6.2 A notice shall be served on:
- 6.2.1 [redacted] and liability partnership registered in the United Kingdom shall be served at its registered office;
- 6.2.2 [redacted] or incorporated in a country outside the United Kingdom shall be served at the address for service in the United Kingdom set out in the deed or document to which they are a party or if no such address has been given at their last known address in the United Kingdom;
- 6.2.3 [redacted] shall be served:
- (a) on the Landlord, at any postal address in the United Kingdom from time to time for the registered proprietor on the record as set out in paragraph LR2.1 at the beginning of the Lease; if no such address is given, at its last known address in the United Kingdom;
- (b) on the Tenant, at the Premises;
- (c) on a guarantor, at the address of that party set out in the deed or document under which they gave the guarantee; and
- (d) on any other party, at their last known address in the United Kingdom.
- 6.3 Any notice shall be served as served on the second working day after the date of the notice by first class post or special delivery or at the time of delivery or left at the recipient's address if delivered to or left at the recipient's address.
- 6.4 If a notice is served on a day that is not a working day or after 5:00PM it shall be treated as served at 9:00AM on the immediately following working day.
- 6.5 Service by email is not a valid form of service under this Lease.
7. **[Termination]**
- 7.1 The Landlord may terminate this Lease at any time [after <<insert date>>] by giving notice in writing to the Tenant of not less than <<notice period to terminate lease e.g. 3 or 6 months>> and the termination shall take effect at any time.
- 7.2 If the Landlord terminates this Lease under Clause 7, this will not affect the rights of any party arising from or in connection with this Lease.
- 7.3 The Landlord shall release the Tenant all payments of Rent that relate to a period of not less than 3 months of this Lease.]



8. **[Termination]**

- 8.1 The Tenant may terminate this Lease at any time [after <<insert date>>] by giving the Landlord notice of not less than <<notice period to terminate lease e.g. 3 or 6 months>> and the termination is to take effect at any time.
- 8.2 This Lease shall terminate following a notice given by the Tenant if the Tenant is in arrears of Rent due up to the date of determination and gives up possession of the Premises and leaves behind no continuing underleases.
- 8.3 [The obligation under clause 8 is personal to the Tenant named in paragraph LR3 and will end on the date of the first deed of assignment of this Lease or on the date when that Tenant ceases to exist.]
- 8.4 If the Tenant terminates this Lease pursuant to clause 8, this will not affect the rights of any party in relation to the obligations in this Lease.
- 8.5 The Landlord shall refund to the Tenant all payments of Rent that relate to a period of less than 12 months of this Lease.]

9. **Exclusion of Guarantor**

- 9.1 The Tenant, before the grant of this Lease (or as the case may be before the Tenant is contractually bound to enter into this Lease) the Landlord shall serve on the Tenant a notice in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.
- 9.2 The Tenant (or a person on behalf of the Tenant) made a [declaration in the form set out in paragraph 7] [statutory declaration in the form set out in paragraph 8] of schedule 2 to the 2003 Order.
- 9.3 The Tenant, or the person who made the declaration on the Tenant's behalf, shall do so with the Landlord's authority.
- 9.4 The Landlord and the Tenant agree pursuant to section 38A (1) of the Landlord and Tenant (Covenants) Act 1995 that the Tenant shall be bound in relation to the tenancy created by this Lease.
- 9.5 The Landlord and the Tenant confirm that there is no agreement to which the Tenant is a party.
- 9.6 [The Tenant, before the grant of this Lease (or as the case may be before the Tenant is contractually bound to enter into this Lease) the Landlord shall serve on the Tenant a notice in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.
- 9.7 The Tenant, or the person who made the declaration on the Tenant's behalf, shall do so with the Landlord's authority.
- 9.8 The Landlord and the Tenant agree pursuant to section 38A (1) of the Landlord and Tenant (Covenants) Act 1995 that the Tenant shall be bound in relation to the tenancy created by this Lease.

10. **[Guarantor's Obligations]**

- 10.1 The Guarantor shall be jointly and severally liable with the Tenant to the Landlord that the Tenant will comply with all the obligations under this Lease. If the Tenant defaults, the Guarantor shall be liable to the Landlord and comply with those obligations;
- 10.1.1 The Guarantor shall be jointly and severally liable with the Tenant to the Landlord as primary obligor, and separate to the obligations under 10.1 above, to indemnify the Landlord against all



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es and expenses caused to the Landlord by the  
the rents or comply with the Tenant's covenants  
supplemental documents to this Lease); and

10.1.

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.

10.2 If the  
month  
being  
work

the discretion notifies the Guarantor within three  
disclaimer or forfeiture of this Lease or the Tenant  
of companies, the Guarantor must, within ten  
s option either:

a)

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

b)

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

c)

other sums payable at the date of the forfeiture or  
ould be payable save for any rent suspension;

d)

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

e)

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

f)

e terms and conditions as this Lease; or

g)

arrears of the rents, any outgoings and all other  
ase 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

10.3 If cla  
inden

Guarantor must pay the Landlord's costs (on a full  
t in respect of the grant of the lease.

10.4 If cla  
relea  
will n

on receipt of the payment in full, the Landlord must  
s future obligations under this clause 10 (but that  
ghts in relation to any prior breaches).

10.5 The C

ot be reduced or discharged by:

a)

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

b)

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

c)

ndlord to accept any rent or other payment due

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- d) release (except that a surrender of part will end the liability in respect of the surrendered part);
- e) counterclaim that the Tenant or the Guarantor may
- f) disability or change in the constitution or status of the Guarantor or of any other person who is liable, or of the
- g) merger by any party with any other person, any acquisition of the whole or any part of the assets or liability by any other person;
- h) occurrence in relation to the Guarantor of an Act of
- i) or a release by the Landlord by deed.

10.6 The Guarantor shall not be in competition with the Landlord in the insolvency of the Tenant. The Guarantor shall not make any security, indemnity or guarantee from the Tenant's obligations under this Lease.

10.7 The Guarantor shall be released from its future obligations under this Lease at the end of the term of the Lease.

- a) at the end of the term of this Lease expires;
- b) the Guarantor is released from the tenant covenants under this Lease and the Landlord and Tenant (Covenants) Act 1995; or
- c) the Landlord releases the Guarantor in accordance with clause

## 11. Service Charge

11.1 As soon as practicable after each Accounting Date the Landlord will prepare an account of the Service Cost for that Financial Year and containing a fair summary of the account. The Landlord will send a copy of the account to the Tenant.

11.2 The account prepared pursuant to Clause 11.1 will when certified by the [Landlord] [Surveyor] be conclusive evidence of all matters in dispute between the parties.

11.3 For the purpose of this clause, the Landlord shall provide to the Tenant an estimate of the Service Cost for the Financial Year (or as soon as practicable after the start of the Financial Year) together with appropriate explanatory commentary and a schedule showing the allocation of the Service Costs to the various parts of the Building; and

11.3.1 the Landlord shall pay the Interim Sum by equal payments in advance on each of the Rent Days during the Financial Year.

11.4 For the first Financial Year of the Term to the first Accounting Date the Landlord shall pay the Initial Service Charge, the first payment of the Service Cost for the period from and including the first day of the Financial Year (or as soon as practicable before the next Rent Day) to be paid on the date of the first Rent Day. All subsequent payments to be made in advance on each of the Rent Days during the Financial Year.

11.5 If the Landlord is required to pay the Service Cost for the Financial Year:



11.5. If the sum for that Financial Year, the excess is due to and;

11.5. If the sum for that Financial Year, the overpayment will be set off against the next quarterly payment on account

11.6 If the Landlord includes in any account for a Financial Year a sum exceeding the sum due during that Financial Year, the Landlord may include the excess of the liability in an account for a subsequent Financial Year.

11.7 If the Landlord changes the percentage of enjoying the benefit of any of the Services permanently the percentage referred to in the definition of 'Services' will be varied in accordance with Clause 11.8 on the next Accounting Date following the change.

11.8 The variation of Clause 11.7 will be by agreement between the Landlord and the Tenant. The variation will be such reasonable variation as shall be determined by the Surveyor (acting as an expert).

## 12. Applicable Law

12.1 This Lease and the contractual obligations arising out of or in connection with it shall be governed by the law of England and Wales.

12.2 Subject to any provisions in this Lease requiring a dispute to be referred to arbitration, the courts of England and Wales have jurisdiction to hear any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations.

12.3 Any order of the courts of England and Wales made in connection with this Lease, including in relation to any non-contractual obligations, shall be enforceable in the court of competent jurisdiction.

**THIS LEASE** has been made and delivered on the day on which it has been dated

[Execution clauses]

Executed as a deed of the common seal of <<Landlord's Name>> in the presence of

<<Affix seal here>>

Director

Director/Secretary

**OR (alternative completion)**

Executed as a deed of <<Landlord's Name>> acting by [a director or secretary] [two directors]

Signature:

Director

Signature:



**OR (alternative completion)**

Executed as a deed by  
<<Landlord's Name>>  
acting by a director in the  
presence of

*Signature:*

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

**OR (execution clause by an individual)**

Signed as a deed by  
<<Landlord's Name>>  
in the presence of

*Signature:*

Signature of witness

Name (in BLOCK CAPITALS)

Address

**[Execution clauses]**

Executed as a deed by  
the common seal of  
<<Tenant's Name>>  
in the presence of

<<Affix seal here>>

Director

Director/Secretary

**OR (alternative completion)**



Executed as a deed  
<<Tenant's Name>>  
acting by [a director  
secretary] [two dire

Signature:

Director

Signature:

[Director][Secretary]

**OR (alternative com**

Executed as a deed  
<<Tenant's Name>>  
acting by a director  
presence of

Signature:

Director

Signature of witness

Name (in BLOCK C

Address \_\_\_\_\_

**OR (execution cla**

Signed as a deed b  
<<Tenant's Name>>  
in the presence of

Signature:

Signature of witness

Name (in BLOCK C

Address \_\_\_\_\_

**[Execution clauses**

Executed as a deed  
the common seal of  
<<Guarantor's Nam  
in the presence of

<<affix seal here>>

Director

Director/Secretary



**OR (alternative completion)**

Executed as a deed by  
<<Guarantor's Name>>  
acting by [a director or  
secretary] [two directors]

*Signature:*

Director

*Signature:*

[Director][Secretary]

**OR (alternative completion)**

Executed as a deed by  
<<Guarantor's Name>>  
acting by a director in the  
presence of

*Signature:*

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

\_\_\_\_\_

**OR (execution clause for an individual)**

Signed as a deed by  
<<Guarantor's Name>>  
in the presence of

*Signature:*

Signature of witness

Name (in BLOCK CAPITALS)

Address

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## Rights Granted to the Tenant

1. The right to use and maintain the mains for the Premises for the supply of gas, oil, telephones, electricity, water, supplies or utilities.
2. The right to use and maintain the Premises from the Building.
3. The right in and to the Premises and all others authorised by the Landlord and with other Tenants:
  - a) use of the Premises as are necessary to obtain access to and egress from the Premises;
  - b) use of the Premises for male lavatories and water closets in the Common Parts of the Building to be allocated by the Landlord for the use of the Tenants;
  - c) use of the Premises for maintaining access on foot only to and egress from the Building, courtyards and emergency escapes within the Landlord's Neighbouring Property [which are shown edged green on the plan attached to this Lease];
  - d) use of the Premises for maintaining access to and egress from the Building with roads within the Landlord's Neighbouring Property [which are shown edged green on the plan attached to this Lease];
  - e) <<insert other rights to be granted to the Tenant>>.]
4. [Except as mentioned in the preceding paragraph, the Tenant of this Lease does not include any right over the Premises or the Landlord's Neighbouring Property under section 2 of the Law of Property Act 1925 and the rule in *Wheeldon v Burrows* (1868) 15 Q.B. 137.]

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**Points Reserved to the Landlord**

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|----|---|--|
| 1. | The right to ...<br>oil, telephone<br>supplies or ...<br>neighbouring   | ...s, air, foul and surface water drainage, electricity,<br>communications, internet, data communications and similar<br>the remainder of the Building and any adjoining or<br>conduits at the Premises.   |
| 2. | The right to ...<br>a) review ...<br>instal ...<br>to pre ...<br>b) estim ...<br>any c ...  | ...nmental Performance of the Premises including to<br>... equipment within or relating to the Premises and<br>... rebuilding cost of the Premises for insurance or  |
| 3. | If the releva ...<br>the right to e ...<br>a) build ...<br>b) inspe ...<br>adjoin ...   | ...ably carried out without entry onto the Premises,<br>... or party walls on or adjacent to the Premises; and<br>... te, rebuild or carry out other works upon any<br>... the Landlord.   |
| 4. | [Where the T ...<br>to carry out a ...  | ...cretion) consents, the right to enter the Premises<br>...s to improve their Environmental Performance.]   |
| 5. | The right to e ...<br>required to c ...<br>with this Lea ...<br>a) give ...<br>emer ...<br>pract ...<br>b) obse ...<br>by th ...<br>availa ...<br>c) obse ...<br>d) caus ...<br>e) caus ...<br>f) repai ...<br>pract ...<br>g) wher ...<br>meth ...<br>for, a ...<br>h) rema ...<br>i) wher ...<br>hous ... | ...anything that the Landlord is expressly entitled or<br>... or any other reasonable purposes in connection<br>... dlord must:<br>... working days' prior notice (except in the case of<br>... d must give as much notice as may be reasonably<br>... nents (but where that includes being accompanied<br>... ve the Tenant must make that representative<br>... s to the Landlord's entry set out in this Lease;<br>... the Tenant's business as reasonably practicable;<br>... e as reasonably practicable;<br>... hat the Landlord causes as soon as reasonably<br>... orks, obtain the Tenant's approval to the location,<br>... other material matters relating to the preparation<br>... s;<br>... no longer than is reasonably necessary; and<br>... exercise any rights outside the normal business |
| 6. | In an emerge ...<br>restrict acce ...<br>facilities are   | ... being carried out to them, the right to close off or<br>... so long as (except in an emergency) alternative<br>... terially less convenient.   |
| 7. | The right to ...<br>Conduits so ...<br>a) altern ...  | ... or reduce the extent of any Common Parts or<br>... ed that are not materially less convenient; or  |



- b) if no material damage to the use and enjoyment of the Premises is not
8. The right from time to time to use and enjoy the Premises and to use and enjoy the areas within the Common Parts for particular purposes including car parks, service roads and footpaths and from time to time to use and enjoy the designated areas, so long as the remaining areas are reasonably convenient for the intended purposes.
9. The right to carry out any construction, demolition, alteration or redevelopment on the Premises (or to permit others to do so) as the Landlord in its absolute discretion may see fit, provided that these works interfere with the flow of light and air to the Premises and in connection with those works to underpin and shore up the Premises and the Landlord:
- giving notice to the Tenant of the works to be carried out;
  - consent to the management of potential interference;
  - taking steps to ensure that the works do not materially adversely affect the Tenant's ability to carry out its business from the Premises;
  - taking steps to ensure that the works comply with all relevant standards of construction and workmanship;
  - taking steps to ensure that the works do not cause any interference to the Premises by noise, dust or vibration, taking into consideration the Tenant's suggestions for limiting such interference;
  - making good any damage to the Premises or its contents.
10. The right, with the consent of the Tenant, to place scaffolding on the Premises in connection with the works referred to in paragraph 9, provided that:
- any scaffolding is removed as soon as reasonably practicable, with any damage to the Premises made good;
  - the scaffolding does not cause an obstruction as is reasonably practicable to the use of the Premises;
  - the scaffolding does not obstruct any advertising displayed on it (except for any health and safety notices relating to any other tenant whose premises are adjacent to the Premises by the scaffolding) unless the Tenant has consented in writing to the display;
  - if the scaffolding obstructs or interferes with the use of the Premises, the Landlord shall permit the Tenant to display a sign (approved by the Landlord) on the scaffolding in front of the Premises so that it is visible to the public.
11. The right to use the Premises for any purpose whatsoever and without imposing any restrictions or conditions on the Tenant.
12. The right to separate the Premises from the remainder of the Building from the Premises.
13. All rights of the Tenant (including any reservation) in the Premises that now exist or that might (but for this Lease) exist.



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## Rule – Regulations

1. Not without the written consent to keep any inflammable, volatile, or dangerous substances on the Premises.
2. To make any alterations to the Premises under paragraph 1 in writing accompanied by all the information required to the reasonable satisfaction of the Landlord that the material is necessary for the Tenant's business and will be kept in accordance with the Regulations.
3. When requested by the Landlord to provide a copy of any document relating to the Tenant's compliance with the Regulations of Asbestos Regulations 2012 at the Premises.
4. Not to obstruct or interfere with the use of the Landlord's Neighbouring Property.
5. No vehicles or goods are to be allowed to remain in any service area within the Premises for longer than is reasonably necessary for the purpose of loading or unloading goods or supplies and no vehicles may remain overnight.
6. No mat, brush, or rubbish is to be thrown out of the Premises.
7. Not to place or deposit any inflammable waste or refuse in the bins but to dispose of such waste in accordance with the Regulations by the byelaws and in consultation with the Local Authority.
8. Not to overload the Premises with any machinery or equipment at any time when serving the Premises.
9. No blind shopfront or display is to be erected without the previous written approval of the Landlord in the form and type.
10. Not to place or deposit any goods or materials otherwise in the Building (other than within the Premises) at any time when serving the Premises.

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