LR1. Date of lease

LR2. Title number(s)

<<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)>>

LR3. Parties to this I

Give full names and a parties. For UK incorplimited liability partnergistered number inc

For overseas entities,

- a) The territory of inc
- b) The overseas Companies House the Tenant pursu Crime (Transpare Act 2022. If the It 'overseas entity ID
- c) Where the entity place of business the registered nul Companies House

Further details on ov found in practice guid

LR4. Property

Insert a full descript leased

Refer to the clause, so a schedule in this le being leased is r

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>> which is on the <<Insert floor number(s)>> floor of the Building (as defined

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 in LR5.1, insert under that subrelevant statement or refer to schedule or paragraph of a schedule which contains the statement

In LR5.2, omit or delete those Adnot 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.

S

1)

A

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

:t 1985

t 1988

t 1996

ncluding

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.

LR9. Rights of acqui

Insert the relevant clauses or refer to the paragraph of a sched contains the provision 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 cd lease by the Landlo other than the Prope

Insert the relevant pr clause, schedule or p in this lease which col None

LR11. Easements

Refer here only to the paragraph of a sched sets out the easemen 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 d **Property**

Refer here only to the paragraph of a sched sets out the rent chard

None

LR13. Application restriction

Set out the full text of restriction and the title entered. If you wish to standard form of restr N/A

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e Building.

apply for each of them, tell us who against which title and set out th the restriction you are ap

Standard forms of restriction are Schedule 4 to the Land Registr 2003.

LR14. Declaration of trust whe more than one person compared tenant

If the Tenant is one person, omit the alternative statements.

If the Tenant is more than o complete this clause by omitting o inapplicable alternative statement it is more than one person. They are to operty on trust for themselves as joint

It is more than one person. They are to Property on trust for themselves as common in equal shares.]

It is more than one person. They are to Property on trust <<Complete as

1. Definitions and Interpr

1.1 In this Agreemer terms shall have

text otherwise requires, the following

'Act of Insolvency'

means:

- (a) the or cre
- (b) the of a
- (c) the filin app adr
- (d) the rec
- (e) the Ter am whi Reg
- (f) the in r

nection with any voluntary arrangement or arrangement for the benefit of any y guarantor;

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

ention to appoint an administrator, or the ibed documents in connection with the nistrator, or the appointment of an relation to the Tenant or any guarantor;

iver or manager or an administrative roperty or income of the Tenant or any

voluntary winding-up in respect of the except a winding-up for the purpose of tion of a solvent company in respect of on of solvency has been filed with the

a winding-up order or a winding-up order iny guarantor;



f the Tenant or any guarantor from the Register of ne making of an application for the Tenant or any struck-off:

y guarantor otherwise ceasing to exist (but excluding it or any guarantor dies); or

application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankruptcy Tenant or any guarantor.

we shall apply in relation to a partnership or limited ned in the Partnership Act 1890 and the Limited 07 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (as nited liability partnership (as defined in the Limited Act 2000) subject to the modifications referred to in Partnerships Regulations 2001 (SI 2001/1090) (as

ludes any analogous proceedings or events that may the legislation of another jurisdiction in relation to a princorporated or domiciled in such relevant

nt>> per year exclusive of VAT:

building known as <<address of building>> with title title number>> including all additions and

otpaths, yards, halls, passageways, fire escapes, andings [which are shown edged yellow on the plan se] and any other areas in the Building which are ommon by the tenants and occupiers of the Building, itors:

r the transmission of water, gas, air, foul and surface tricity, oil, telephone, heating, telecommunications, unications and similar supplies or utilities;

ven to it in the Energy Performance of Buildings) Regulations 2012;

he following:

ion of energy and associated generation of semissions;

n of water;

e Building.

on and management; and

onmental impact arising from the use or operation of

'Energy Performan

'Annual Rent'

'Common Parts'

'Building'

'Conduits'

Certificate'

'Environmental

Performance'

'Insured Risks' 'Interest' 'Landlord' 'Landlord's Neighbouring Property' 'Letting Unit' 'Permitted Use' ©Simply-Docs - PROP.OF

re (including subterranean fire), lightning, explosion, idence, landslip, heave, earthquake, burst or pes, tanks or apparatus, impact by aircraft or other my articles dropped from them, impact by vehicles, commotion and malicious damage to the extent, in a segmentally available on normal commercial terms market at the time the insurance is taken out, and not which the Landlord reasonably insures from time I cases to any excesses, limitations and exclusions rers;

e rate of <<rate of interest on outstanding payments per year above the base rate for the time being of or (if base rate or that bank ceases to exist) a nt rate notified by the Landlord to the Tenant;

entitled to the immediate reversion to this Lease;

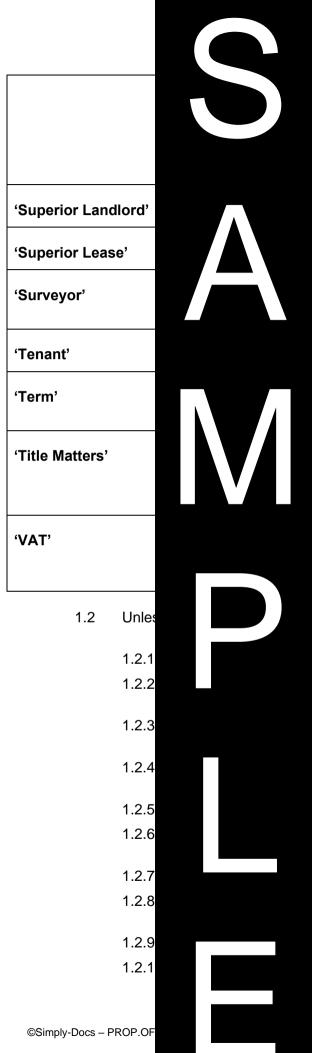
ldings owned by the Superior Landlord near to the

office suite or other unit of accommodation in the n any accommodation provided for a porter or or otherwise exclusively occupied (or intended for occupation) otherwise than solely in connection with the Building or the provision of services to the

means as offices within use class E(g)(i) of the Town g (Use Classes) Order 1987]

eans as offices within use class B1(a) of the Town g (Use Classes) Order 1987];

'Premises'	means Lease	n paragraph LR4 at the beginning of this
	(a) the plas	other surface finishes and internal r bounding the Premises and all
	(b) eve	vindows including the glass, the frames
	(c) the Pre	alls and partitions lying within the
	(d) the Pre whi sus cor	ings or other surface finishes of the e of the joists or other structures to including for the avoidance of doubt the hall comprise the ceiling tiles and the n;
	(e) the sur	rfaces of the floors down to the upper tures to which the floors are fixed;
	(f) any	Premises including the guard rails of
	(g) all	Premises exclusively;
	(h) all (belonition fittion exc	al and water and sanitary apparatus Premises and all other fixtures and er than tenant's fixtures and fittings) not
	but the	:-
	(a) any about the structure of the struc	er than any matters expressly included erside of the joists or structures to which we the upper surfaces of the joists or a re fixed including the floor slab the oor slab of the balcony (if any);
	(b) any the colusta	joists and other load bearing parts of ternal or structural walls or load bearing ept those surface finishes and coverings ors expressly included above;
	(c) any	ing which do not serve the Premises
'Rent'	means	nt by this Lease;
'Rent Commencement Date'	means	first to be paid>>;
'Rent Days'	means year;	September and 25 December] in each
'Retained Property'	means not limi	which are not Letting Units including (but
	(a) the	
	(b) all	the Building except any that exclusively



dual Letting Unit;

he 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

ho is for the time being landlord under the Superior

ated <<date>> and made between (1) <<name of <name of tenant>>;

r or architect from time to time appointed by the ase may be, the Superior Landlord;

in title and assigns;

ecified in paragraph LR6 at the beginning of this

(if any) set out in the Superior Lease and in the s: <<insert list of documents affecting the landlord's >>;

onstituted by the Value Added Tax Act 1994 (and pressly stated references to rent or other monies nt are exclusive of any VAT charged or chargeable).

requires, each reference in this Agreement to:

ludes fax but not email;

erence to any day other than a Saturday, Sunday day in England and Wales;

on of a statute is a reference to that statute or or re-enacted at the relevant time;

reference to this Agreement and each of the dorsupplemented at the relevant time:

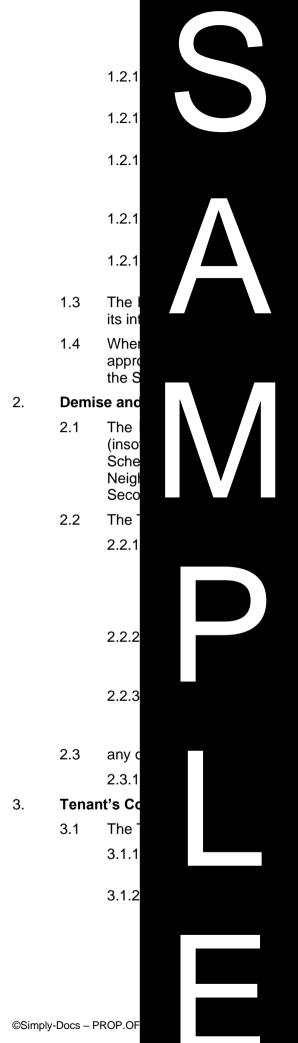
ule to this Agreement; and

s a reference to a clause of this Agreement (other a paragraph of the relevant Schedule.

erson includes a natural person, corporate or whether or not having separate legal personality);

ngular number include the plural and vice versa;

ender include any other gender:



of the Term include any sooner determination of an by effluxion of time:

Tenant not to do an act or thing includes an tor suffer such act or thing to be done;

neglect or default of the Tenant include the act, ny occupier of the Premises and their respective

o not form part of this Lease and are not to be s construction or interpretation; and

ease include any document supplemental or ed into pursuant to its terms.

ent are for convenience only and shall not affect

lired under this Lease to obtain the consent or enant shall also obtain the consent or approval of

mises to the Tenant for the Term together with grant the same) the rights set out in the First reserving for the benefit of the Landlord's he Retained Property the rights set out in the to the Title Matters.

qual payments in advance by bankers' standing it if the Landlord so requires) on the Rent Days, a made on the date of this Lease for the period t Commencement Date and ending on the day ay;

nied by a copy of the relevant insurance rent centage>> per cent of the insurance rent payable the Superior Lease;

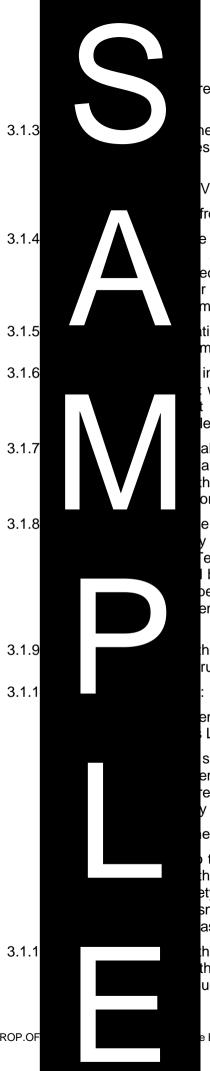
nied by a copy of the relevant service charge centage>> per cent of the service charge payable the Superior Lease;

Tenant to the Landlord under this Lease; and r this Lease.

e Landlord:

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 is rent in arrears) calculated on a daily basis on



refused from the due date until the date on which

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

VAT) on the Rent payable; and

from the 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 where damage results from any of the Insured tof any of the insurance money is refused by lect or default of the 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.]

e parts (if any) and the inside of the Premises as y necessary and also in the last three months erm. Any changes in the external colour scheme I by the Landlord. All decoration must be carried per manner using good quality materials that are emises and include all appropriate preparatory

he Premises which are not built upon clean and ruction.

emises to the Landlord in the repair and condition Lease;

so requires, to remove all items the Tenant has emises, remove any alterations the Tenant has remises and make good any damage caused to y that removal;

e Tenant's possessions from the Premises; and

the Landlord all documents held by the Tenant hand safety matters including (but not limited to) ety assessments, asbestos surveys and reports, sments and reports, and certificates relating to as systems.

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:

3.1.1 3.1.1 3.1.1

may as the agent of the Tenant sell the

ist indemnify the Landlord against any liability of any third party whose possessions have been idlord in the mistaken belief that the possessions Tenant; and

hust pay to the Tenant the sale proceeds after sosts of transportation, storage and sale incurred l.

and the Superior Landlord at all reasonable times ptice (except in emergency) to enter and inspect

the Superior Landlord or their agents or Surveyor enant (or leaves on the Premises) notice of any tenance which the Tenant has failed to carry out ailure by the Tenant to comply with its obligations se, to repair the Premises and/or remedy such rdance with the notice within a period of two e date of the notice (or sooner if required); and

es not comply with clause 3.1.12 a), to permit the e Superior Landlord to enter the Premises and rorks at the Tenant's expense and to pay to the Superior Landlord on demand (recoverable as a t) the proper expenses of such works (including Surveyor's and 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 ble notice (which need not be in writing) to the

or, as the case may be, the Superior Landlord on nnity basis all costs, charges, fees and other gal costs and Surveyor's and other professional by the Landlord or the Superior Landlord (or be payable by them) in connection with or in

t of the tenant covenants of this Lease;

the Tenant's obligations in this Lease, including and service of a notice under section 146 of the / Act 1925;

by the Tenant for consent under this Lease, oplication is withdrawn, or consent is granted or d, except in cases where the Landlord or the lord is required to act reasonably and they efuse to give consent;

works to the Premises to improve their Performance where the Tenant in its absolute consented to the Landlord doing so;] and

3.1.1 3.1.1 3.1.1 3.1.1

and service of a schedule of dilapidations served months after the end of the Term.

Premises for any illegal or immoral purpose;

Premises as sleeping accommodation or for oses;

arry on at the Premises any offensive, noisy or , trade, business, manufacture, occupation or

emises only for the Permitted Use [and only urs of 8AM and 6PM Mondays to Fridays (and not so or public holidays)].

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises:

ny alteration to the Premises which would, or may expected to, have an adverse effect on the asset nergy Performance Certificate commissioned in Premises or the Building;] and

itted in clause 3.1.17 below, not to make any ns or alterations of a non-structural nature to the but the Landlord's prior written consent (such be unreasonably withheld or delayed).

hout consent from the Landlord erect, alter or mountable partitioning which does not affect the g or adversely affect the mechanical ventilation or all Building or have an adverse impact on the nance of the Premises or the Building and which mant's fixture subject to the Tenant:

andlord not less than <<notice period given to work being carried out e.g. 2 months>> notice in ention to carry out any such works;

ch works in a good and workmanlike manner and with any necessary permission, consent or ed under statute;

Premises to their former state and condition on or of the Term if the Landlord by notice in writing enant to do so: and

andlord of the cost of any alterations or additions ne Tenant (except any which are trade or tenant's ngs) as soon as practicable and so that the of the liable for any failure to effect any necessary amount for which the Premises are insured unless provided that information.

the Construction (Design and Management) ply 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 int's trading name in the position specified by the ce to the Building and on the entrance door to the at sign being of a size, design, layout and material ord and at the end of the Term to remove any sign amage caused to the reasonable satisfaction of

ligations in respect of the Premises:

all laws relating to the Premises or to the Tenant's ation of the Premises;

lys of receipt by the Tenant of any notice or other affecting the Premises to send a copy to the ithout delay to take all necessary steps to comply or other communication and take any other action with it as the Landlord acting reasonably may

planning permission in relation to the Premises r written consent of the Landlord;

any planning permissions relating to or affecting

the Construction (Design and Management) 15 and before commencing any works to make a under Regulation 4(8) to the effect that the nly client for the purposes of the Regulations, to lord a copy of the election and to fulfil the ne client:

mises equipped with all fire prevention detection ipment which is required by law or by the insurers s or reasonably required by the Landlord and to uipment and allow the Landlord to inspect it from

ndlord promptly of any defect or disrepair in the may make the Landlord liable under any law or e; and

prior written consent of the Landlord to apply for ormance Certificate in respect of the Premises.

or easements to be acquired over the Premises.

by result in the acquisition of a right or easement:

st notify the Landlord; and

It help the Landlord in any way that the Landlord event that acquisition so long as the Landlord ant's costs and it is not adverse to the Tenant's sts to do so.

3.1.2 3.1.2 3.1.2 3.1.2

bn:

Premises on trust for another;

nother to occupy the whole or any part of the

h or share the possession or occupation of the art of the Premises;

r underlet the whole or any part of the Premises;

art only of the Premises; and

ne Premises as a whole without the prior written Landlord, provided that the Landlord may as a giving consent require compliance with the ause 3.1.23.

dlord may impose in relation to an assignment of

ee is not someone who, immediately before the nment, was either a guarantor of the Tenant's ler this Lease or a guarantor of the obligations mer tenant of this Lease under an authorised ement:

t enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease (an arantee Agreement") in such form as the Landlord / require;

hee is in the Landlord's reasonable opinion of cial standing to enable it to comply with the ants and conditions contained in this Lease;

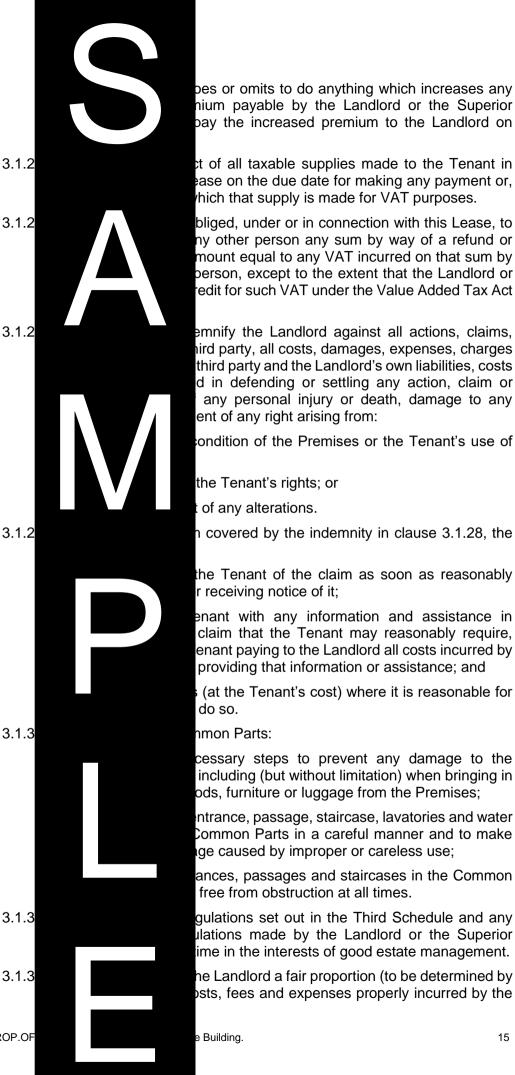
of standing acceptable to the Landlord acting ers into a guarantee and indemnity of the Tenant's his Lease in such form as the Landlord may uire:

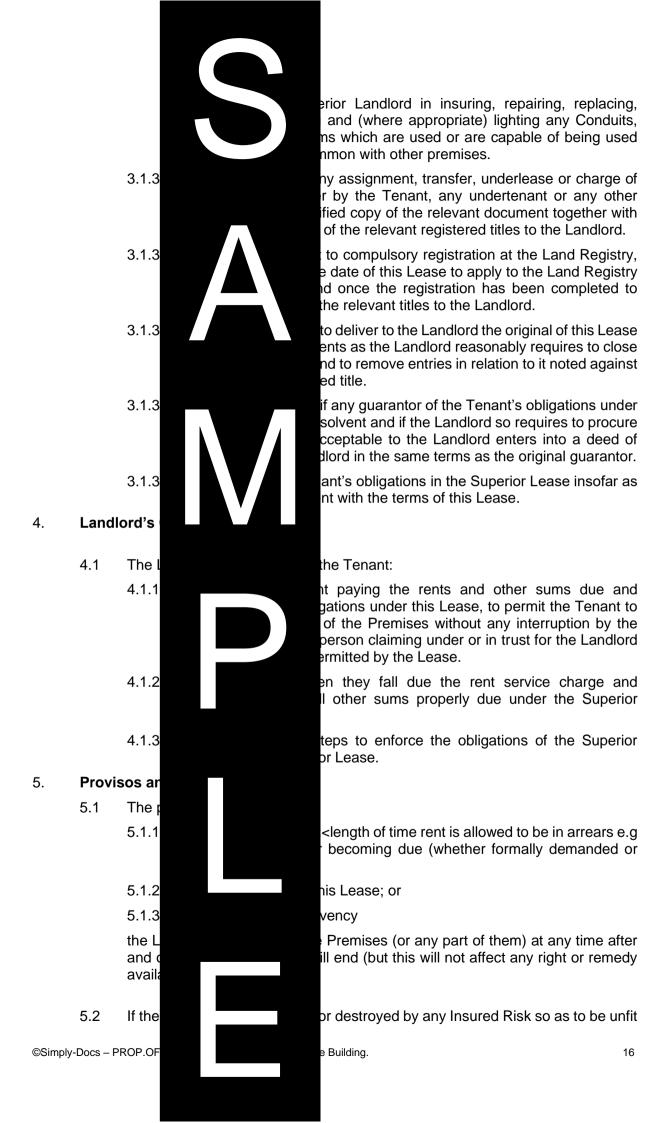
ee enters into a rent deposit deed in such form as ay reasonably require with the Landlord providing not less than <<e.g. six>> months' Annual Rent Iculated as at the date of the assignment) as assignee's performance of the tenant's covenants th a charge over the deposit; and

no arrears of the Annual Rent or any other ms due under this Lease and that any material nant by the Tenant has been remedied.

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).

he requirements of the Landlord's or the Superior rers and not to do or omit to do anything which any insurance; and





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Prem

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A not 6.2.1

6.2.2

6.2.3

Any date

time

left a

If a n

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5.6

6.1

6.2

Notices

6.

he insurance is not vitiated or payment of the nolly or in part through any act, neglect or default of 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

ne Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.

on who is not a party to this Lease has no right Contracts (Rights of Third Parties) Act 1999 to se.

hat nothing in this Lease constitutes or shall warranty that the Premises may lawfully be used is Lease.

at it has not entered into this Lease in reliance on y made by or on behalf of the Landlord.

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to ecipient under clause 6.2 or to any other address recipient has specified as its address for service rking days' notice under this clause 6.

liability partnership registered in the United ed at its registered office;

or incorporated in a country outside the United rved at the address for service in the United set out in the deed or document to which they are dress has been given at their last known address

erved:

he Landlord, at any postal address in the United n from time to time for the registered proprietor on r set out in paragraph LR2.1 at the beginning of if no such address is given, at its last known United Kingdom;

he Tenant, at the Premises;

I guarantor, at the address of that party set out in ument under which they gave the guarantee; and ny other party, at their last known address in the

ed as served on the second working day after the paid first-class post or special delivery or at the or left at the recipient's address if delivered to or

on a day that is not a working day or after 5:00PM

6.3

6.4

on a follow

6.5 Servi

7. [Terminatio

- 7.1 The l giving mont
- 7.2 If the for ar
- 7.3 The l

8. [Terminatio

- 8.1 The giving 6 mo
- 8.2 This Tena up po
- 8.3 [The LR3 assig exist.
- 8.4 If the for ar
- 8.5 The liperio

9. Exclusion of

- 9.1 The befor serve
- 9.2 The a [de
- 9.3 The on th
- 9.4 The land
- 9.5 The I Leas
- 9.6 [The may Land the R
- 9.7 The

reated as served at 9:00AM on the immediately

nail is not a valid form of service under this Lease.

this Lease at any time [after <<insert date>>] by nan <<notice period to terminate lease e.g. 3 or 6 take effect at any time.

lause 7, this will not affect the rights of any party

the Tenant all payments of Rent that relate to a of this Lease.

his Lease at any time [after <<insert date>>] by than <<notice period to terminate lease e.g. 3 or take effect at any time.

ate following a notice given by the Tenant if the ent due up to the date of determination and gives and leaves behind no continuing underleases.

8 is personal to the Tenant named in paragraph ease and will end on the date of the first deed of Lease or on the date when that Tenant ceases to

lause 8, this will not affect the rights of any party

the Tenant all payments of Rent that relate to a of this Lease.]

re the grant of this Lease (or as the case may be tually bound to enter into this Lease) the Landlord in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.

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

applicable, the person who made the declaration with the Tenant'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.

confirm that there is no agreement to which the

before the grant of this Lease (or as the case contractually bound to enter into this Lease) the antor a notice in the form set out in schedule 1 to ess Tenancies) (England and Wales) Order 2003.

they made a [declaration in the form set out in

paraç sche

9.8 The on th

10. [Guarantor'

10.1 The

10.1.

10.1.

10.1.

10.2 If the mont being worki

10.2.

aration in the form set out in paragraph 8] of

fapplicable, the person who made the declaration so with the Guarantor's authority.

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 is 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 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 11.

e discretion notifies the Guarantor within three isclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within tens option either:

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

ng and taking effect on the date of the disclaimer this Lease or the Tenant being struck off the panies and ending on the date when this Lease ded if the disclaimer, forfeiture or striking-off had

ent and other sums payable at the date of the claimer or which would be payable save for any h;

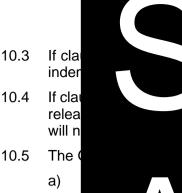
nt review date on the term commencement date se if there is a rent review under this Lease that it term commencement date that has not been with the rent being reviewed as at the date of the review);

review dates on each Rent Review Date under falls on or after the term commencement date of and

e same terms and conditions as this Lease; or

arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the Il other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

10.2.



10.4

10.5

b)

c)

d)

e)

f)

g)

h) i)

The (of the

10.6

Tena 10.7 The

a)

the e

b)

c)

11. **Applicable**

> 11.1 This with

11.2 Subje be se exclu this L

Any 11.3

uarantor must pay the Landlord's costs (on a full in respect of the grant of the lease.

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

ot be reduced or discharged by:

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

a any right or remedy against the Tenant for any s due under this Lease or observe the Tenant's ease:

dlord to accept any rent or other payment due

ase (except that a surrender of part will end the ility in respect of the surrendered part):

bunterclaim that the Tenant or the Guarantor may

disability or change in the constitution or status of ntor or of any other person who is liable, or of the

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;

rrence in relation to the Guarantor of an Act of

n a release by the Landlord by deed.

in competition with the Landlord in the insolvency ke any security, indemnity or guarantee from the ht's obligations under this Lease.

ed from its future obligations under this Lease at

this Lease expires;

s released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or

releases the Guarantor in accordance with clause

ractual obligations arising out of or in connection law of England and Wales.

ny provisions in this Lease requiring a dispute to arbitration, the courts of England and Wales have e any dispute arising out of or in connection with n to any non-contractual obligations.

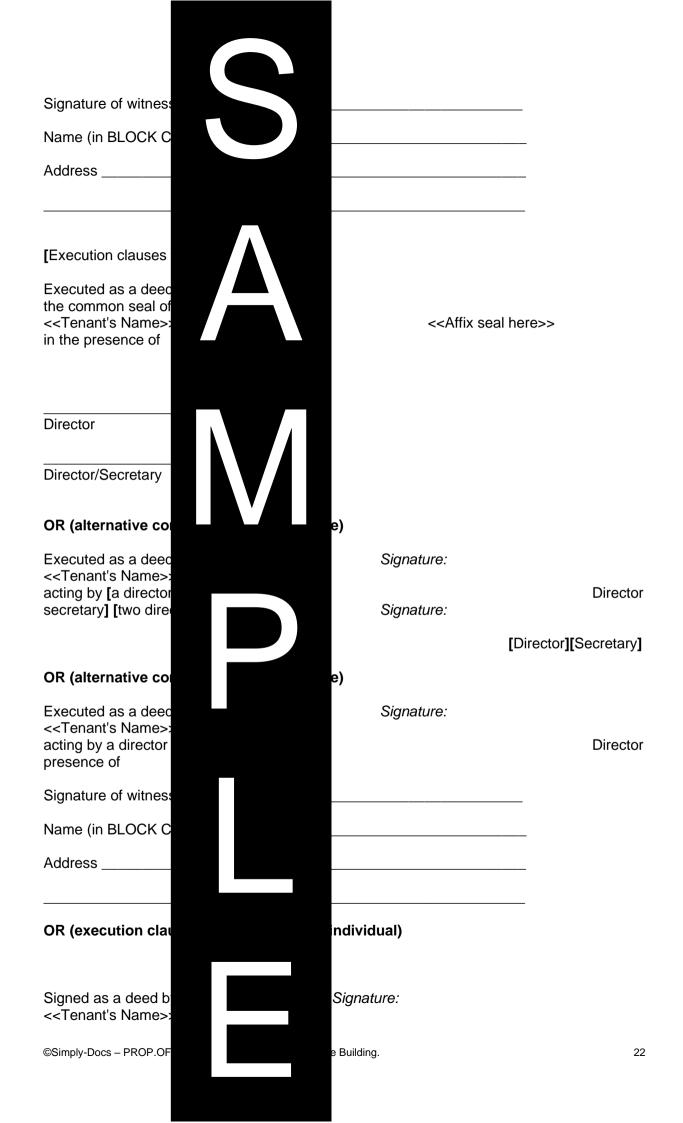
ce an order of the courts of England and Wales

with this Lease, including in relation to any nonarisir contr court of competent jurisdiction. THIS LEASE has b and delivered on the day on which it has been dated Execution clauses Executed as a deed the common seal of <<Landlord's Name <<Affix seal here>> in the presence of Director Director/Secretary OR (alternative co Executed as a deed Signature: <<Landlord's Name acting by [a director Director secretary] [two dire Signature: [Director][Secretary] OR (alternative co Executed as a deed Signature: <<Landlord's Name acting by a director Director presence of Signature of witness Name (in BLOCK C Address _ OR (execution clai n individual) Signed as a deed b Signature: <<Landlord's Name in the presence of

e Building.

21

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in the presence of		
Signature of witness		
Name (in BLOCK C		
Address		
[Execution clauses		
Executed as a deed the common seal of		
< <guarantor's in="" nam="" of<="" presence="" td="" the=""><td><<affix< td=""><td>seal here>></td></affix<></td></guarantor's>	< <affix< td=""><td>seal here>></td></affix<>	seal here>>
Director		
Director/Cogretory		
Director/Secretary		
OR (alternative co	e)	
Executed as a deed < <guarantor's nam<="" td=""><td>Signature:</td><td></td></guarantor's>	Signature:	
acting by [a director secretary] [two directors	Signature:	Director
January 1 Land and	o.ga.a.	[Director][Secretary]
OR (alternative co	e)	, , , , , , , , , , , , , , , , ,
Executed as a deed	Signature:	
< <guarantor's a="" acting="" by="" director<="" nam="" td=""><td></td><td>Director</td></guarantor's>		Director
presence of		
Signature of witness		
Name (in BLOCK C		
Address		
OR (execution clau	an individual)	
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Signed as a deed b <<Guarantor's Nam

in the presence of

Signature of witness

Name (in BLOCK C

Address __

Signature:

S

1. The right to mains for the oil, telephone supplies or u

- 2. The right to:
- 3. The right in with other Te
 - a) use s
 - b) use s Parts Land
 - c) use f Build Land attac
 - d) use f or wit [whice
 - e) <<ins
- 4. [Except as r 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.

e Premises from the Building.

rd and all others authorised by the Landlord and

s as are necessary to obtain access to and egress

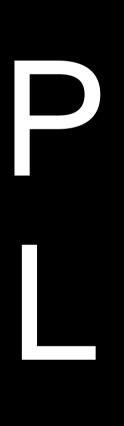
nale lavatories and water closets in the Common ne be allocated by the Landlord or the Superior nant (whether or not in common);

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

aining access to and egress from the Building with oads within the Landlord's Neighbouring Property 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.



The right to t oil, telephon supplies or neighbouring

ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar remainder of the Building and any adjoining or onduits at the Premises.

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 br any other reasonable purposes in connection provided that the Landlord 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

rks, obtain the Tenant's approval to the location, ther material matters relating to the preparation

no longer than is reasonably necessary; and exercise any rights outside the normal business

being carried out to them, the right to close off or so long as (except in an emergency) alternative terially less convenient.

or reduce the extent of any Common Parts or

ed that are not materially less convenient; or

e Building.

2. The right to

1.

- a) revie instal to pre
- b) estim any d
- 3. If the relevan the right to e
 - build a)
 - b) inspe adjoi
- [Where the] 4. to carry out a
- 5. The right to required to with this Lea
 - a) give emer pract
 - obse b) by th availa
 - c) obse
 - d) cause
 - e) cause
 - f) repai pract
 - wher g) meth for, a
 - h) rema
 - i) wher hours
- In an emerg 6. restrict acce facilities are
- 7. The right to Conduits so
 - a) alterr

- b) if no mate
- 8. The right fro purposes income time to time to are reasonal
- 9. The right to any adjoining Landlord in with the flow works to und
 - a) giving
 - b) consi
 - c) takin affec
 - d) taking
 - e) takin dust limitir
 - f) maki
- The right, w place scaffo Premises in
 - a) any s
 - b) the s entra
 - c) the s and s obstr
 - d) if the scaffe the L is vis
- 11. The right to under without imposed conditions si
- 12. The right to s
- All rights of reservation)

the use and enjoyment of the Premises is not

ate areas within the Common Parts for particular car parks, service roads and footpaths and from designated areas, so long as the remaining areas ended purposes.

action, demolition, alteration or redevelopment on t others to do so) as the Landlord or the Superior posiders fit (whether or not these works interfere Premises) and the right in connection with those Premises subject to the Landlord:

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, en into consideration the Tenant's suggestions for

nage to the Premises or its contents.

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

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 n by the scaffolding) unless the Tenant has

nage is obstructed or interfered with by the permit the Tenant to display a sign (approved by if the scaffolding in front of the Premises so that it

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

the remainder of the Building from the Premises.

nises that now exist or that might (but for this er land.

ule – Regulations

- 1. Not without any inflamm
- 2. To make any information rethe Superior business and
- 3. When reque document re 2012 at the I
- 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
- No blind shd approval of t
- 10. Not to place Premises) a

Superior Landlord's prior written consent to keep or explosive material in the Premises.

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord and erial in question is necessary for the Tenant's ce with relevant legal requirements.

the Superior Landlord, to provide a copy of any poliance with the Control of Asbestos Regulations

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

en outside the Premises, nor shall anything be

able waste or refuse in the bins but to dispose of ted by the byelaws and in consultation with the Superior Landlord.

the Premises nor any machinery or equipment at serving the Premises.

ows of the Premises without the previous written erior Landlord as to colour and type.

otherwise in the Building (other than within the oever.