

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

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

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

## 1. Definitions and Interpretation

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

'Permitted Use' means the use of the Premises for the purpose of <<Permitted Use>>  
'Permitted Hours' means the hours of use e.g. 8am to 6pm Monday to Friday  
'Premises' means the premises identified in the schedule attached to this agreement [including all fixtures and fittings]  
'Rent' means the sum of money payable by the Tenant to the Landlord per month exclusive of value added tax.

## 2. Grant of tenancy at will

2.1 The Landlord lets the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.  
2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term.

## 3. Tenant's covenants

3.1 The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set off on the [first day] of every month and on the day falling due for payment of the Rent in respect of the month ending on the [last day] of the month and including the [last day] of the month.  
3.2 The Tenant shall not:  
3.2.1 use the Premises for any purpose other than the Permitted Use;  
3.2.2 use the Premises for any purpose other than the Permitted Hours;  
3.2.3 assign under lease or otherwise the possession of or otherwise dispose of the Premises or any part of them;  
3.2.4 share occupation of the Premises with any other person;  
3.2.5 make any alterations to the Premises;  
3.2.6 put any sign on the Premises without the prior written consent of the Landlord;  
3.2.7 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;

- 3.2.8 <<insert any
- 3.3 The Tenant shall maintain and tidy and make good any damage caused.
- 3.4 The Tenant shall pay (including water rates and outgoings whatsoever (in any description) which are levied 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 (including all standing charges and meter rents).
- 3.6 The Tenant shall pay 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 permit the Landlord (and all others authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Tenant is complying with the covenants and conditions of the Lease and for any other purpose in the Landlord's interest in the Premises.
- 3.8 When the Tenant terminates the Lease 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 permit the Tenant (and its employees and visitors) access to and egress from the Premises (if applicable).
- 4.2 [The Landlord shall permit the Tenant (and its employees and visitors) to use the lavatories and washrooms (if applicable)].
- 4.3 The Landlord shall pay the cost of any such services as it considers appropriate and the cost of any such services shall be included in the Rent.

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

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