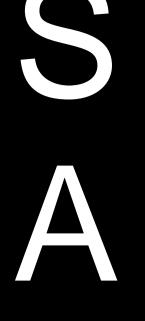
LR1. Date of lease

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>>

ffice Building.

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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.

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>>

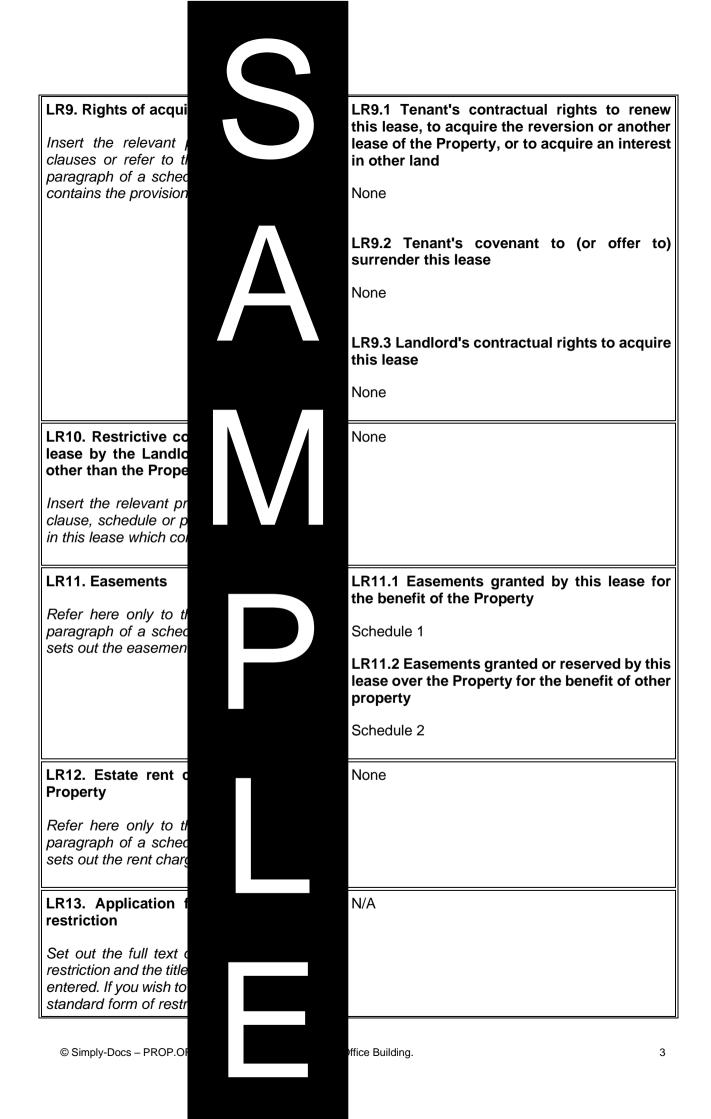
emium or "none">>

contains a provision that prohibits or positions.

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apply for each of them against which title an the restriction νοι

Standard forms of re Schedule 4 to the L 2003.

LR14. Declaration o more than one pe Tenant

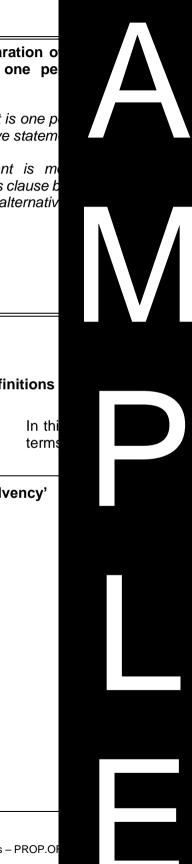
If the Tenant is one p the alternative statem

If the Tenant is m complete this clause b inapplicable alternativ



1.1

'Act of Insolvency'



[The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.1

OR

The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.1

OR

[The Tenant is more than one person. They are to hold the Property on trust <<Complete as necessary>>]

ere the context otherwise requires, the following meanings;

step in connection with any voluntary arrangement mpromise or arrangement for the benefit of any enant or any guarantor;

application for an administration order or the making tion order in relation to the Tenant or any guarantor;

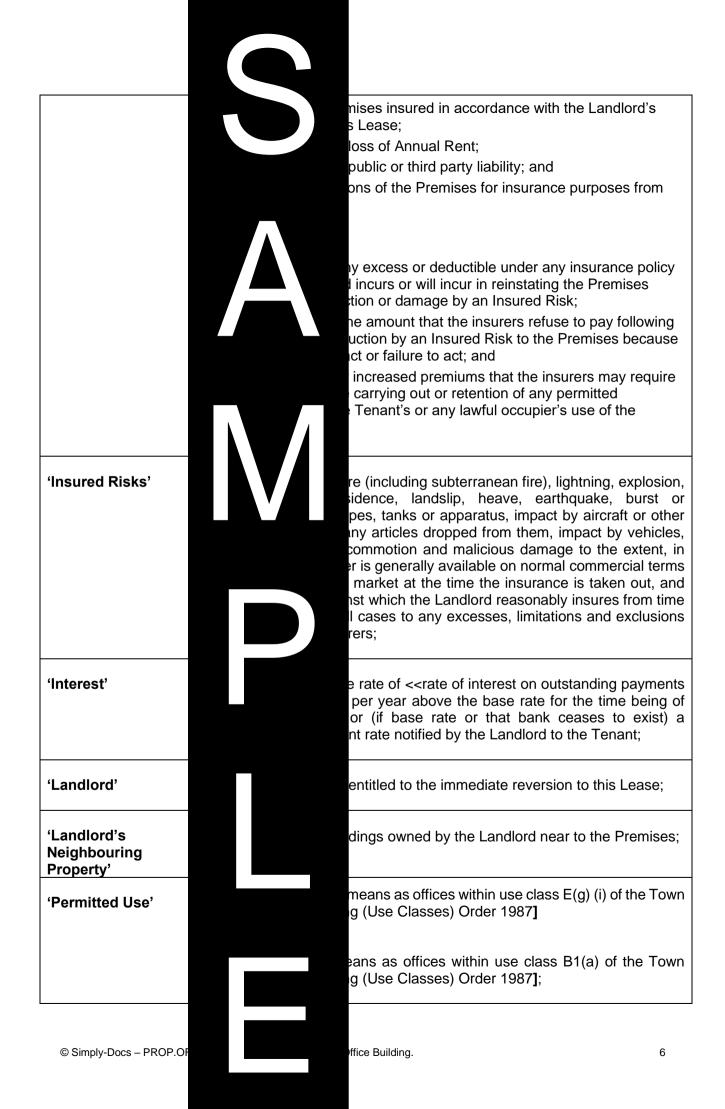
notice of intention to appoint an administrator, or the the prescribed documents in connection with the an administrator, or the appointment of an any case in relation to the Tenant or any guarantor;

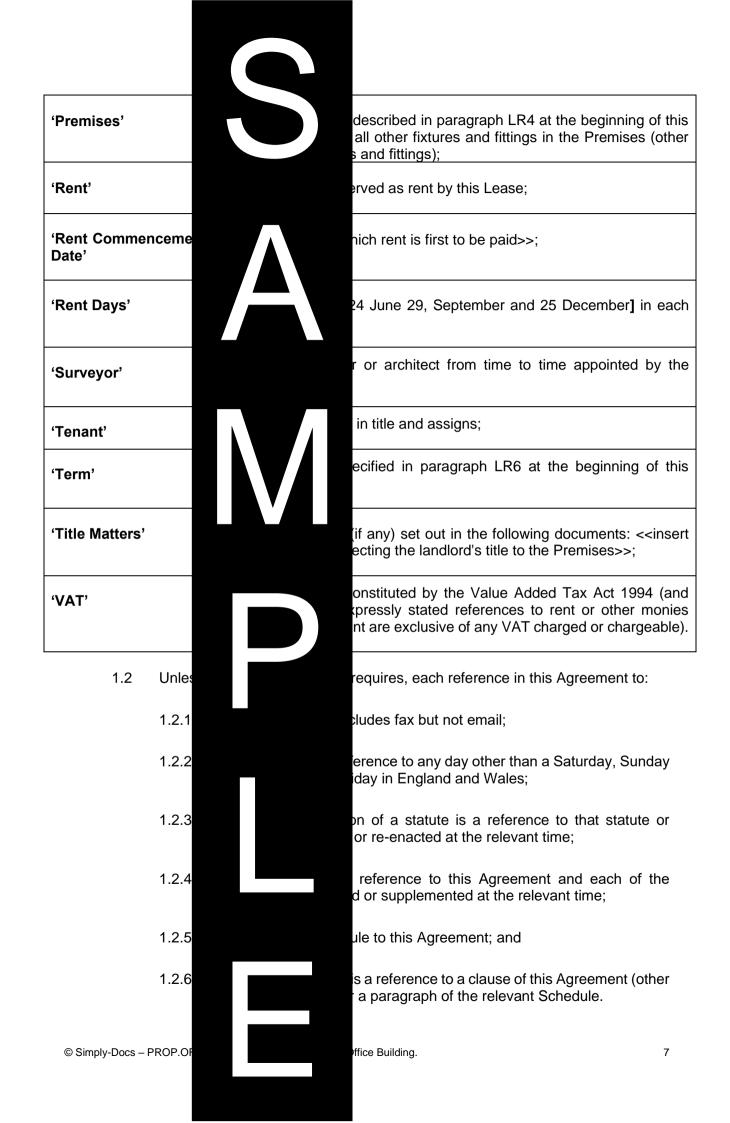
t of a receiver or manager or an administrative on to any property or income of the Tenant or any

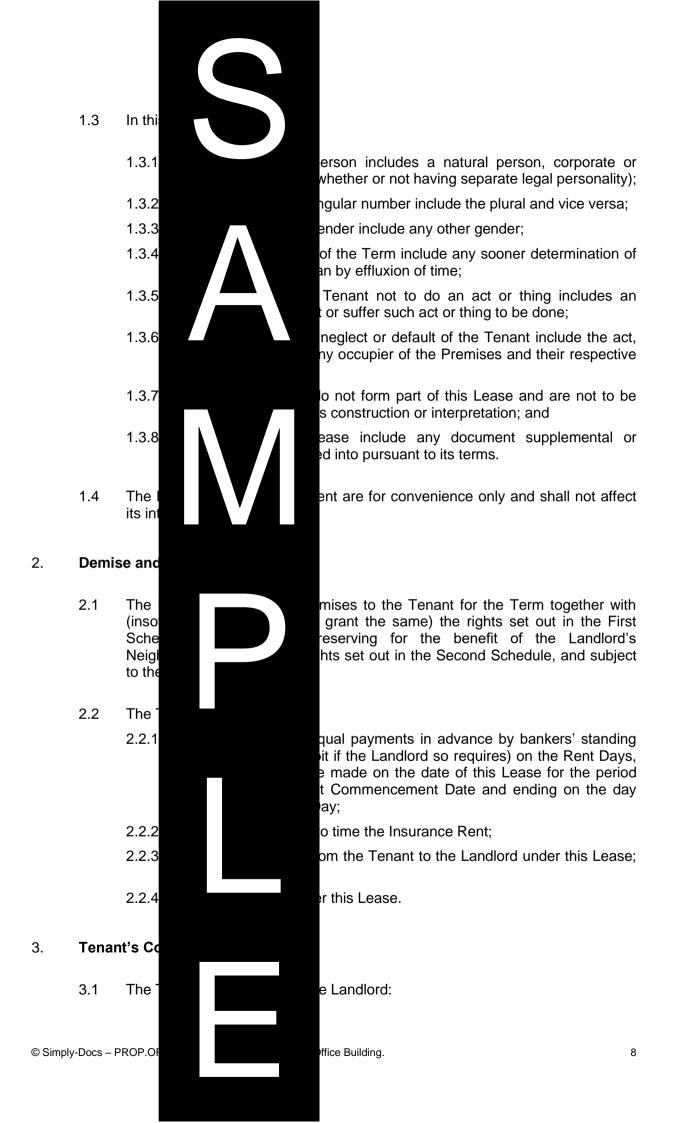
nent of a voluntary winding-up in respect of the quarantor, except a winding-up for the purpose of r reconstruction of a solvent company in respect of ry declaration of solvency has been filed with the

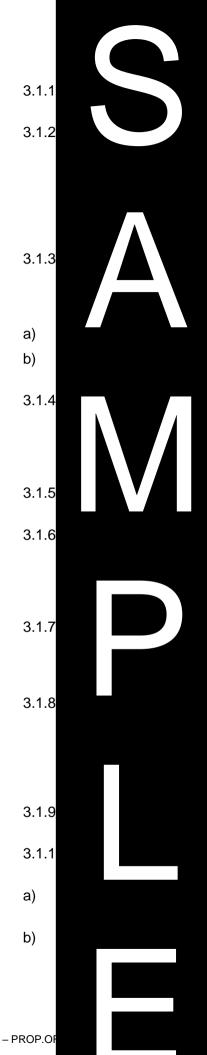
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	Registrar of Companies;	
	(f) the making of a petition for a in respect of the Tenant or an	hding-up order
	 (g) the striking-off of the Tenant Companies or the making of guarantor to be struck-off; 	he Register of Tenant or any
	(h) the Tenant or any guarantor o where the Tenant or any guar	(but excluding
	(i) the making of an application f of a petition for a bankruptcy order against the Tenant or a	e presentation a bankruptcy
	The paragraphs above shall app partnership (as defined in the F Partnerships Act 1907 respective to in the Insolvent Partnershi amended), and a limited liability Liability Partnerships Act 2000) so the Limited Liability Partnerships amended). Act of Insolvency includes any and be taken pursuant to the legislation tenant or guarantor incorpora jurisdiction;	ship or limited at the Limited ations referred 994/2421) (as in the Limited s referred to in 001/1090) (as vents that may in relation to a such relevant
'Annual Rent'	means £< <annual rent="">> per yea</annual>	
'Conduits'	means any media for the transmis water drainage, electricity, oil, te internet, data communications an	
'Energy Performance Certificate'	has the meaning given to it in e of Buildin (England and Wales) Regulations	
'Environmental	means all or any of the following:	
Performance'	 (a) the consumption of ene greenhouse gas emissions; 	generation of
	(b) the consumption of water;	
	(c) waste generation and mana	
	(d) any other environmental imp the Premises;	or operation of









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 as rent in arrears) calculated on a daily basis on refused from the due date until the date on which

he Landlord against all existing and future rates, s, and financial impositions charged on the

n the Rent payable; and

e Landlord's dealing with its own interests.

e Landlord against all charges incurred relating to and surface water drainage, electricity, oil, ecommunications, internet, data communications r utilities supplied to the Premises (including all meter rents).

ting relief because it has been allowed during the make good that loss to the Landlord on demand.

in good and substantial repair and condition and it where damage results from any of the risks ndlord has insured under Clause 4.1.2 unless insurance money is refused by reason of any act, e Tenant).

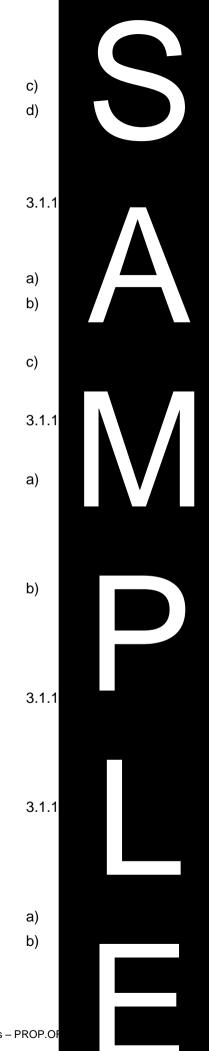
all floor coverings in the Premises as often as and, in the final three months of the Term, renew th floor coverings of a colour and quality first ord.]

te and the inside of the Premises as often as is and also in the last three months before the end ages in the external colour scheme must first be ord. All decoration must be carried out in a good ing good quality materials that are appropriate to de all appropriate preparatory work.

he Premises which are not built upon clean and ruction.

s to the Landlord in the repair and condition

ires, to remove all items the Tenant has fixed to any alterations the Tenant has made to the ood any damage caused to the Premises by that



nt's possessions from the Premises; and

ndlord all documents held by the Tenant relating natters including (but not limited to) health and asbestos surveys and reports, fire risk orts, and certificates relating to electrical and gas

he Term, any of the Tenant's possessions remain the Tenant fails to remove them within <<e.g. 7 uested in writing by the Landlord to do so:

e agent of the Tenant sell the possessions;

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.

at all reasonable times on reasonable prior notice to enter 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 ider 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

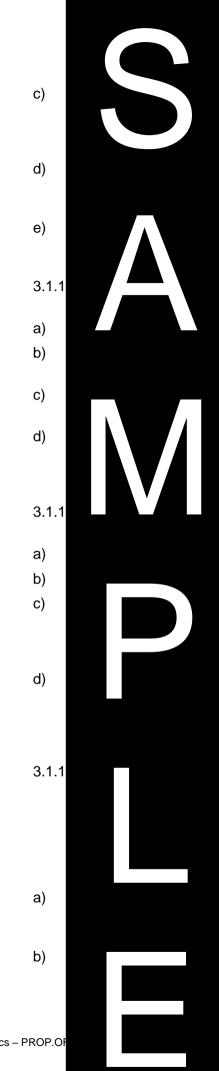
ot comply with clause 3.1.12 a), to permit the Premises and carry out the works at the Tenant's to the Landlord on demand (recoverable as a roper expenses of such works (including all legal other fees).

led to exercise any right to enter the Premises to s, contractors, agents and professional advisors, ses at any reasonable time (whether or not during and, except in the case of an emergency after ole notice (which need not be in writing) to the

rd on demand on an indemnity basis all costs, er expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which ayable by the Landlord) in connection with or in

tenant covenants of this Lease;

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



Tenant for consent under this Lease, whether that n or consent is granted or lawfully refused, except andlord is required to act reasonably and the refuses to give consent;

the Premises to improve their Environmental e Tenant in its absolute discretion, has consented o:1 and

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

s for any illegal or immoral purpose;

es as sleeping accommodation or for residential

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

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

ns:

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

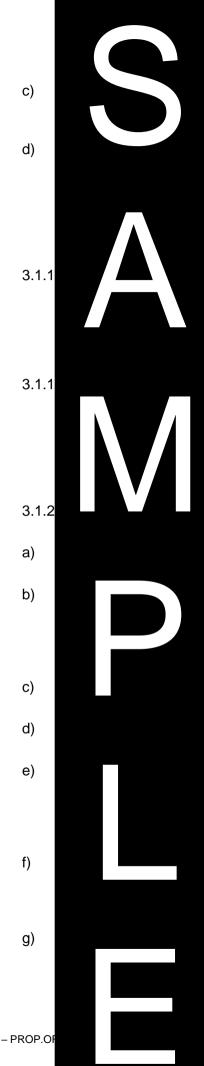
clause 3.1.17 below,] not to make any internal of a non-structural nature to the Premises without written consent (such consent not to be or delayed).

hout consent from the Landlord erect, alter or -mountable partitioning which does not affect the es or adversely affect the mechanical ventilation he Premises or have an adverse impact on the ance of the Premises and which shall be treated bject to the Tenant:

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

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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

the Construction (Design and Management) oly to any works carried out to the Premises indlord's consent is required for them under this the Regulations and to provide the Landlord with ed health and safety file upon completion of the

, fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the ce to the Premises, subject to that sign being of a id material approved by the Landlord and at the ove any sign and make good any damage caused faction of the Landlord.

ligations in respect of the Premises:

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

receipt by the Tenant of any notice or other ng the Premises to send a copy to the Landlord ake 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;

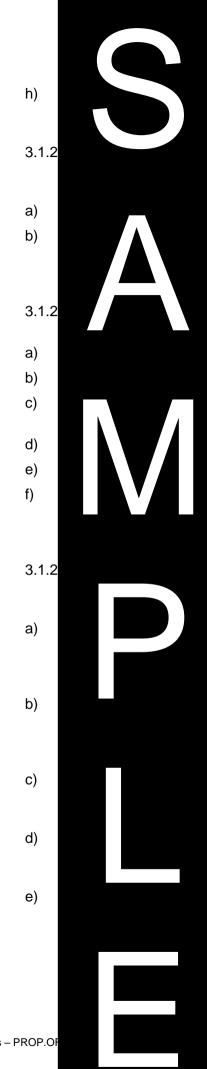
lanning permissions relating to or affecting the

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;

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

or easements to be acquired over the Premises. ay result in the 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 arse to the Tenant's business interests to do so.

bn:

es on trust for another;

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.

dlord may impose in relation to an assignment of le are:

t someone who, immediately before the proposed or a guarantor of the Tenant's obligations under tor of the obligations given by a former tenant of thorised guarantee agreement;

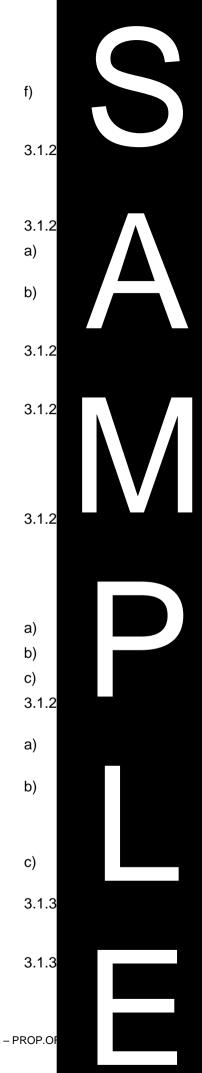
nto an agreement guaranteeing that the assignee nant's covenants in this Lease (an "Authorised ") in such form as the Landlord may reasonably

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;

ers into a rent deposit deed in such form as the ably require with the Landlord providing for a in <<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

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

at any time during the Term to enter the Premises suitable part of the Premises a notice for re-letting potential tenants and buyers to view the Premises ccompanied by the Landlord or its agents).

ce:

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

t of all taxable supplies made to the Tenant in ease on the due date for making any payment or, hich that supply is made for VAT purposes.

bliged, under or in connection with this Lease, to ny other person any sum by way of a refund or mount equal to any VAT incurred on that sum by person, except to the extent that the Landlord or redit for such VAT under the Value Added Tax Act

emnify the Landlord against all actions, claims, nird party, all costs, damages, expenses, charges third party and the Landlord's own liabilities, costs d in defending or settling any action, claim or any personal injury or death, damage to any ent of any right arising from:

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

ant's rights; or

alterations.

n covered by the indemnity in clause 3.1.28, the

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

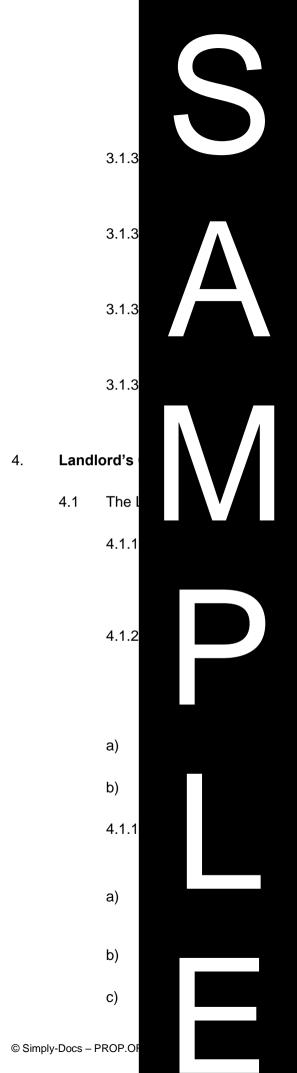
h any information and assistance in relation to the may reasonably require, subject to the Tenant all costs incurred by the Landlord in providing that ce; and

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

gulations set out in the Third Schedule and any ations made by the Landlord from time to time in state management.

he Landlord a fair proportion (to be determined by osts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and

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ghting any Conduits, structures or other items apable of being used by the Premises in common

hy assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other fied copy of the relevant document together with of the relevant registered titles to the Landlord.

to compulsory registration at the Land Registry, e date of this Lease to apply to the Land Registry of once the registration has been completed to the relevant titles to the Landlord.

to deliver to the Landlord the original of this Lease ents as the Landlord reasonably requires to close nd to remove entries in relation to it noted against ed title.

if any guarantor of the Tenant's obligations under solvent and if the Landlord so requires to procure cceptable to the Landlord enters into a deed of flord in the same terms as the original guarantor.

the Tenant:

It paying the rents and other sums due and gations 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.

es (other than any plate glass at the Premises) e by the Insured Risks for the full reinstatement sional fees and incidental expenses, debris ce and irrecoverable VAT, provided that the subject:

vailable in the London insurance market on ptable to the Landlord; and

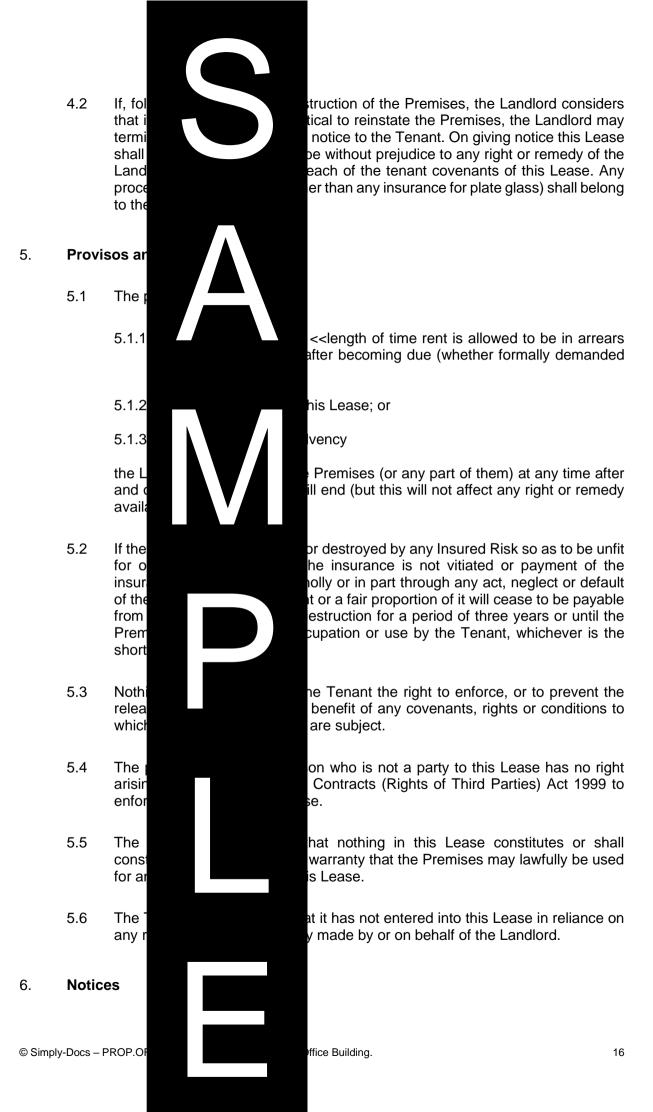
usions or limitations as the insurers may impose.

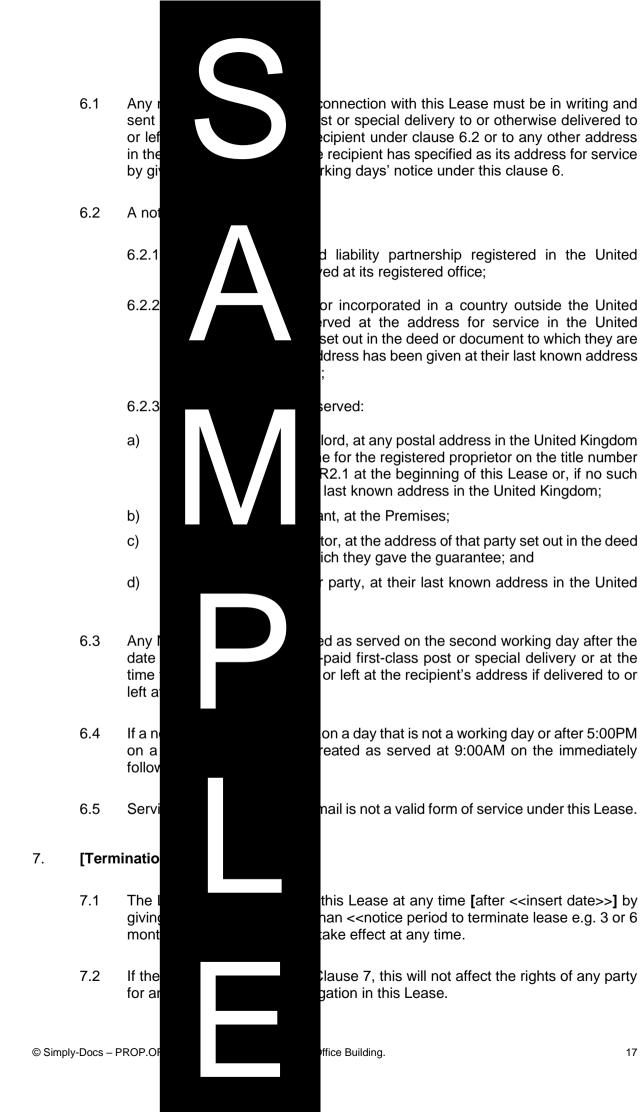
I necessary planning and other consents, to use eceived (other than for loss of rent) to repair the noney has been received or (as the case may be) s. The Landlord shall not be obliged to:

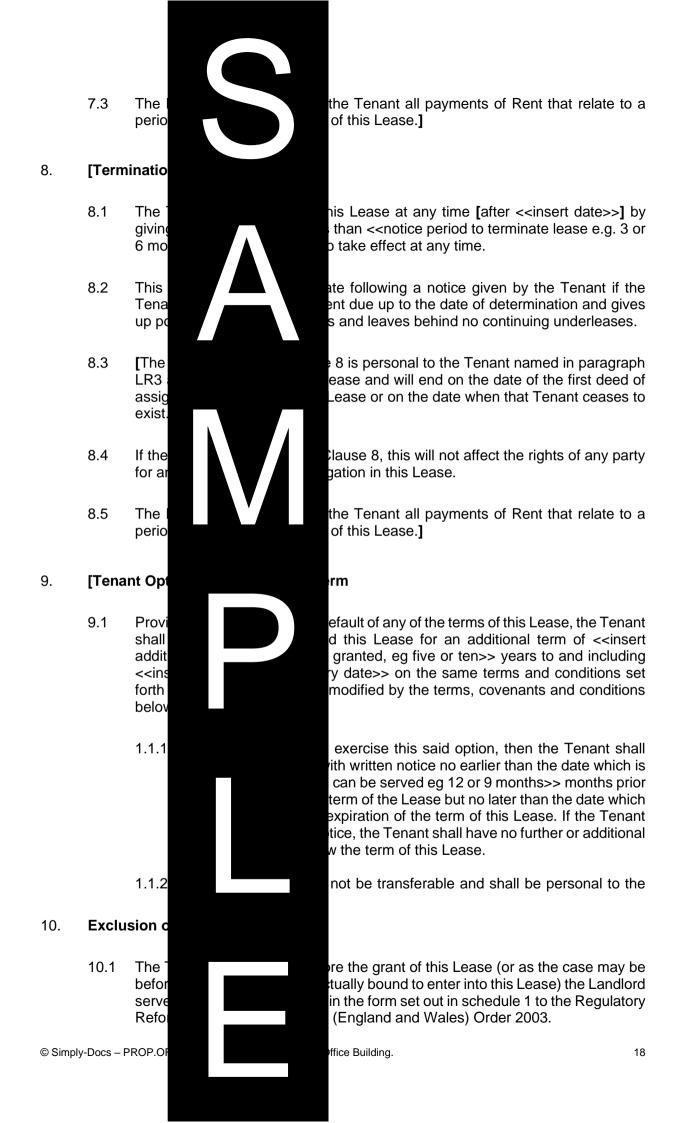
on identical in layout or design so long as hably equivalent to that previously at the Premises

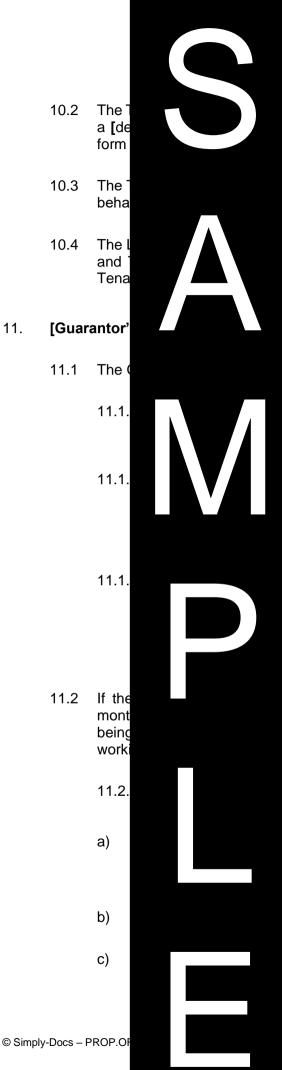
enant has failed to pay any of the Insurance Rent;

remises after a notice has been served pursuant









Tenant (or a person on behalf of the Tenant) made out in paragraph 7] [statutory declaration in the f schedule 2 to the 2003 Order.

person who made the declaration on the Tenant's s authority.

agree pursuant to section 38A (1) of the Landlord ections 24 to 28 (inclusive) of the Landlord and I in relation to the tenancy created by this Lease.

ndlord that the Tenant will comply with all the this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;

andlord as primary obligor, and separate to the .1.1 above, to indemnify the Landlord against all es 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 sses, costs, damages and expenses caused to enant 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 11.

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:

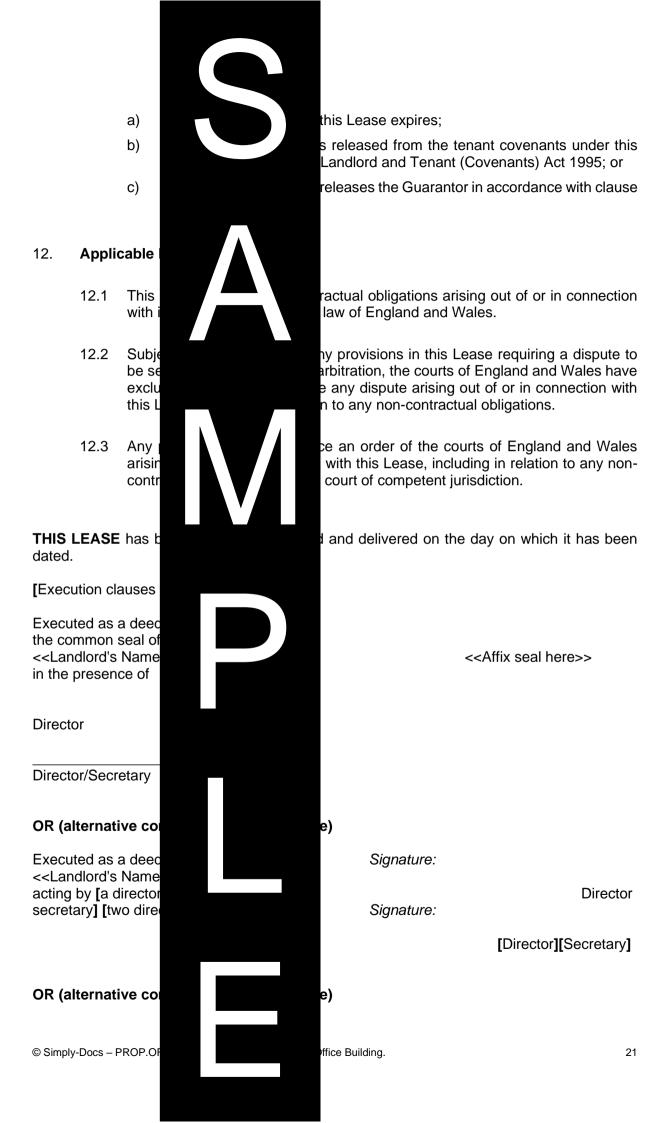
cost (including payment of the Landlord's costs) ase of the Premises:

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);

	d)	dates on each Rent Review Date under this Lease term commencement date of the new lease; and	
	e)	terms and conditions as this Lease; or	
	11.2.	arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the II other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or	
11.3	lf cla inder	iuarantor must pay the Landlord's costs (on a full in respect of the grant of the lease.	
11.4	lf cla relea will n	on receipt of the payment in full, the Landlord must s future obligations under this clause 11 (but that ghts in relation to any prior breaches).	
11.5	The (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	
	d)	ease (except that a surrender of part will end the ility in respect of the surrendered part);	
	e)	ounterclaim that the Tenant or the Guarantor may	
	f)	disability or change in the constitution or status of tor or of any other person who is liable, or of the	
	g)	merger by any party with any other person, any quisition of the whole or any part of the assets or ty by any other person;	
	h)	rrence in relation to the Guarantor of an Act of	
	i)	in a release by the Landlord by deed.	
11.6	The (of the Tena	in competition with the Landlord in the insolvency ke any security, indemnity or guarantee from the nt's obligations under this Lease.	
11.7	The (the e	ed from its future obligations under this Lease at	
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Executed as a deed < <landlord's name<br="">acting by a director presence of Signature of witness</landlord's>	Signature:	Director
Name (in BLOCK C		
		-
Address		-
OR (execution cla	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 he<="" seal="" td=""><td>ere>></td></affix>	ere>>
Director		
Director/Secretary		
OR (alternative co	e)	
Executed as a deed	Signature:	
acting by [a director secretary] [two dire	Signature:	Director
	-	virector][Secretary]
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OR (alternative co	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 her<="" seal="" td=""><td>ſe>></td></affix>	ſe>>
Director		
Director/Secretary		
OR (alternative co	е)	
Executed as a deed	Signature:	
< <guarantor's [a="" acting="" by="" director<="" nam="" td=""><td></td><td>Director</td></guarantor's>		Director
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secretary] [two dire	Signature:	
		[Director][Secretary]
OR (alternative co	e)	
Executed as a deec < <guarantor's nam<br="">acting by a director presence of</guarantor's>	Signature:	Director
Signature of witness		
Name (in BLOCK C		
Address		
OR (execution clau	an individual)	
Signed as a deed b < <guarantor's nam<br="">in the presence of</guarantor's>	Signature:	
Signature of witness		
Name (in BLOCK C		
Address		
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- The right to mains for th oil, telephon supplies or u
- 2. The right to by the Landl
- 3. [The right in
 - a) use f Prem Land attac
 - b) use f with Prop
 - c) <<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.

he Premises from any adjoining premises owned

rd and all others authorised by the Landlord to:

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

gaining access to and egress from the Premises estate roads within the Landlord's Neighbouring ged blue on the plan attached to this Lease];

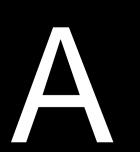
ghts to be granted to the Tenant>>.]

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 roil, telephon supplies or Conduits at

S

- 2. The right to
 - a) revie instal to pre
 - b) estim any c
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoi
- [Where the 1 to carry out a
 The right to a required to a 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



ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar adjoining or neighbouring premises through the

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, ther material matters relating to the preparation ks;

no longer than is reasonably necessary; and

exercise any rights outside the normal business

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- 6. [The right to right of acce
- 7. The right to any adjoinin discretion co air to the Pre up the Prem
 - a) giving
 - b) cons
 - c) taking affect
 - d) taking
 - e) takin dust limitir
 - f) maki g) any s
 - caus
 - h) the s entra
 - i) the s and s obstr conse
 - j) if the scaff the L is vis
- 8. The right, w place scaffo Premises in
- The right to u without import conditions si
- 10. The right to from the Pre
- 11. All rights of reservation)



or equipment on the roof of the Premises and a route as the Landlord may require.]

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 prinection 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, on into consideration the Tenant's suggestions for

nage to the Premises or its contents.

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

plant and equipment onto the Premises and to the exterior of or outside any buildings on the rights under this Lease provided that:

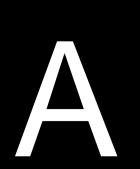
ouring Property for any purpose whatsoever and g or neighbouring premises any restrictions or pon the Tenant.

r any adjoining premises owned by the Landlord

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 any goods o





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

ken outside the Premises nor shall anything be

able waste or refuse in the bins but to dispose of ted by the bye-laws 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.

rwise upon the Landlord's Neighbouring Property

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