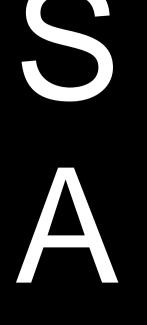
LR1. Date of lease

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>>

fice Building (Security of Tenure Excluded).

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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">>

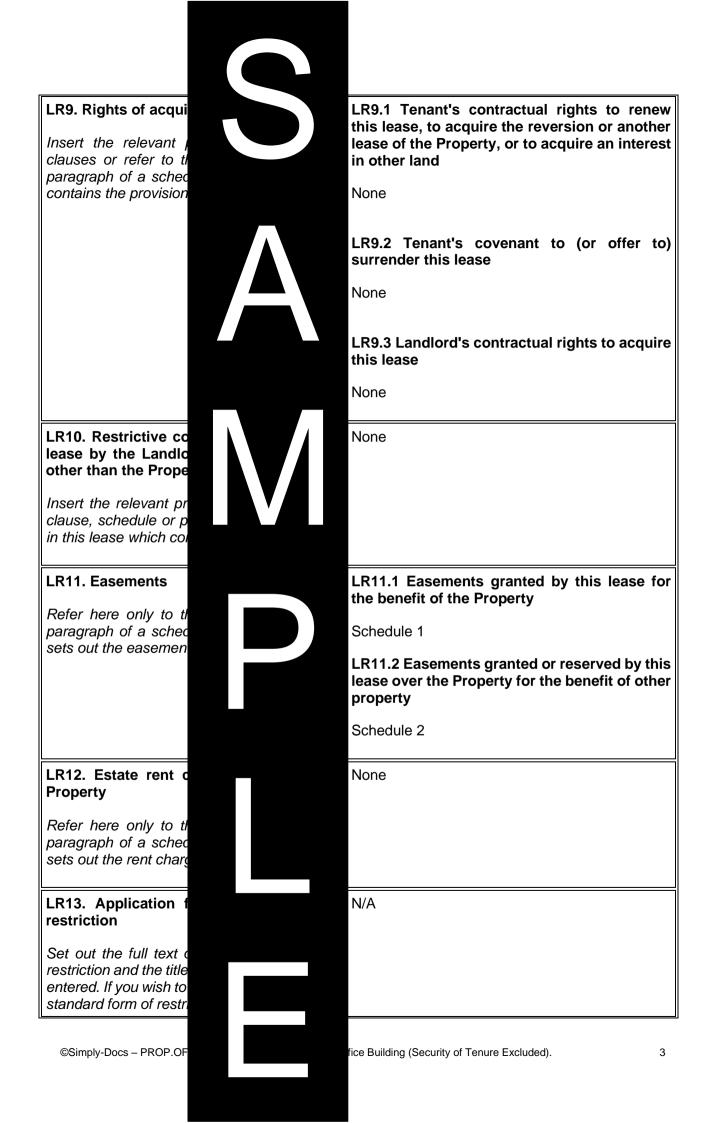
contains a provision that prohibits or positions.

curity of Tenure Excluded).





2



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

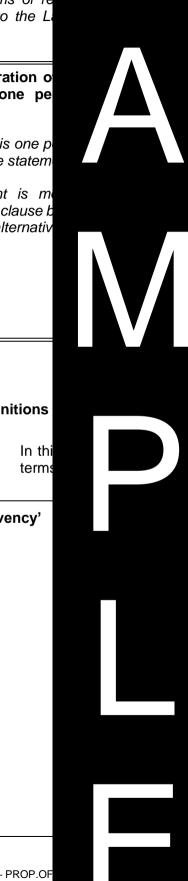
If the Tenant is one p the alternative statem

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;

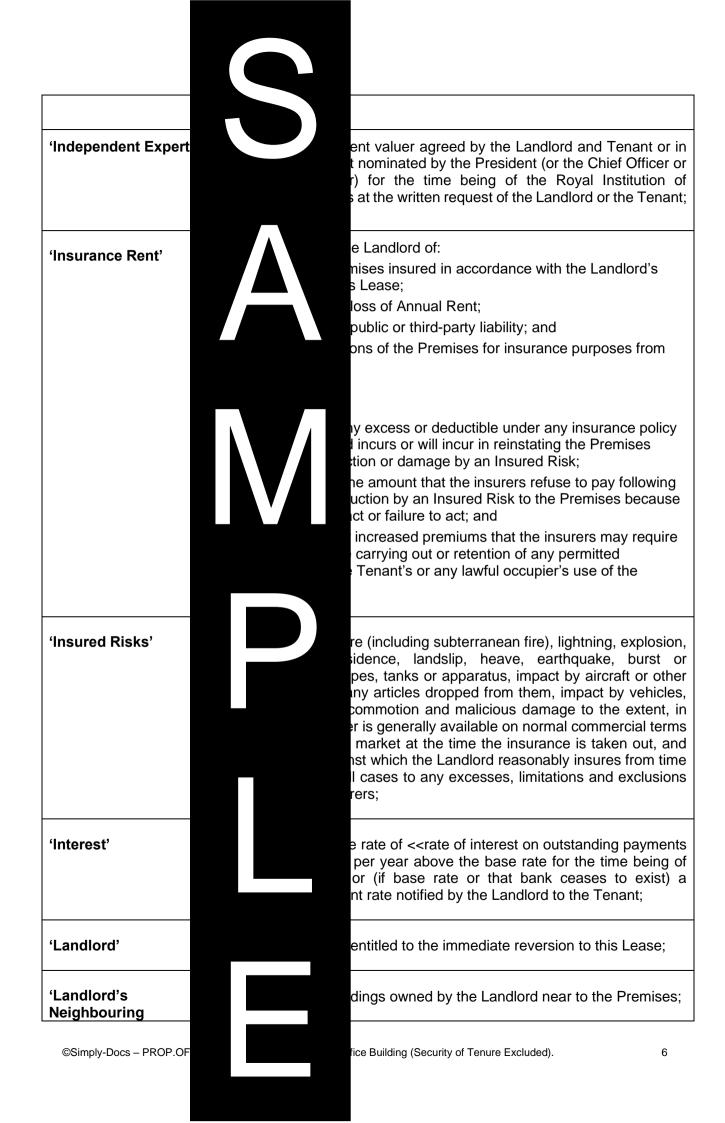
notice of intention to appoint an administrator, or the the prescribed documents in connection with the an administrator, or the appointment of an any case in relation to the Tenant or any guarantor;

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

| | Registrar of Companies; | | |
|-------------------------------------|---|---|--|
| | (f) the making of a petition for a in respect of the Tenant or ar | nding-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 the Fourth Schedule;</annual> | eviewed under | |
| 'Arbitration' | means arbitration under the Arbit agreed by the Landlord and Tena by the President (or the Chief Off being of the Royal Institution of application of the Landlord or the | ngle arbitrator nent appointed er) for the time on the written | |
| 'Conduits' | means any media for the transmis water drainage, electricity, oil, te internet, data communications an ies; | | |
| 'Energy Performance Certificate' | has the meaning given to it in (England and Wales) Regulations | e of Buildings | |
| 'Environmental Performance' | means all or any of the following:(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 | or operation of | |
| | | | |

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Property'

'Open Market Rent'



ht at which the Premises as a whole might be the Relevant Review Date by a willing landlord to a open market with vacant possession and without a term of years equivalent to the [Term] [residue of at that time or (if the term then remaining is less term of five years] but starting on the Relevant suming:

s are ready for immediate occupation and use and estroyed) are fully restored;

has complied with the Tenant's obligations in this pt to the extent that there has been a material or h by the Landlord) the Landlord has complied with pligations in this Lease;

s can lawfully be let and used for the uses Lease; and

of the hypothetical lease the willing tenant will fit of a rent-free period, rent concession or any t of a length or amount that might be negotiated in for fitting-out purposes and that the Open Market hat would become payable after the end of that sion or payment of that inducement;

h shall otherwise contain the same terms and ects as this Lease (including the provisions for Rent herein contained) other than:

e Annual Rent;

iod, rent concession or any other inducement Fenant in relation to the grant of this Lease;

in this Lease; and

lusions>>

ded any effect on rent of:

Tenant or any lawful sub-tenant or their respective title has been in occupation of the Premises;

iched to the Premises due to the carrying on there of the Tenant or any lawful sub-tenant (whether by pective predecessors in such business);

that the Tenant or any other party with a special remises might make by reason of its occupation of mises;

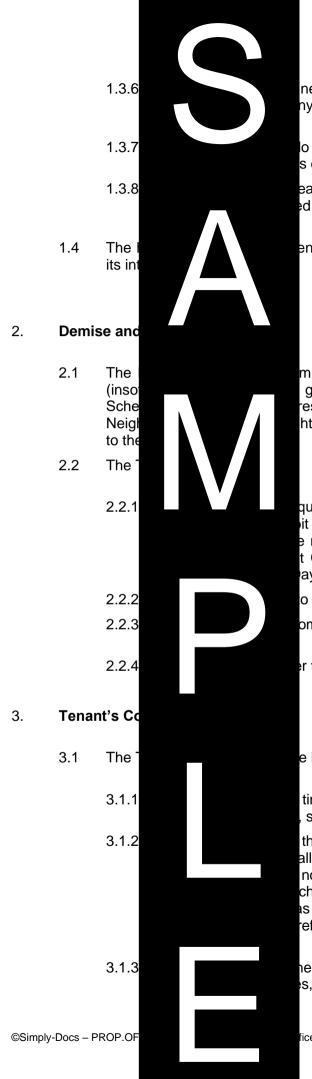
t lawfully carried out during the Term by the Tenant b-tenant at their own expense with the Landlord's than in pursuance of an obligation to the redecessors in title;

rent attributable to works that have been carried out r the Tenant's predecessors in title or lawful

rent attributable to any temporary works, operations on any adjoining premises;

| 'Permitted Use' | [ENGL and Co | ffices within use class E(g)(i) of the Townsses) Order 1987] |
|--------------------------------|---------------------------|---|
| | OR [WALE and Co | ces within use class B1(a) of the Town sses) Order 1987] ; |
| Premises' | means Lease than te | n paragraph LR4 at the beginning of this tures and fittings in the Premises (others); |
| 'Rent' | means | nt by this Lease; |
| Rent Commencement Date' | means | first to be paid>>; |
| 'Rent Days' | means year; | September and 25 December] in each |
| 'Review Date' | means Date" v | years < <years>>] and "Relevant Reviewingly;</years> |
| 'Surveyor' | means Landlo | ect from time to time appointed by the |
| 'Tenant' | include | assigns; |
| 'Term' | means Lease; | aragraph LR6 at the beginning of this |
| 'Title Matters' | means list of d | out in the following documents: < <inser andlord's title to the Premises>>;</inser |
| 'Underletting Requirements' | means (a) tha ren | ent not less than the then open market ble in advance on the Rent Days; |
| | (b) tha Lar | s sections 24 to 28 (inclusive) of the 54; |
| | (c) tha pre | anted for a fine or premium or a reverse |
| | (d) tha (ex | t give the undertenant a rent-free period able to allow for any fitting out); |
| | (e) tha alte | provisions for change of use and those in this Lease; |
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| | | use contains provisions for review of the rent underlease on the basis and dates on which the b be reviewed under this Lease; |
|----------------|-----------|--|
| | | use contains provisions prohibiting dispositions of or ith the underlet premises other than an assignment whole and then only with the prior written consent |
| | | shall receive a direct covenant from the been been been been been been been be |
| | | use contains provisions requiring the undertenant to I rent the whole of the Insurance Rent and other the Annual Rent, payable by the Tenant under this |
| | | use contains any other provisions that are ng regard to the terms of this Lease and the nature Underlease; |
| 'VAT' | | 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). |
| 1.2 | Unles | requires, each reference in this Agreement to: |
| | 1.2.1 | ludes fax but not email; |
| | 1.2.2 | erence to any day other than a Saturday, Sunday iday in England and Wales; |
| | 1.2.3 | on of a statute is a reference to that statute or or re-enacted at the relevant time; |
| | 1.2.4 | reference to this Agreement and each of the d or supplemented at the relevant time; |
| | 1.2.5 | ule to this Agreement; and |
| | 1.2.6 | is a reference to a clause of this Agreement (other a paragraph of the relevant Schedule. |
| 1.3 | In this | |
| | 1.3.1 | erson includes a natural person, corporate or whether or not having separate legal personality); |
| | 1.3.2 | ngular number include the plural and vice versa; |
| | 1.3.3 | ender include any other gender; |
| | 1.3.4 | of the Term include any sooner determination of an by effluxion of time; |
| | 1.3.5 | Tenant not to do an act or thing includes an tor suffer such act or thing to be done; |
| ©Simply-Docs - | - PROP.OF | fice Building (Security of Tenure Excluded). 9 |



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 distribution of the interval of the its terms.

ent are for convenience only and shall not affect

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 hts set out in the Second Schedule, and subject

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

o time the Insurance Rent;

om the Tenant to the Landlord under this Lease;

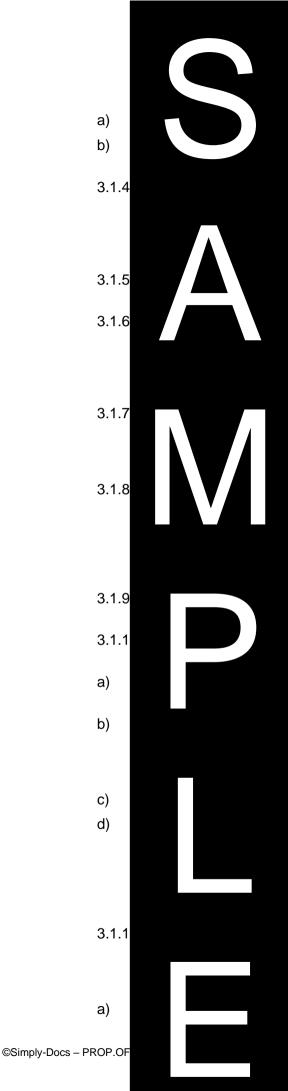
r this Lease.

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 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 t 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.]

le and the inside of the Premises as often as is and also in the last three months before the end iges 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 ide 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

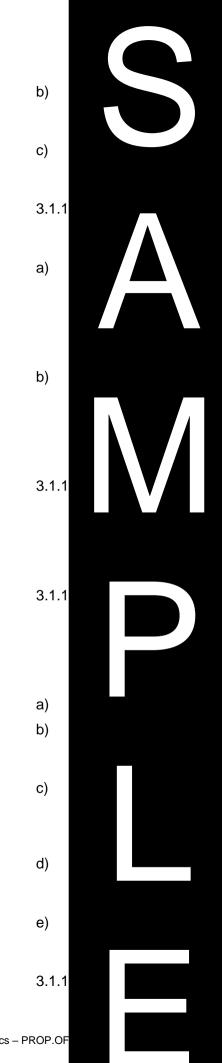
ndlord all documents held by the Tenant relating natters including (but not limited to) health and asbestos surveys and reports, fire risk orts, and certificates relating to electrical and gas

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;

fice Building (Security of Tenure Excluded).

11



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 der 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

bt 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 ble notice (which need not be in writing) to the

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

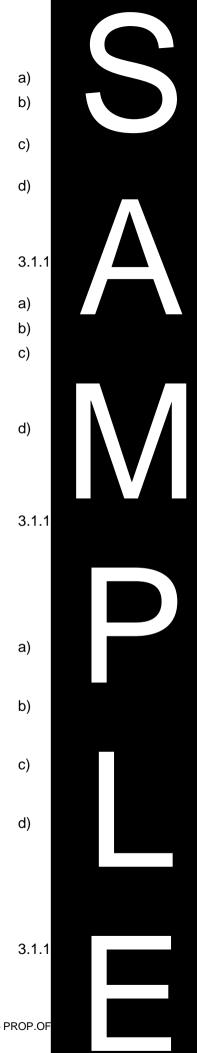
tenant covenants of this Lease;

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

Tenant for consent under this Lease, whether that wn, or consent is granted or lawfully refused, the Landlord is required to act reasonably and ably refuses to give consent;

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

rvice of a schedule of dilapidations served no later he 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 [and 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 ed to, have an adverse effect on the asset rating nance 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 ses or adversely affect the mechanical ventilation he Premises or have an adverse impact on the nance of the Premises and which shall be treated bject to the Tenant:

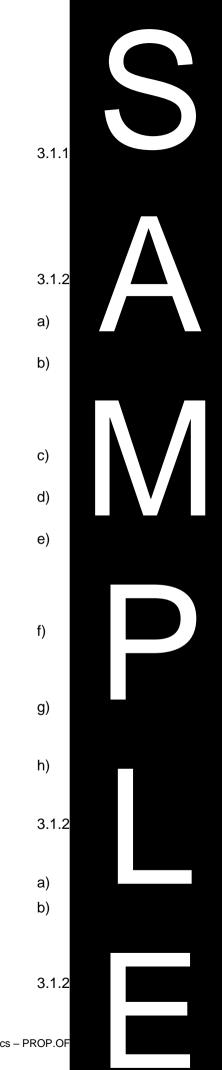
hot less than <<notice period given to Landlord of ed out e.g. 2 months>> notice in writing of its ny such works;

ks in a good and workmanlike manner and in necessary permission, consent or approval

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) bly 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 e to the Premises, subject to that sign being of a d 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 ke 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;

anning 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;

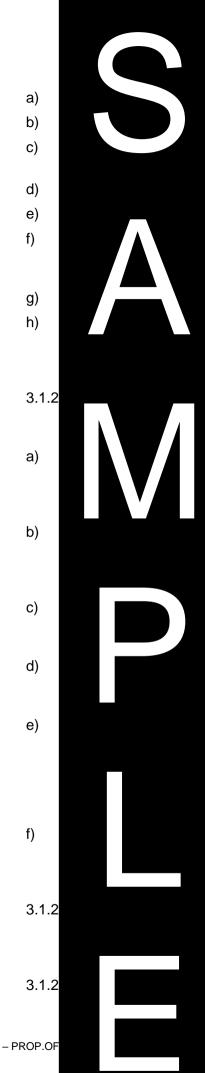
written consent of the Landlord to apply for an ertificate in respect of the Premises.

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 rse 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;

e or any part of the Premises;

of the Premises;

ises as a whole without the prior written consent ed that the Landlord may as a condition of giving iance with the conditions in clause 3.1.23;

y of the Premises; and

mises as a whole without the prior written consent ed that the Landlord may as a condition of giving more of the Underletting Requirements.

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;

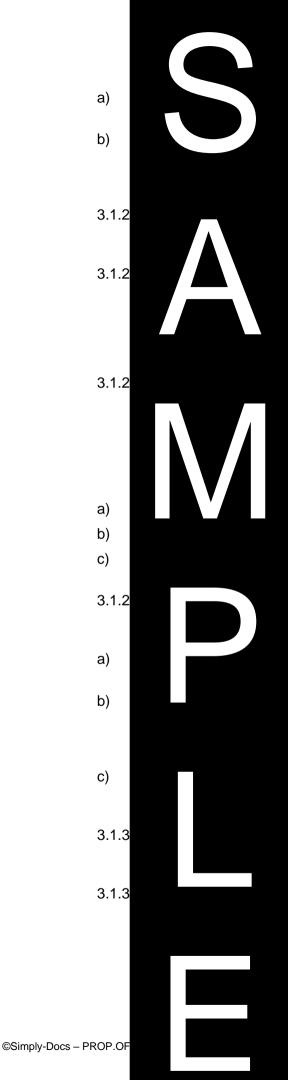
ng acceptable to the Landlord acting reasonably e and indemnity of the Tenant's covenants of this the Landlord may reasonably require;

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

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;

hant's rights; or

alterations.

n covered by the indemnity in clause 3.1.28, the

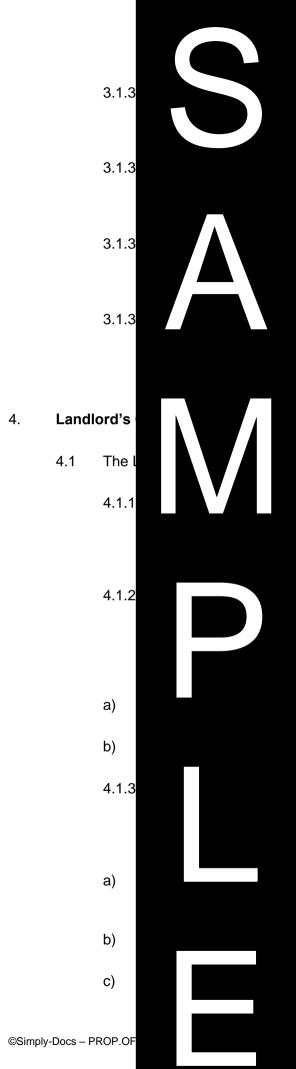
nt of the claim as soon as reasonably practicable f it;

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 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 lord 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

isions 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 nably 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

- 4.2 If, fol that i termi shall Land proce to the
- 5. Provisos ar
 - 5.1 The p
 - 5.1.1 5.1.2 5.1.3
 - the L and c availa
 - 5.2 If the for o insur of the from Prem
 - 5.3 Nothi relea whicł
 - 5.4 The parisin enfor

any r

- 5.5 The const for ar 5.6 The
- 6. Notices
 - 6.1 Any r sent or lef in the

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truction of the Premises, the Landlord considers tical to reinstate the Premises, the Landlord may notice to the Tenant. On giving notice this Lease be without prejudice to any right or remedy of the each of the tenant covenants of this Lease. Any er than any insurance for plate glass) shall belong

length of time rent is allowed to be in arrears e.g becoming due (whether formally demanded or

nis Lease; or

vency

Premises (or any part of them) at any time after ill end (but this will not affect any right or remedy

or destroyed by any Insured Risk so as to be unfit he insurance is not vitiated or payment of the folly or in part through any act, neglect or default it 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

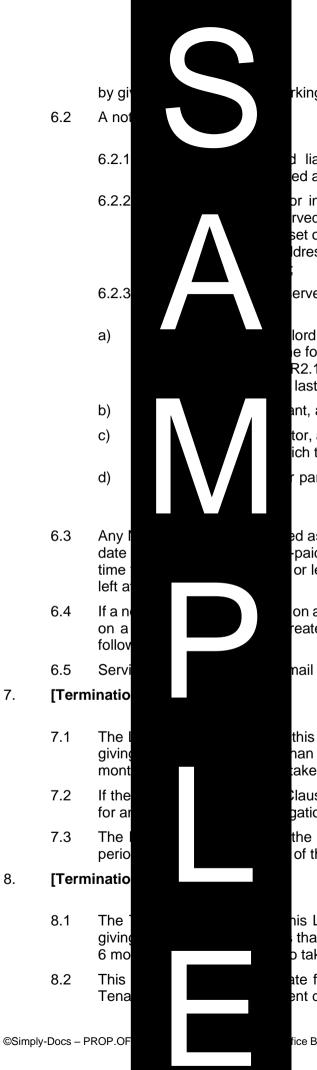
he Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.

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.

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

pr 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:

lord, at any postal address in the United Kingdom e for the registered proprietor on the title number R2.1 at the beginning of this Lease or, if no such last known address in the United Kingdom;

ant, at the Premises;

tor, at the address of that party set out in the deed ich they gave the guarantee; and

party, at their last known address in the United

d 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 reated as served at 9:00AM on the immediately

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

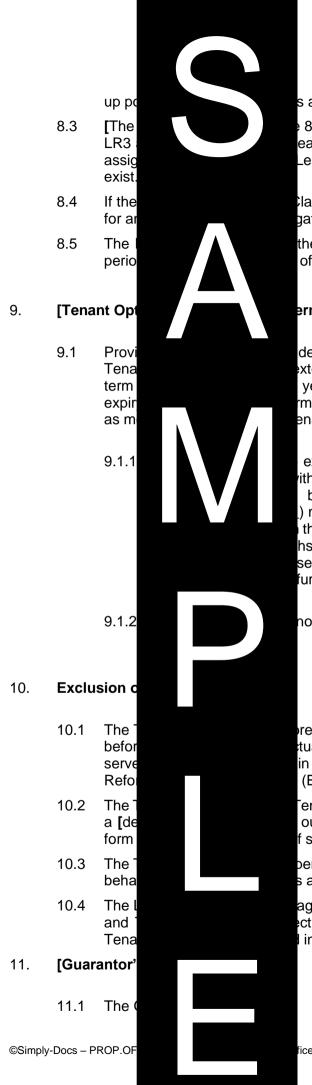
this Lease at any time [after <<insert date>>] by han <<notice period to terminate lease e.g. 3 or 6 ake effect at any time.

lause 7, this will not affect the rights of any party pation in this Lease.

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 b take effect at any time.

te following a notice given by the Tenant if the ent due up to the date of determination and gives



s 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 _ease or on the date when that Tenant ceases to

lause 8, this will not affect the rights of any party pation in this Lease.

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

erm

default under any of the terms of this Lease, the xtend this Lease for an additional term of <<insert vears to and including <<insert extended lease ms and conditions set forth in this Lease, except enants and conditions below:

exercise this said option, then the Tenant shall ith written notice no earlier than the date which is be served to exercise option e.g. 12 or 9) months prior to the expiration of the term of the the date which is << last notice period to exercise (__) months prior to the expiration hs>> se. If the Tenant fails to provide such notice, the further or additional right to extend or renew the

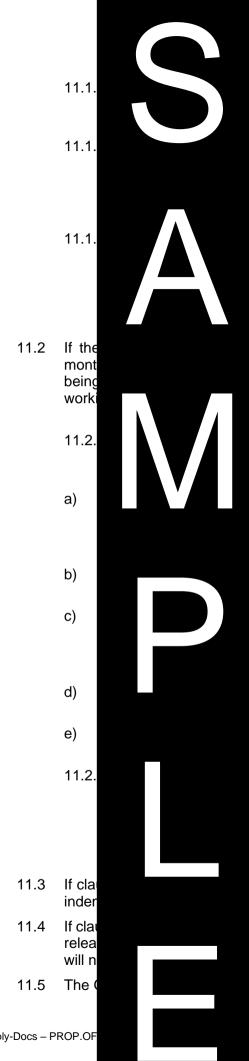
not be transferable and shall be personal to the

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.

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

agree pursuant to section 38A (1) of the Landlord ctions 24 to 28 (inclusive) of the Landlord and 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 s 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 ions 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);

dates on each Rent Review Date under this Lease term commencement date of the new lease; and

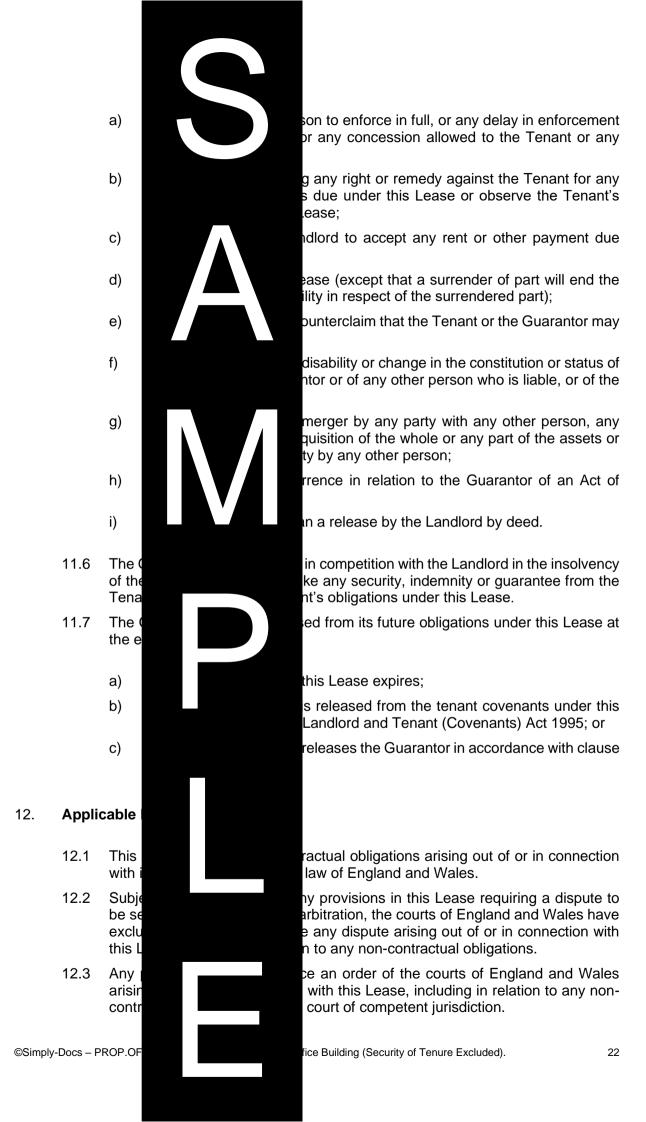
terms and conditions as this Lease; or

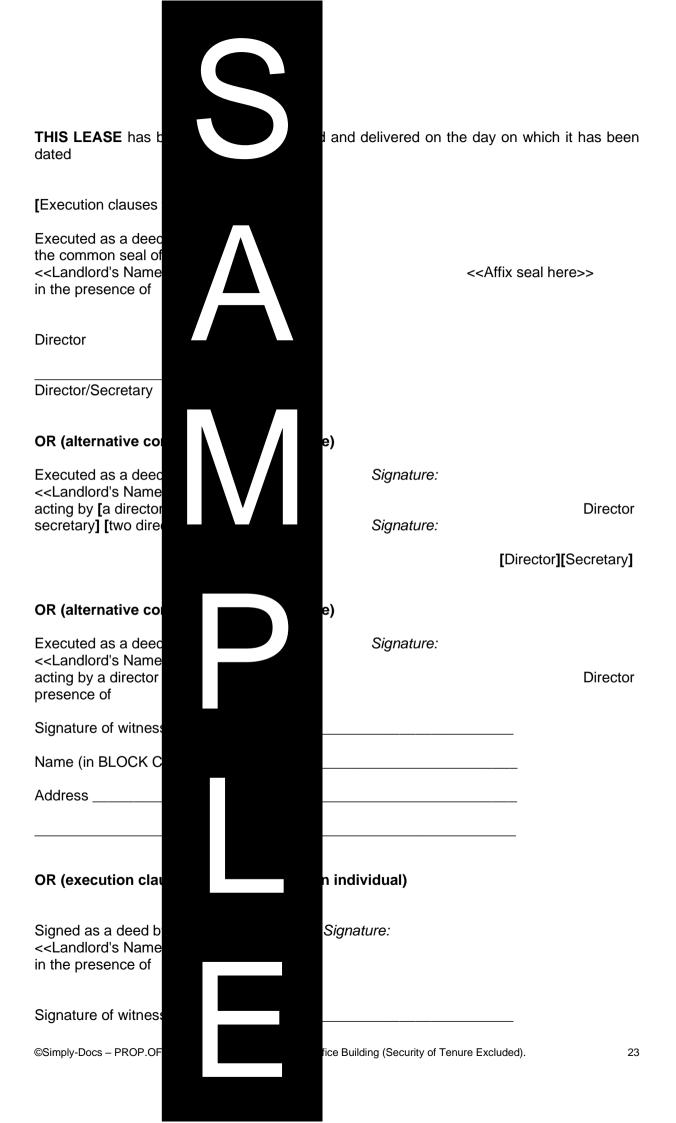
arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the I other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

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:





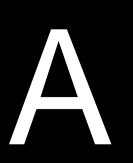
Name (in BLOCK C Address [Execution clauses Executed as a deed the common seal of <<Tenant's Name> <<Affix seal here>> in the presence of Director Director/Secretary OR (alternative co Executed as a deed Signature: <<Tenant's Name>> acting by [a director Director secretary] [two dire Signature: [Director][Secretary] OR (alternative co e) Executed as a deed Signature: <<Tenant's Name> acting by a director Director presence of Signature of witness Name (in BLOCK C Address ___ OR (execution clau ndividual) Signed as a deed b Signature: <<Tenant's Name> in the presence of ©Simply-Docs - PROP.OF fice Building (Security of Tenure Excluded). 24 Signature of witness Name (in BLOCK C Address ___ [Execution clauses Executed as a deed the common seal of <<Guarantor's Nam <<affix seal here>> in the presence of Director Director/Secretary OR (alternative co Executed as a deed Signature: << Guarantor's Nam acting by [a director Director secretary] [two dire Signature: [Director][Secretary] OR (alternative co e) Executed as a deed Signature: <<Guarantor's Nam acting by a director Director presence of Signature of witness Name (in BLOCK C Address ___ OR (execution clau an individual) Signed as a deed b Signature: << Guarantor's Nam in the presence of ©Simply-Docs - PROP.OF fice Building (Security of Tenure Excluded). 25 Signature of witness

Name (in BLOCK C

Address ____



- 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



ts 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

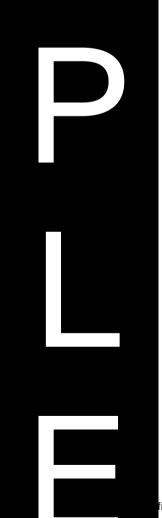
rd and all others authorised by the Landlord to:

aining access on foot only to and egress from the purtyards 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 a oil, telephon supplies or Conduits at

S

- 2. The right to
 - a) revie instal to pre
 - b) estimany o
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the to carry out a
- 5. The right to or required to or with this Lea
 - a) give emer pract
 - b) obse by th avail
 - c) obse
 - d) caus
 - e) causo 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

- 6. [The right to right of acce
- 7. The right to any adjoining discretion co air to the Preup the Prem
 - a) giving
 - b) cons
 - c) taking affec
 - d) taking
 - e) taking dust limitir
 - f) maki
- The right, w place scaffo
 Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr cons
 - d) if the scaff the L is vis
- 9. 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 princetion 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.

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 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

oouring 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



le – Regulations

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 byelaws 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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- 1. The Annual Rent payable payable imm at the Releva
- 2. The Landlor each Reviev been uncon Review Date before or aft that the dete provided tha Rent will inst
- 3. The Indeper
 - 3.1 act a
 - 3.2 invite Mark
 - 3.3 give and
 - 3.4 give
- The Indeper the Tenant i event that n Tenant.
- 5. If the Open
 - 5.1 the T has t imme
 - 5.2 upon Revie betw have Revie
 - 5.3 the T that d daily instal sums
- When the Op the Landlord amount of th and the men respectively.
- 7. Time is not o









shall be the greater of the Annual Rent which was evant Review Date and the Open Market Rent as

Rent Review Provisions

pree the amount of the Open Market Rent before er reason) the Open Market Rent shall not have date which is three months before the Relevant the Tenant may at any time thereafter (whether Date) by notice in writing to the other party require arket Rent be referred to an Independent Expert ant so agree the determination of the Open Market ation.

n every Review Date. The amount of the Annual

n arbitrator;

enant to submit to him a proposal for the Open supporting documentation;

ant an opportunity to make counter submissions;

cisions, which will be binding on the parties.

arges shall be borne between the Landlord and ne Independent Expert shall determine or in the is given equally between the Landlord and the

n ascertained by any Relevant Review Date:

ndlord until the date when the Open Market Rent ual Rent at the yearly rate payable for the period elevant Review Date;

nual Rent actually payable from such Relevant d the Landlord will demand the difference (if any) ant has actually paid and the amount that would Annual Rent been ascertained before the Rent

rence to the Landlord within 10 working days after the base rate of Barclays Bank plc calculated on a t of that difference from the date on which each the payable to the date of payment. If not paid those arrear.

ained pursuant to the provisions of this Schedule, nplete a memorandum (in duplicate) of the yearly under this Lease from the Relevant Review Date d by or on behalf of the Landlord and the Tenant

to the taking of any steps under this Schedule.