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 partner registered number incorplimates.

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 guide

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 Propert

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)

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 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

A

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 co 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 scheduler 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 of Property

Refer here only to the paragraph of a school 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 restrictions.

N/A

apply for each of them against which title an the restriction

Standard forms of re Schedule 4 to the La 2003.

LR14. Declaration of more than one pe Tenant

If the Tenant is one p the alternative statem

complete this clause b inapplicable alternativ

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.]

OR

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

If the Tenant is m

Definitions 1.

1.1 In thi terms

'Accounting Date'

'Act of Insolvency'

ere the context otherwise requires, the following meanings;

ate when service charge year ends e.g. 31 alternative date notified to the Tenant at any time by

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

	(e) the commencement of a volume Tenant or any guarantor, examalgamation or reconstruct which a statutory declaration Registrar of Companies;	espect of the ne purpose of y in respect of filed with the
	(f) the making of a petition for a in respect of the Tenant or an	nding-up order
	(g) the striking-off of the Tenant Companies or the making or 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 Partnership 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	ship or limited of 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
	jurisdiction;	
'Annual Rent'	means £< <annual rent="">> per yea the Fourth Schedule;</annual>	eviewed under
'Arbitration'	means arbitration under the Arbitagreed 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
'Building'	means the land and building knownumber < <insert improvements;<="" number="" th="" title=""><th>ing>> with title dditions and</th></insert>	ing>> with title dditions and
'Common Parts'	means all roads, footpaths, yard staircases, lifts and landings [whi attached to this Lease] and any provided for use in common by the Landlord and visitors;	fire escapes, ow on the plan ling which are of the Building,
'Conduits'	means any media for the transmis	ul and surface

tricity, oil, telephone, heating, telecommunications, unications and similar supplies or utilities; 'Energy Performan iven to it in the Energy Performance of Buildings Certificate') Regulations 2012; 'Environmental he following: Performance' ion of energy and associated generation of s emissions: n of water: on and management; and onmental impact arising from the use or operation of tween two consecutive Accounting Dates (including 'Financial Year' g the second) or at the end of the Term means the e preceding Accounting Date and ending at the end 'Independent Expert ent valuer agreed by the Landlord and Tenant or in t nominated by the President (or the Chief Officer or r) for the time being of the Royal Institution of at the written request of the Landlord or the Tenant; 'Initial Service f first year's service charge>> per year; Charge' e Landlord of: 'Insurance Rent'

nises insured in accordance with the Landlord's s Lease: loss of Annual Rent: public or third-party liability; and ons of the Premises for insurance purposes from ly excess or deductible under any insurance policy I incurs or will incur in reinstating the Premises tion or damage by an Insured Risk; ne amount that the insurers refuse to pay following uction by an Insured Risk to the Premises because ct or failure to act: and increased premiums that the insurers may require carrying out or retention of any permitted Tenant's or any lawful occupier's use of the re (including subterranean fire), lightning, explosion, 'Insured Risks' idence, landslip, heave, earthquake, burst or pes, tanks or apparatus, impact by aircraft or other ny articles dropped from them, impact by vehicles, commotion and malicious damage to the extent, in r is generally available on normal commercial terms market at the time the insurance is taken out, and st which the Landlord reasonably insures from time I cases to any excesses, limitations and exclusions rers: 'Interest' 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; 'Interim Sum' amount on account of the Service Charge for the ear calculated by the Surveyor (acting as an expert) yor's estimate of the likely amount of the Service icial Year in question; 'Landlord' entitled to the immediate reversion to this Lease: 'Landlord's dings owned by the Landlord near to the Premises; Neighbouring Property' 'Letting Unit' office suite or other unit of accommodation in the n any accommodation provided for a porter or ©Simply-Docs - PROP.OF fice Building (Security of Tenure Excluded).

caretaker) that is let occupied (or intended for letting or exclusive od solely in connection with vision of services to the the management of Building; means the yearly rent s a whole might be 'Open Market Rent' expected to be let at t e by a willing landlord to a willing tenant in the or ossession and without fine or premium for a to the [Term] [residue of the Term remaining a then remaining is less than five years) for a rting on the Relevant Review Date but assu (a) that the Premises occupation and use and (if damaged or de (b) that the Tenant ha ant's obligations in this Lease and (excep has been a material or persistent breach dlord has complied with the Landlord's obl (c) that the Premises sed for the uses permitted by this L (d) that on the grant d he willing tenant will receive the benefi ht concession or any at might be negotiated in other inducement the open market f d that the Open Market Rent is the rent th e after the end of that period or concess ducement: and on a lease which he same terms and provisions in all respe ng the provisions for review of the Annual ther than: (a) the amount of the (b) any rent-free perio y other inducement received by the Te ant of this Lease; (c) any break clause (d) <<any other exclu there being disregard (a) the fact that the T enant or their respective predecessors in ti n of the Premises: (b) any goodwill attad to the carrying on there of the business of sub-tenant (whether by them or their resp lich business); (c) any special bid tl ther party with a special interest in the Pre ason of its occupation of any adjoining prer

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

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

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

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];

'Permitted Use'

'Premises'	means Lease		n paragraph LR4 at the beginning of this
	(a) the plate colu		other surface finishes and internal r bounding the Premises and all
	(b) eve		rindows including the glass, the frames
	(c) the Pre		alls and partitions lying within the
	(d) the Pre whi sus cor	A	ings or other surface finishes of the e of the joists or other structures to including for the avoidance of doubt the nall 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	\mathbf{N}	Premises exclusively;
	(h) all (bel fittii 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 roo		er than any matters expressly included erside of the joists or structures to which w the upper surfaces of the joists or s are fixed including the floor slab the oor slab of the balcony (if any);
	(b) any the coll sta		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 exc		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

ecurity of Tenure Excluded).

	dual Letting Unit;
	ne 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
'Review Date'	each of the years < <years>>] and "Relevant Review ed accordingly;</years>
'Service Charge'	rtion (calculated on a floor area basis or any other d decides from time to time)] OR [< <pre>proportion of lant must pay>>%] of the Service Cost;</pre>
'Service Cost'	or costs incurred by the Landlord in providing the the cost of keeping accounts of service costs, dering service charge statements and retaining y those statements;
'Services'	provided by the Landlord as set out in Clause 4.3;
'Surveyor'	r or architect from time to time appointed by the
'Tenant'	in title and assigns;
'Term'	cified in paragraph LR6 at the beginning of this Lease tension or continuation of it or period of holding over;
'Title Matters'	(if any) set out in the following documents: < <insert ecting="" landlord's="" premises="" the="" title="" to="">>;</insert>
'Underletting	
Requirements'	use is at a rent not less than the then open marketises, payable in advance on the Rent Days;
	use excludes sections 24 to 28 (inclusive) of the nant Act 1954;
	use is not granted for a fine or premium or a reverse
	use does not give the undertenant a rent-free period ch is reasonable to allow for any fitting out);
	use contains provisions for change of use and sponding to those in this Lease;
	underlease on the basis and dates on which the be reviewed under this Lease;
@Simply-Docs _ PROP O	fice Building (Security of Tenure Evoluded)

'VAT' 1.2 Unles 1.2.1 1.2.2 1.2.3 1.2.4 1.2.5 1.2.6 1.3 In thi 1.3.1 1.3.2 1.3.3 1.3.4 1.3.5 1.3.6 ©Simply-Docs - PROP.OF

use contains provisions prohibiting dispositions of or ith the underlet premises other than an assignment whole and then only with the prior written consent

I shall receive a direct covenant from the bserve and perform all the tenant's covenants in

se 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

se contains any other provisions that are ng regard to the terms of this Lease and the nature Underlease:

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 or 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

1.3.7 1.3.8 1.4 The its int 2. Demise and 2.1 The (inso Sche Neigl Seco 2.2 The ' 2.2.1 2.2.2 2.2.3 2.2.4 2.2.5 Tenant's Co 3. 3.1 The ' 3.1.1 3.1.2 3.1.3 a) b) 3.1.4 ©Simply-Docs - PROP.OF

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

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;

o time the Insurance Rent:

ind all payments on account of it (payable as

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 efused from the due date until the date on which

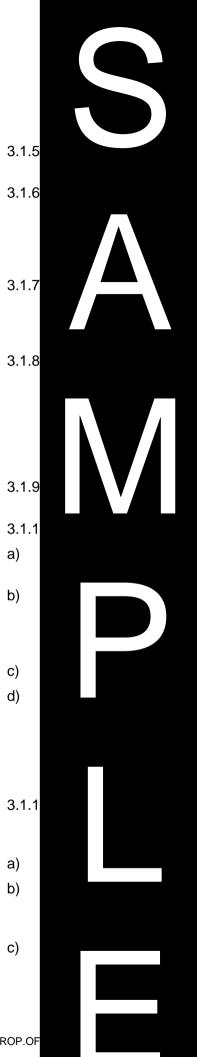
ne Landlord against all existing and future rates, s, and financial impositions charged on the

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,

fice Building (Security of Tenure Excluded).



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 twhere 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.]

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 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.

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 bod 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

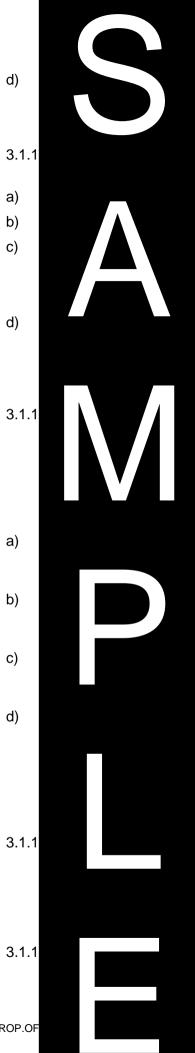
he Term, any of the Tenant's possessions remain the Tenant fails to remove them within <<e.g. 7 uested in writing by the Landlord to do so:

e agent of the Tenant sell the possessions;

nnify 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.

3.1.1 at all reasonable times on reasonable prior notice to enter and inspect the Premises and: gents or Surveyor gives to the Tenant (or leaves a) 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 pt comply with clause 3.1.12 a), to permit the b) 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). 3.1.1 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 3.1.1 rd on demand on an indemnity basis all costs, r expenses (including legal costs and Survevor's fees) properly incurred by the Landlord (or which ayable by the Landlord) in connection with or in tenant covenants of this Lease; a) enant's obligations in this Lease, including the b) e of a notice under section 146 of the Law of c) 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; d) the Premises to improve their Environmental e Tenant in its absolute discretion, has consented so;] and e) rvice of a schedule of dilapidations served no later he end of the Term. 3.1.1 a) s for any illegal or immoral purpose; b) es as sleeping accommodation or for residential the Premises any offensive, noisy or dangerous c) anufacture, occupation or thing; and fice Building (Security of Tenure Excluded).



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

ns:

es with any adjoining premises;

nal 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 ng:1 and

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 e-mountable partitioning which does not affect the g or adversely affect the mechanical ventilation or e Building or have an adverse impact on the nance of the Premises or the Building and which enant's fixture subject to the Tenant:

not less than <<notice period given to Landlord of ed out e.g. 2 months>> notice in writing of its ny such works;

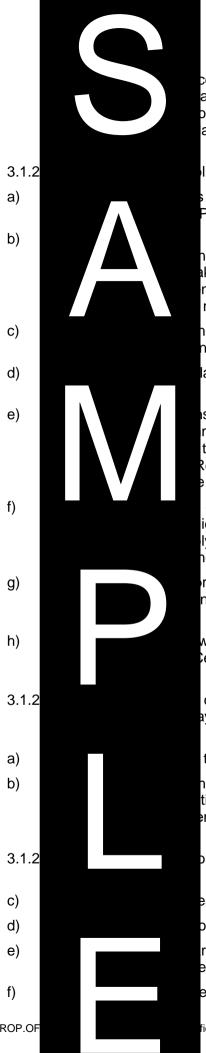
rks in a good and workmanlike manner and in necessary permission, consent or approval

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) 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 nt's trading name in the position specified by the



be 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:

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;

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;

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

or easements to be acquired over the Premises. by 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:

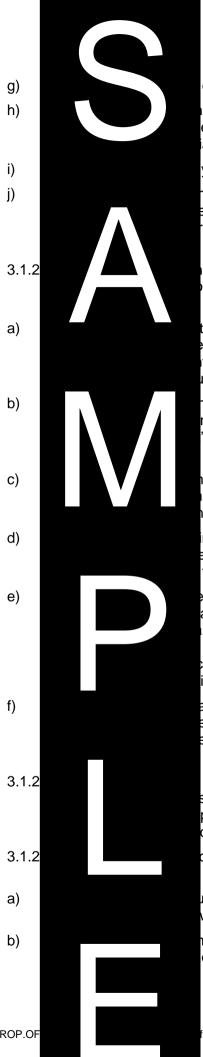
es on trust for another:

b 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;

fice Building (Security of Tenure Excluded).

17



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;

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.

Idlord 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 otherised 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 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 se of the tenant's covenants in this Lease with a it; and

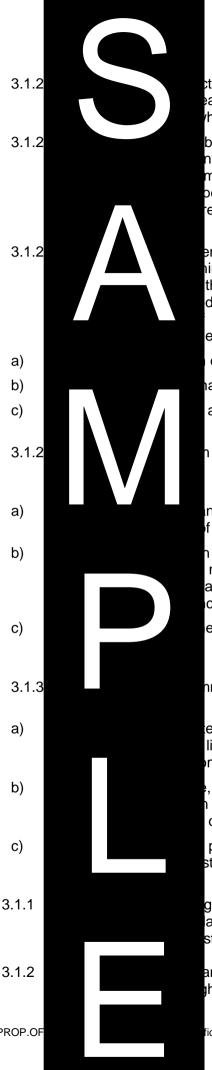
ars of the Annual Rent or any other outstanding ease and that any material breach of covenant by emedied.

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 companied by the Landlord or its agents).

ce:

lirements 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 ase 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;

nant'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;

n 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

nmon Parts:

eps to prevent any damage to the Common Parts limitation) when bringing in or removing goods, m the Premises:

e, passage, staircase, lavatories and water closets n a careful manner and to make good any damage careless use;

passages and staircases in the Common Parts struction at all times.

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

and expenses referred to in this Clause 3.1.32 are the Service Charge, to pay on demand to the

3.1.3 3.1.4 3.1.5 3.1.6 4. Landlord's 4.1 The I 4.1.1 4.1.2 a) b) 4.1.3 ©Simply-Docs - PROP.OF

tion (to be determined by the Landlord) of the ses properly incurred by the Landlord in insuring, naintaining, cleansing and (where appropriate) structures or other items which are used or are by the Premises in common with any other part he Retained Property.

ny 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 blord in the same terms as the original guarantor.

the Tenant:

nt 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.

other than any plate glass in the Building) against le Insured Risks for the full reinstatement cost lees and incidental expenses, debris removal, site erable VAT, provided that the obligation to insure

evailable 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:

modation identical in layout or design so long as reasonably equivalent to that previously at the vided;

5.

If. following

impossible of Lease by given

this shall be

breach of th

than any ins

The Landlor

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ld if the Tenant has failed to pay any of the

d the Premises after a notice has been served use 4.2.

of the Premises, the Landlord considers that it is the Premises, the Landlord may terminate this . On giving notice this Lease shall determine but right or remedy of the Landlord in respect of any his Lease. Any proceeds of the insurance (other hall belong to the Landlord.

hdeavours to provide the following services:

nd decoration of the Retained Property;

ighting of the Retained Property;

g planting) of all (if any) open and landscaped ed Property;

y of the external windows in the Common Parts als in the Landlord's reasonable discretion the exterior windows of the Building;

eplacement and servicing of any lavatory plant, machinery, lighting, equipment and heating s from time to time within the Retained Property;

facilities for the storage of refuse originating on emoval if not effected by the Local Authority;

hot water for central heating and a supply of hot avatories in the Building;

and cycle parking on those areas of the Retained arking and cycle parking;

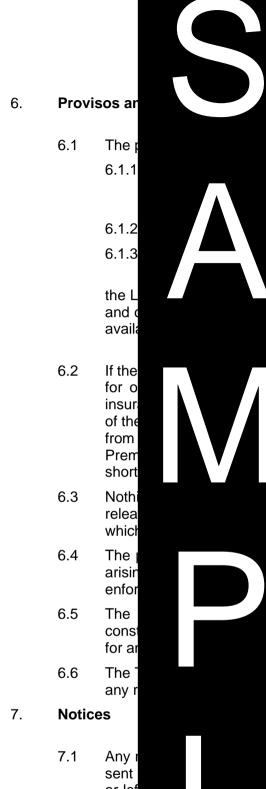
gs, costs and expenses in respect of the Retained g outgoings, costs and expenses for which the nant or occupier is directly liable;

testing any legal obligation relating or alleged to Property and for which any tenant is not directly

e, repair and renewal of any fire alarm system and ection equipment in or on the Retained Property ary to comply with all recommendations of the relation to fire precautions and any requirements

e, repair and renewal of any equipment including ers, traffic management systems, means of ghting and security services for the security of the

other services to be provided by the Landlord>>; as the Landlord may from time to time consider in the interests of good estate management



amenities of the Retained Property or to improve

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

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 solly 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.

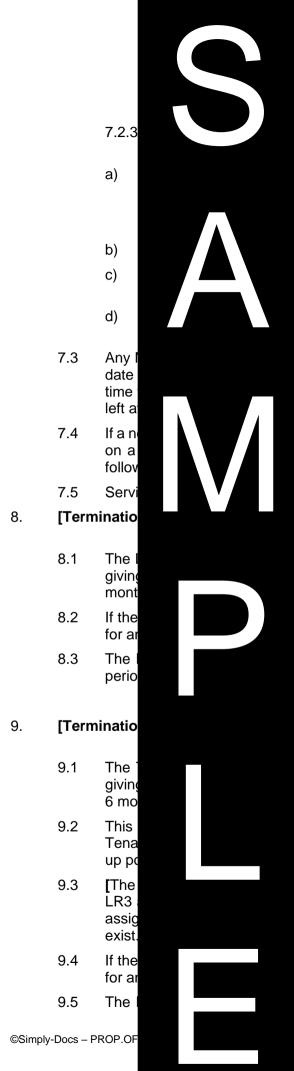
hat nothing in this Lease constitutes or shall warranty that the Premises may lawfully be used is Lease.

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

- 7.1 Any r sent or lef in the by gi
- 7.2 A not
 - 7.2.1
 - 7.2.2

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to cipient 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:

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 quarantee; and

party, at their last known address in the United

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 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 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 by 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 gation in this Lease.

the Tenant all payments of Rent that relate to a

fice Building (Security of Tenure Excluded).

perio [Tenant Opt 10. 10.1 Provi Tena term expir as m 10.1. 10.1. 11. Guarantor's 11.1 The 11.1. 11.1. 11.1. 11.2 If the mont being worki 11.2. a)

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of this Lease.]

rm

default under any of the terms of this Lease, the extend this Lease for an additional term of <<insert years 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 with 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 hs>> _____ (___) months prior to the expiration 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

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

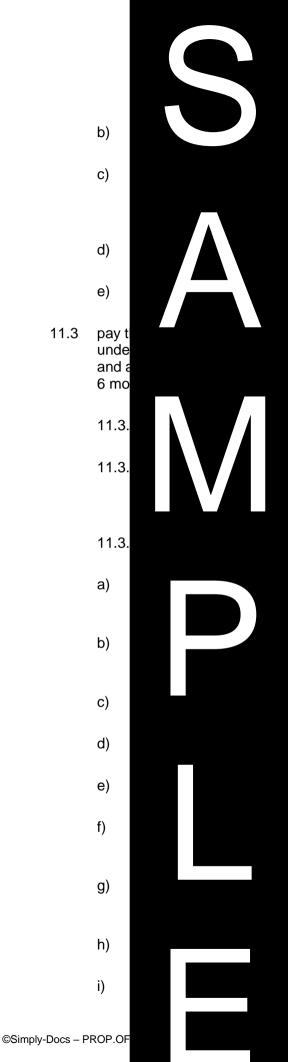
Landlord as primary obligor to indemnify the ses, costs, damages and expenses caused to the ant proposing or entering into any company, scheme of arrangement or other scheme having he effect of impairing, compromising or releasing ions of the Guarantor in this clause 10.

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:

d taking effect on the date of the disclaimer or e or the Tenant being struck off the register of

fice Building (Security of Tenure Excluded).



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

of the rents, any outgoings and all other sums due bunt equivalent to the total of the rents, outgoings this Lease that would be payable for the period of mer, forfeiture or striking-off.

the Guarantor must pay the Landlord's costs (on and any VAT in respect of the grant of the lease.

hen, on receipt of the payment in full, the Landlord antor from its future obligations under this clause ect the Landlord's rights in relation to any prior

y will not be reduced or discharged by:

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

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

idlord to accept any rent or other payment due

ease (except that a surrender of part will end the lity 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

in a release by the Landlord by deed.

11.4 The (of the Tena

- 11.5 The (the e
- The a)
- b) The pursi
- c) The o of thi

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

ed from its future obligations under this Lease at

ase expires;

sed from the tenant covenants under this Lease Tenant (Covenants) Act 1995; or

es the Guarantor in accordance with clause 10.4

12. Service Cha

12.1 As sd acco sumr

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If the 11.3 expe includ Finar

If the 11.4 chan

ach Accounting Date the Landlord will prepare an Cost for that Financial Year and containing a fair will send a copy of the account to the Tenant.

ant to Clause 11.1 will when certified by the ntants] [Surveyor] be conclusive evidence of all

to the Tenant an estimate of the Service Cost for ore (or as soon as practicable after the start of) ng with appropriate explanatory commentary and edule showing the allocation of the Service Costs the Building; and

Interim Sum by equal payments in advance on

day of the Term to the first Accounting Date the ord the Initial Service Charge, the first payment the period from and including the first day of the before the next Rent Day) to be paid on the date payments to be made in advance on each of the e first Accounting Date.

Financial Year:

um for that Financial Year, the excess is due to hd;

Sum for that Financial Year, the overpayment will int against the next quarterly payment on account

de in any account for a Financial Year a sum I during that Financial Year, the Landlord may of the liability in an account for a subsequent

of enjoying the benefit of any of the Services nently the percentage referred to in the definition

fice Building (Security of Tenure Excluded).



of 'Se with e

11.5 The Land reflect

13. Applicable

- 13.1 This with i
- 13.2 Subjet be see excluthis L
- 13.3 Any parising contribution

THIS LEASE has be dated

[Execution clauses

Executed as a deed the common seal of <<Landlord's Name in the presence of

Director

Director/Secretary

OR (alternative co

Executed as a deed <<Landlord's Name acting by [a director secretary] [two directors]

OR (alternative co

Executed as a deed <<Landlord's Name acting by a director presence of

use will be varied in accordance with Clause 11.8 g Date following the change.

lause 11.7 will be by agreement between the ailing agreement will be such reasonable variation termined by the Surveyor (acting as an expert).

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 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 noncourt of competent jurisdiction.

and delivered on the day on which it has been

<<Affix seal here>>

e)

Signature:

Director

Signature:

[Director][Secretary]

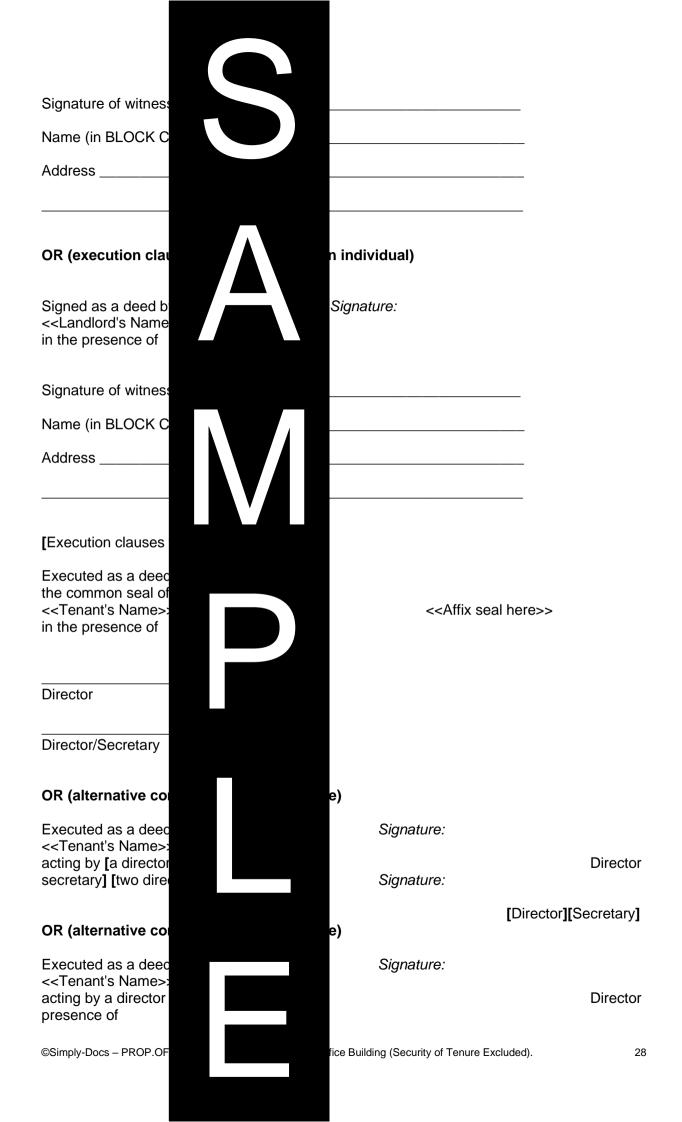
e)

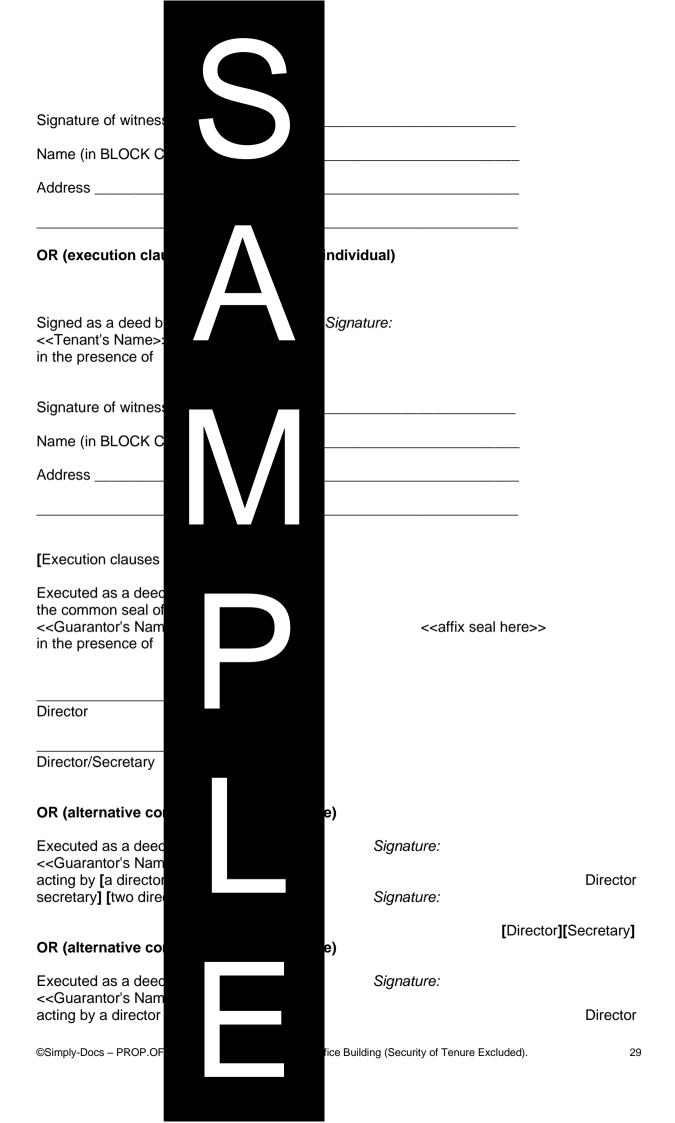
Signature:

Director

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fice Building (Security of Tenure Excluded).





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 Signature of witness Name (in BLOCK C Address __

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- 2. The right to:
- 3. The right in with other T€
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 - b) use s Parts Tena
 - c) use f Build Land attac
 - d) use for w Prope
 - 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 e be allocated by the Landlord for the use of the mon):

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 ate 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.



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.

nmental 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

nents (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 is:

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

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- 7. The right to Conduits so
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 Premises in
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 - c) the s and s obstr cons
 - d) if the scaffe the L is vis

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

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 it others to do so) as the Landlord in its absolute ot these works interfere with the flow of light and onnection 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 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

- 11. The right to unwithout important conditions si
- 12. The right to
- 13. All rights of reservation)

pouring 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.

S

- Not without dangerous or
- 2. To make any information return the material accordance
- 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
- No blind sho approval of t
- 10. Not to place Premises) a

ule - 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 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.

otherwise in the Building (other than within the oever.



Rent Review Provisions

n every Review Date. The amount of the Annual shall be the greater of the Annual Rent which was evant Review Date and the Open Market Rent as

gree 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.

The Independent

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The Annual

Rent payable payable imm

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each Review

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5. If the Open

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5.3 the T that daily instal sums

6. When the Optime Landlord amount of the and the men respectively.

7. Time is not of

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 n 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 ie base rate of Barclays Bank plc calculated on a it of that difference from the date on which each a 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 Dated by or on behalf of the Landlord and the Tenant

to the taking of any steps under this Schedule.