

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

(1) <<Landlord's Name>>, a company of the <<Country>> <<Company Number>> under number <<Landlord's Address>>

(2) <<Tenant's Name>>, a company of the <<Country>> <<Company Number>> under number <<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'**

**'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 day of the Rent in respect 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 assign under lease or otherwise dispose of the whole or any part of the Premises;
- 3.2.3 share occupation of the Premises with any other person;
- 3.2.4 make any alterations to the Premises;
- 3.2.5 put any sign 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 maintain the Premises in good repair and tidy and make good any damage caused.

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

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

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

the following terms shall have the following meanings:

<<Permitted Use>> [shown for identification only and not to be attached to this agreement] [including all fixtures and fittings with the schedule attached];  
<<Premises>> the premises let to the Tenant per month exclusive of value added tax.

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

that this agreement creates a tenancy at will term of them.

ded tax in respect of it in advance of the first day of every month and on the day of the month following the day of the Rent in respect of the month and including the [last day of the month].

the Permitted Use, the possession of or otherwise dispose of the whole or any part of the Premises; share occupation of any part of the Premises; make any alterations to the Premises; put any sign on 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, 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 up to the Landlord all items belonging to it.

#### 4. Landlord's covenants

- 4.1 The Landlord shall grant (and allow) the Tenant (and its employees and visitors) access to and egress from the Premises and the Landlord's adjoining premises (if applicable).
- 4.2 The Landlord shall pay the cost of any such services as it considers appropriate and the Tenant shall pay the Rent.

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

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