

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

(1) <<Landlord's Name>>, a company registered in the United Kingdom under number <<Landlord's Company Number>> whose registered office is at <<Landlord's Address>>

(2) <<Tenant's Name>>, a company registered in the United Kingdom under number <<Tenant's Company Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant') and

## 1. Definitions and Interpretation

1.1 In this agreement, the following terms shall have the following meanings:

**'Permitted Use'**

**'Premises'**

**'Rent'**

## 2. Grant of tenancy at will

2.1 The Landlord lets the Premises to the Tenant beginning on and in accordance with the terms of this agreement.

2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term.

## 3. Tenant's covenants

3.1 The Tenant shall pay the Rent to the Landlord and without any deduction or set-off on the first day of every month and on the day of the month following the first day of the month. Rent in respect of the Premises shall be paid in advance and including the [landlord's share of] the following:

3.2 The Tenant shall not:

3.2.1 use the Premises for any purpose other than the Permitted Use,

3.2.2 assign under lease or otherwise the possession of or otherwise dispose of the Premises or any interest in them;

3.2.3 share occupation of the Premises with any part of them;

3.2.4 make any alterations to the Premises;

3.2.5 put any signs or notices on the Premises without the prior written consent of the Landlord;

3.2.6 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;

3.2.7 <<insert any other covenants>>

3.3 The Tenant shall keep the Premises in good repair and tidy and make good any damage caused.

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

in the United Kingdom of Incorporation of Landlord's <<Company Number>> whose registered office is at <<Landlord's Address>> (the 'Landlord') and

in the United Kingdom of Incorporation of Tenant's <<Company Number>> whose registered office is at <<Tenant's Address>>

and unless otherwise requires, the following

<<insert any other covenants>> [shown for identification only and not attached to this agreement] [including all fixtures and fittings with the schedule attached]; <<insert any other covenants>> per month exclusive of value added tax.

The Landlord lets the Premises on a tenancy at will in accordance with the terms of this agreement.

The Landlord and the Tenant agree that this agreement creates a tenancy at will term of them.

The Tenant shall pay the Rent to the Landlord and without any deduction or set-off on the first day of every month and on the day of the month following the first day of the month. Rent in respect of the Premises shall be paid in advance and including the [landlord's share of] the following:

the Permitted Use,

the possession of or otherwise dispose of the Premises or any interest in them;

any part of them;

the Premises;

without the prior written consent of the Landlord;

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

in and tidy and make good any damage caused.

3.4 The Tenant shall pay the Landlord against all rates (including water rates, sewerage rates, assessments, impositions and outgoings whatsoever in any parochial local or of any other description) which are or imposed upon the Premises or the owner or occupier of the Premises of a standing or novel nature.

3.5 The Tenant shall pay the Landlord against all charges incurred relating to water supply, electricity, telecommunications and any other services supplied to the Premises including all standing charges and meter rents).

3.6 The Tenant shall pay the Landlord for all correspondence received at the Premises and addressed to the Tenant or relevant to the Landlord's interest in the Premises.

3.7 The Tenant shall (and all others authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the covenants are being complied with and for any other purpose in the Landlord's interest in the Premises.

3.8 When the Tenant terminates the tenancy at the termination of the tenancy created by this agreement, the Tenant shall deliver to the Landlord all items belonging to it.

#### 4. Landlord's covenants

4.1 The Landlord shall grant the Tenant (and its employees and visitors) access to and egress from the Premises and the Landlord's adjoining premises (if applicable).

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

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