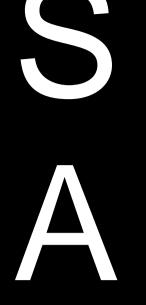
LR1. Date of lease

LR2. Title number(s)



LR3. Parties to this I

Give full names and a parties. For UK incorr limited liability partn registered number inc

For overseas entities,

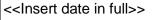
- a) The territory of ind
- b) The overseas Companies House the Tenant pursi Crime (Transpare Act 2022. If the I 'overseas entity ID
- c) Where the entity place of business the registered nul Companies House

Further details on ov found in practice guid

LR4. Property

Insert a full descript leased or Refer to the clause, so a schedule in this le being leased is r

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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 partv>> <<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 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.

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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 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">>

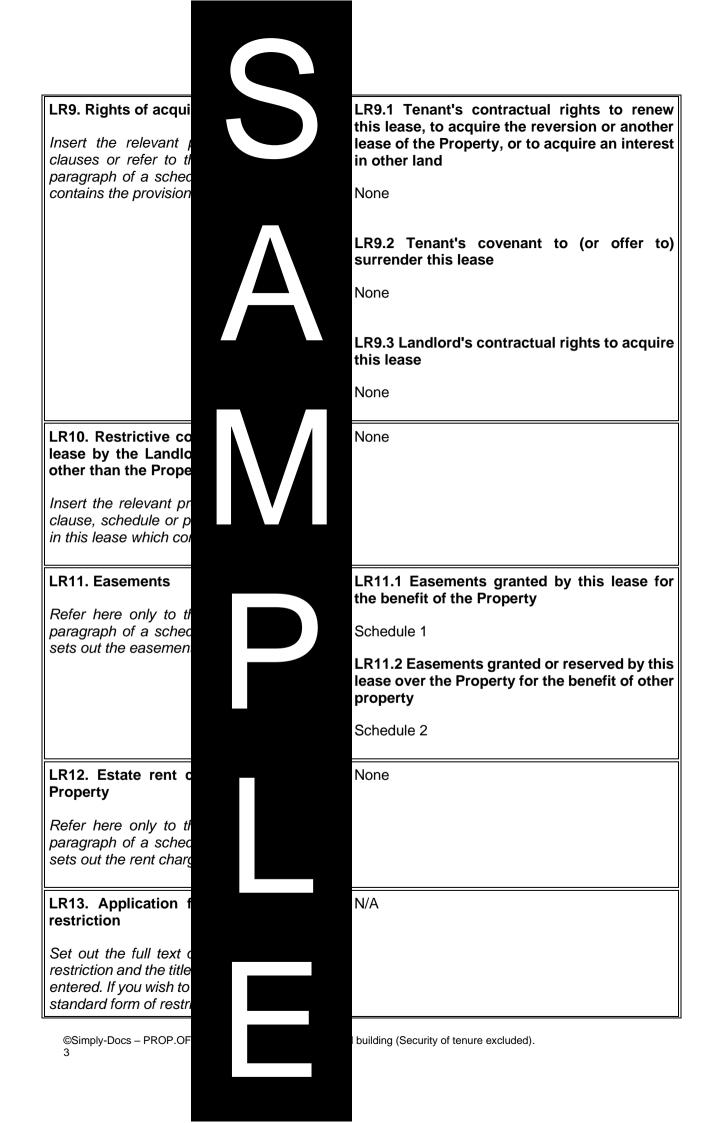
contains a provision that prohibits or positions.

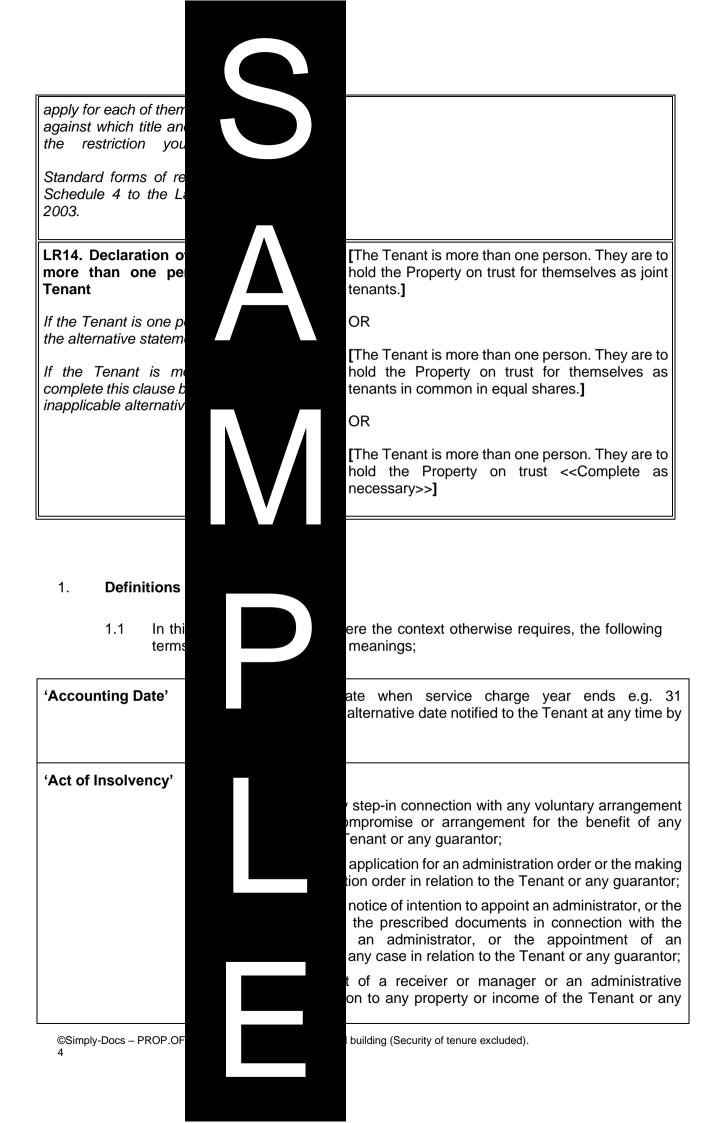
ity of tenure excluded).



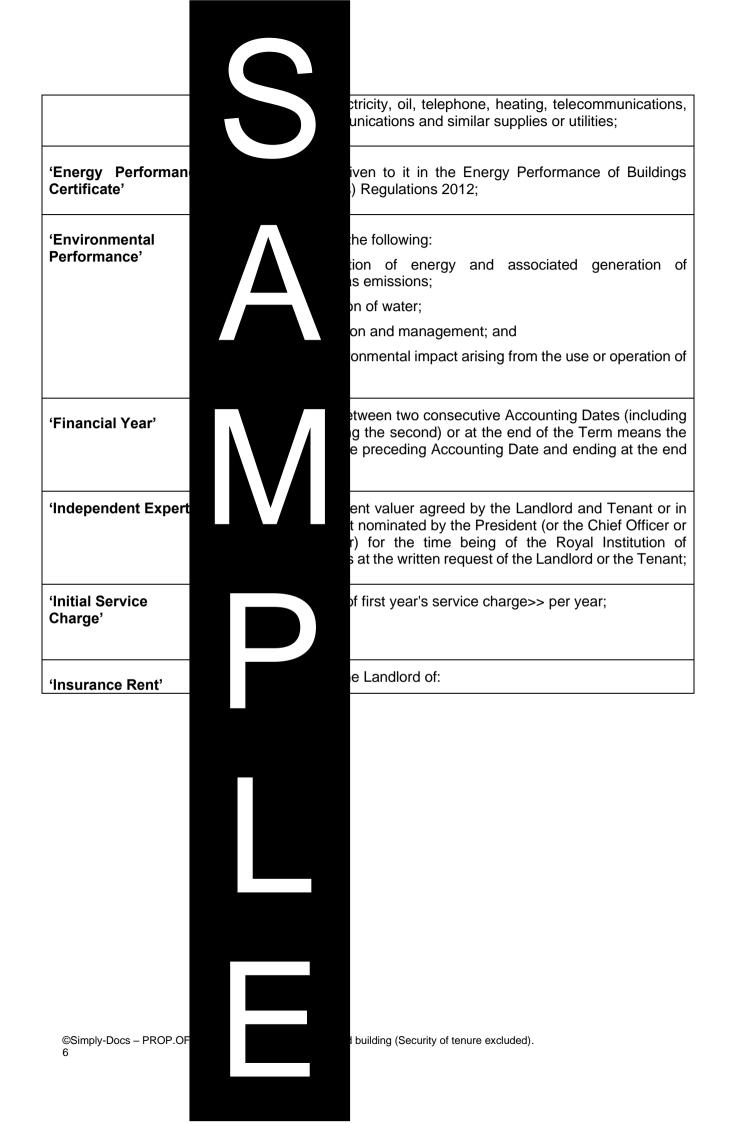


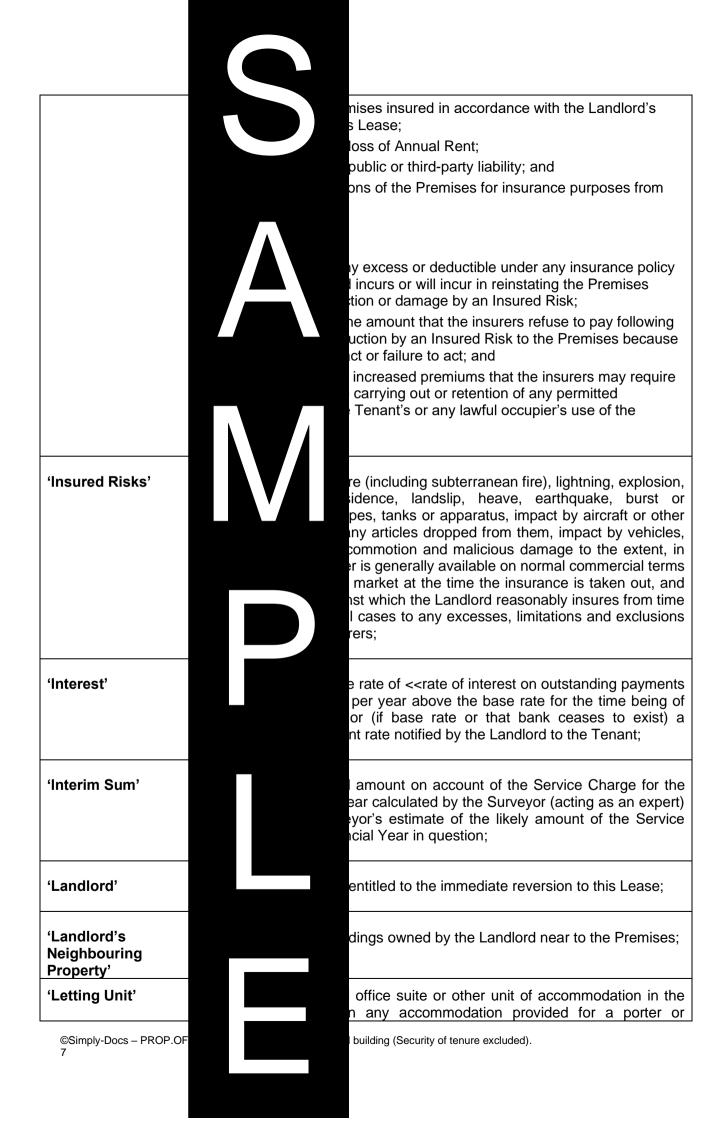




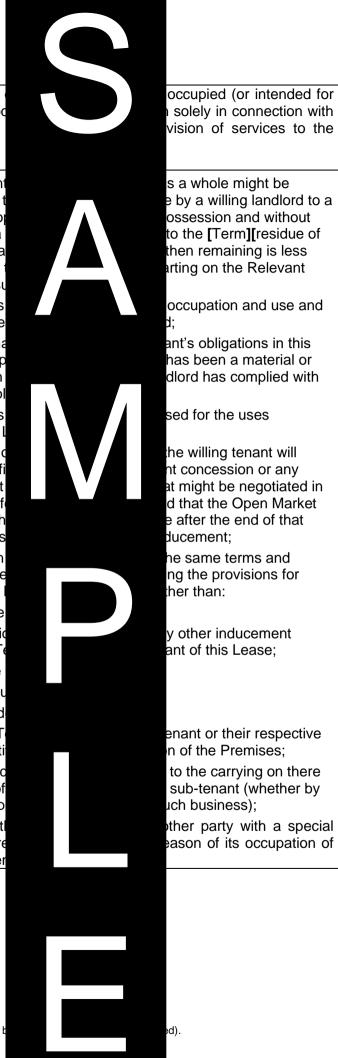


| | (e) the commencement of a vo Tenant or any guarantor, ex amalgamation or reconstruct which a statutory declaration Registrar of Companies; | espect of the ne purpose of y in respect of filed with the |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| | (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 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 | ship or limited d the Limited ations referred 994/2421) (as in the Limited s referred to in 001/1090) (as |
| | be taken pursuant to the legislatic tenant or guarantor incorpora jurisdiction; | 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 Arbi agreed by the Landlord and Tena by the President (or the Chief Off being of the Royal Institution o application of the Landlord or the | ngle arbitrator nent appointed er) for the time on the written |
| 'Building' | means the land and building known number < <insert improvements;<="" numboris="" td="" title=""><td>ing>> with title dditions and</td></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 the Landlord and visitors; | fire escapes, bw on the plan ling which are of the Building, |
| | | |





| | caretaker) that is let letting or exclusive or the management of Building; | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 'Open Market Rent' | means the yearly relexpected to be let at willing tenant in the fine or premium for a the Term remaining than five years) for a Review Date but ass (a) that the Premise (if damaged or d) (b) that the Tenant H Lease and (excerpersistent breach the Landlord's of the Landlord's of the Landlord's of the the the premised by this (d) that on the grant receive the benerother inducement the open market Rent is the rent finduces and on a lease whice | |
| | provisions in all resperies review of the Annual | |
| | (a) the amount of the(b) any rent-free periorreceived by the Te | |
| | (c) any break clause | |
| | (d) << any other exclu | |
| | there being disregard (a) the fact that the T | |
| | predecessors in ti | |
| | (b) any goodwill attact of the business of them or their resp | |
| | (c) any special bid the interest in the Pream any adjoining premares any adjoining premares and the second | |



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

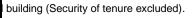
rent attributable to works that have been carried out r the Tenant's predecessors in title or lawful

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]

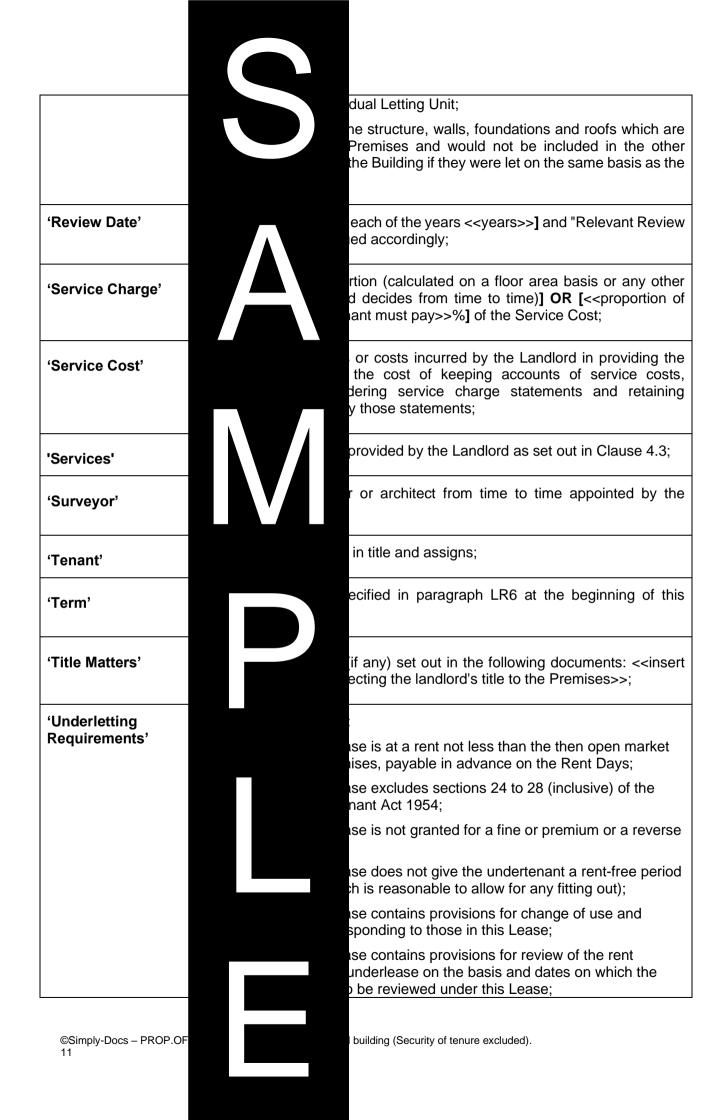
ans as offices within use class B1(a) of the Town g (Use Classes) Order 1987];

'Permitted Use'

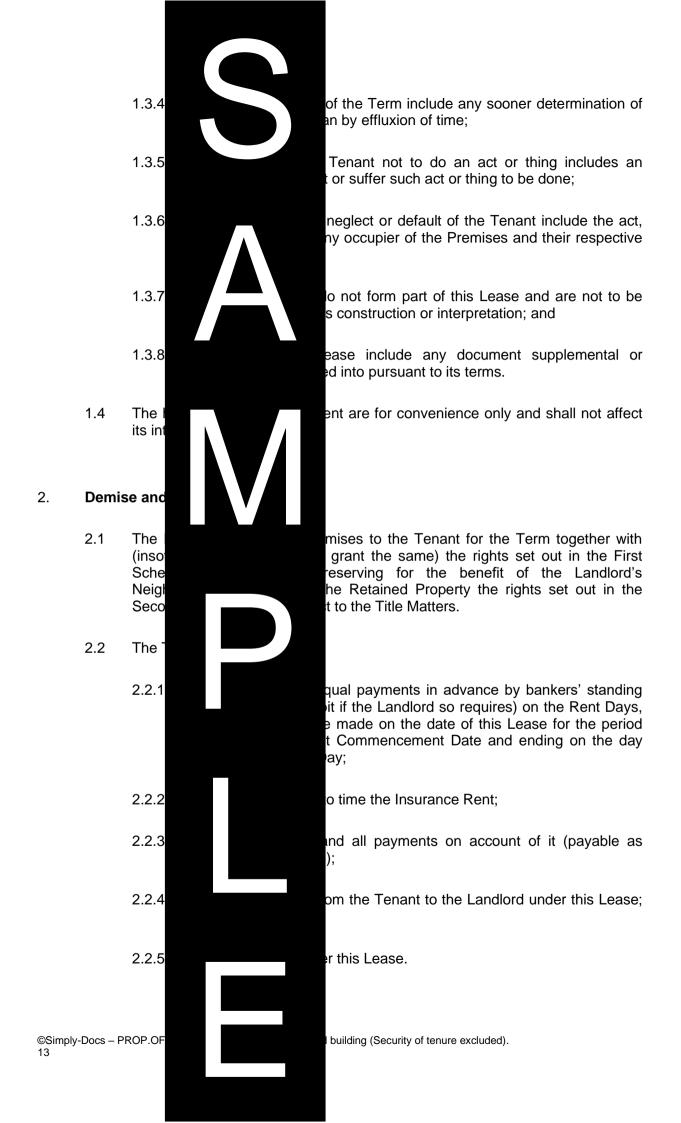


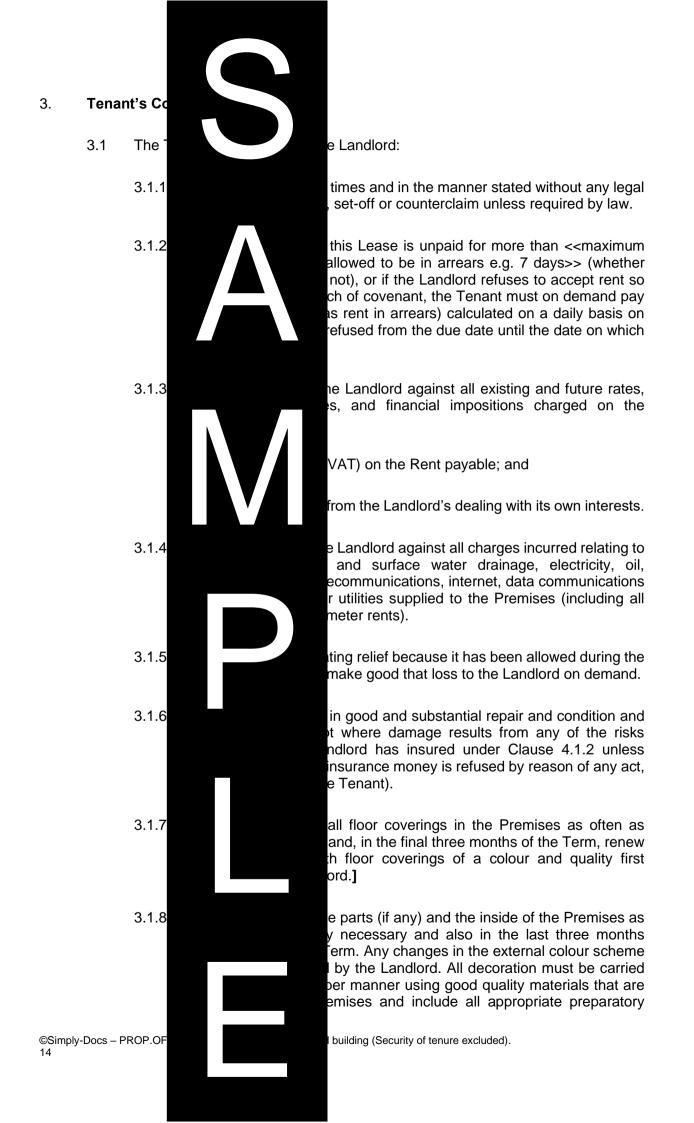
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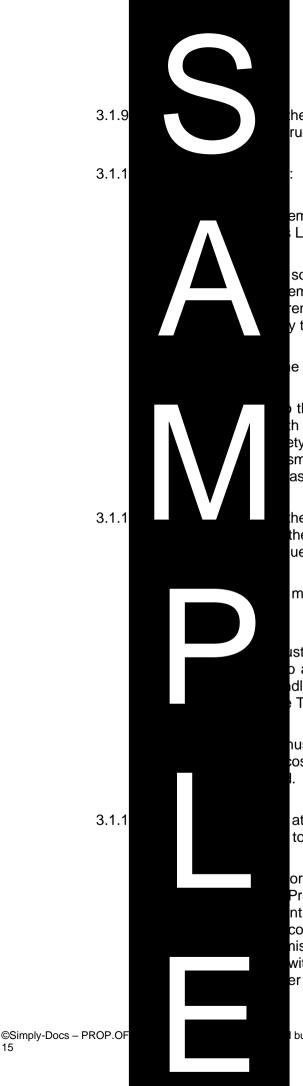
| 'Premises' | means Lease | | n paragraph LR4 at the beginning of this |
|----------------------------------|-------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | (a) the plas | | other surface finishes and internal r bounding the Premises and all |
| | (b) eve and | | vindows 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 hall comprise the ceiling tiles and the n; |
| | (e) the sur | | irfaces of the floors down to the upper tures to which the floors are fixed; |
| | (f) any suc | | Premises including the guard rails of |
| | (g) all | | Premises exclusively; |
| | (h) all (belo fittio 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 abo the stru roo (b) any | | 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); joists and other load bearing parts of |
| | the colu | | 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 Premise |
| 'Rent' | means | | it by this Lease; |
| 'Rent Commencement Date' | means | | first to be paid>>; |
| 'Rent Days' | means year; | | September and 25 December] in eac |
| 'Retained Property' | means not limi | | which are not Letting Units including (bu |
| | (a) the | | |
| | (b) all | | the Building except any that exclusivel |
| ©Simply-Docs – PROP.OFF.13 10 | - Lease of | | rity of tenure excluded). |



| | | | ise 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 been been and perform all the tenant's covenants in |
| | | | ise 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 |
| | | | ise 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 day 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 dor supplemented at the relevant time; |
| | | 1.2.5 | ule to this Agreement; and |
| | | 1.2.6 | s a reference to a clause of this Agreement (other a paragraph of the relevant Schedule. |
| | 1.3 | In thi | |
| | | 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; |
| ©Simply- 12 | Docs – Pl | ROP.OF | building (Security of tenure excluded). |
| | | | |







he Premises which are not built upon clean and ruction.

emises to the Landlord in the repair and condition Lease:

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

e Tenant's possessions from the Premises; and

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

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

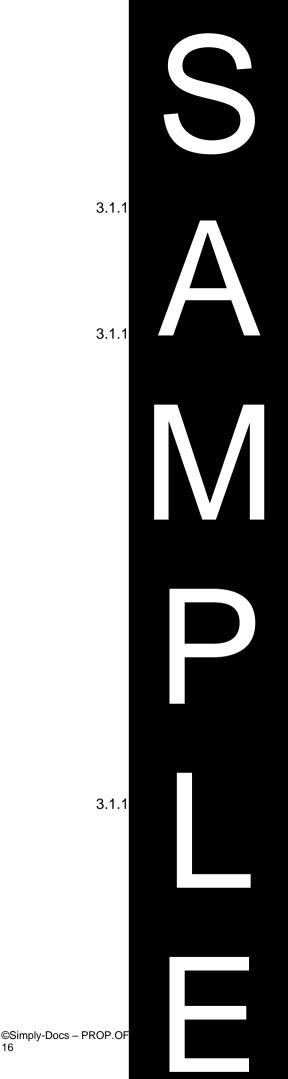
may as the agent of the Tenant sell the

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

ust pay to the Tenant the sale proceeds after osts of transportation, storage and sale incurred

at all reasonable times on reasonable prior notice to enter and inspect the Premises and:

or its agents or Surveyor gives to the Tenant (or Premises) notice of any repairs or maintenance nt has failed to carry out or of any other failure by comply with its obligations under this Lease, to hises and/or remedy such failure in accordance within a period of two months from the date of the er if required); and



es not comply with clause 3.1.12 a), to permit the ter the Premises and carry out the works at the nse and to pay to the Landlord on demand a contractual debt) the proper expenses of such g all legal costs, Surveyor's and other fees).

led to exercise any right to enter the Premises to s, contractors, agents and professional advisors, ses at any reasonable time (whether or not during and, except in the case of an emergency after ole 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 ayable by the Landlord) in connection with or in

t of the tenant covenants of this Lease;

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

by the Tenant for consent under this Lease, pplication is withdrawn, or consent is granted or I, except in cases where the Landlord is required ly and the Landlord unreasonably refuses to give

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

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

Premises for any illegal or immoral purpose;

Premises as sleeping accommodation or for oses:

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

3.1.1 3.1.1 3.1.1 ©Simply-Docs – PROP.OF

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

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises;

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

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

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

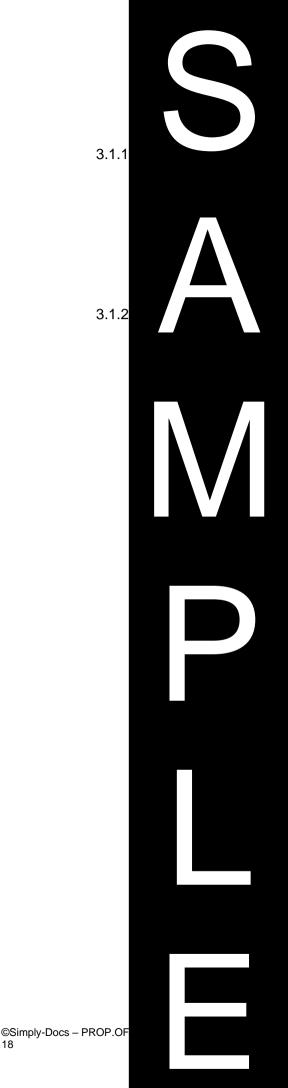
andlord not less than <<notice period given to work being carried out e.g. 2 months>> notice in ention to carry out any such works;

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

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

andlord of the cost of any alterations or additions he Tenant (except any which are trade or tenant's ngs) as soon as practicable and so that the t be liable for any failure to affect any necessary amount for which the Premises are insured unless provided that information.]

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



ed health and safety file upon completion of the

, fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the e to the Building and on the entrance door to the at sign being of a size, design, layout and material brd and at the end of the Term to remove any sign amage caused to the reasonable satisfaction of

ligations in respect of the Premises:

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

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

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

any planning permissions relating to or affecting

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

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

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

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

3.1.2 3.1.2 3.1.2

or easements to be acquired over the Premises. ay result in the acquisition of a right or easement:

t notify the Landlord; and

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

bn:

Premises on trust for another;

nother to occupy the whole or any part of the

n or share the possession or occupation of the art of the Premises:

e whole or any part of the Premises;

art only of the Premises; and

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

part only of the Premises; and

the Premises as a whole without the prior written Landlord provided that the Landlord may as a iving consent impose one or more of the quirements.

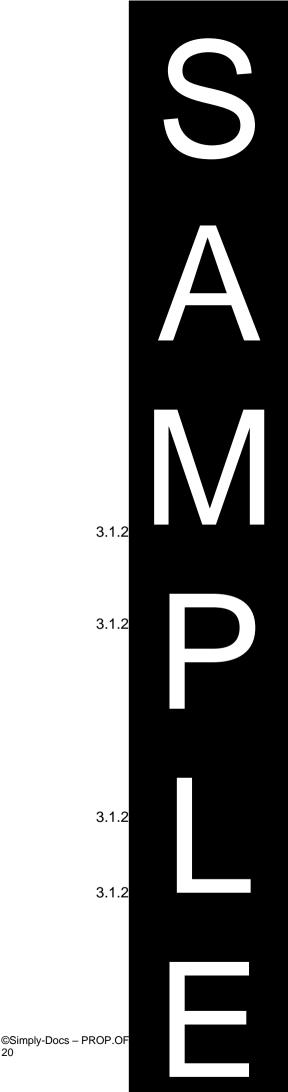
dlord may impose in relation to an assignment of le are:

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

t enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease (an

building (Security of tenure excluded).

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arantee Agreement") in such form as the Landlord v require:

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

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

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

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

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

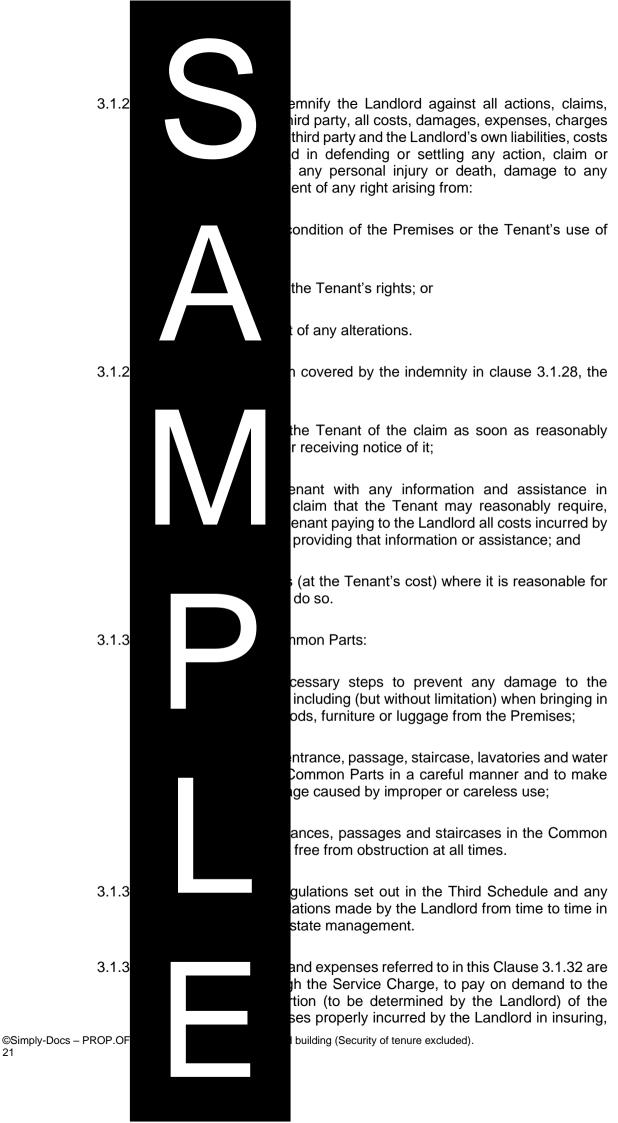
ce:

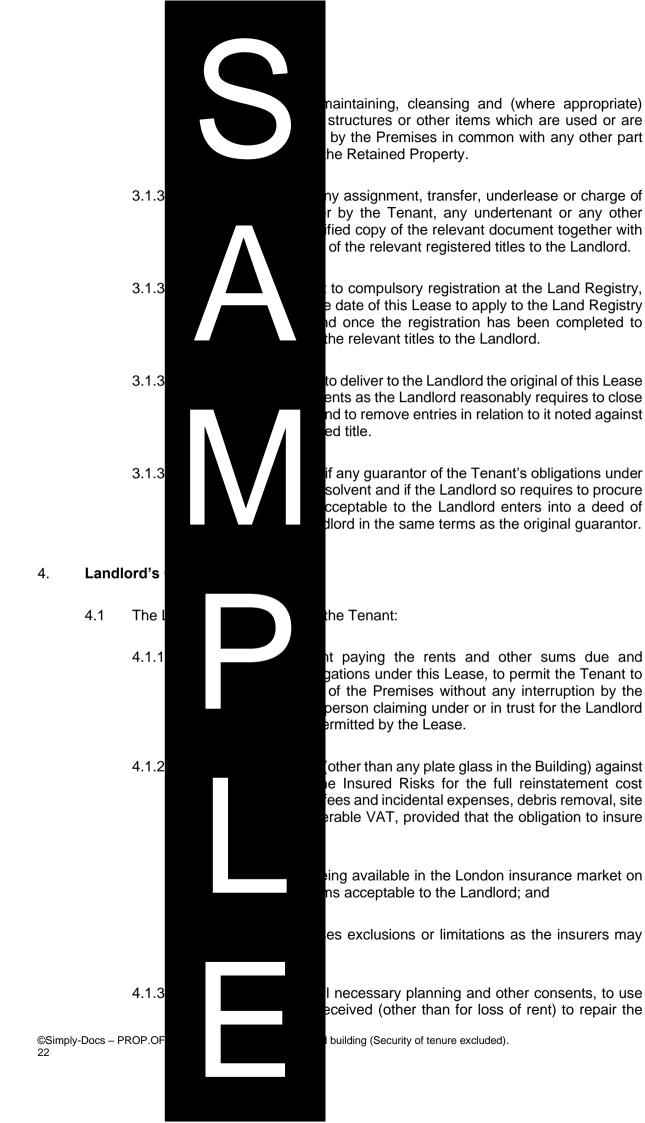
the requirements of the Landlord's insurers and mit to do anything which could invalidate any

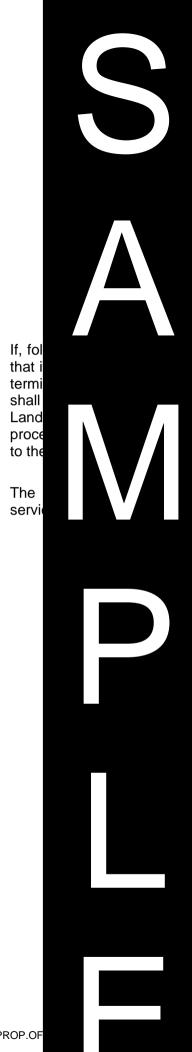
bes or omits to do anything which increases any nium payable by the Landlord to repay the ium to the Landlord on demand.

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 berson, except to the extent that the Landlord or edit for such VAT under the Value Added Tax Act







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 n reasonably equivalent to that previously at the vided;

ld if the Tenant has failed to pay any of the ; or

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

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

sonable endeavours to provide the following

ance and decoration of the Retained Property;

g and lighting of the Retained Property;

including planting) of all (if any) open and as within the Retained Property;

cessary of the external windows in the Common uning at intervals in the Landlord's reasonable external surface of all exterior windows of the

air, replacement and servicing of any lavatory n, lifts, plant, machinery, lighting, equipment and tilation apparatus from time to time within the erty;

dequate facilities for the storage of refuse he Premises and its removal if not effected by the

equate hot water for central heating and a supply water to the lavatories in the Building;

parking and cycle parking on those areas of the arty used for car parking and cycle parking;

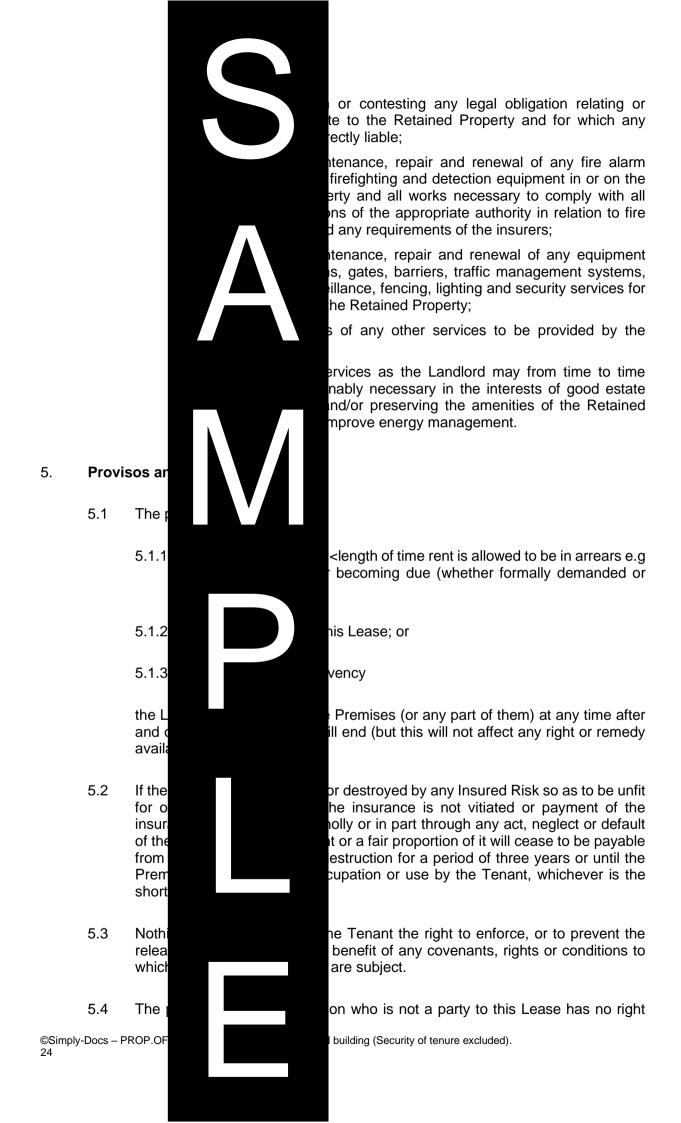
outgoings, costs and expenses in respect of the erty and not being outgoings, costs and expenses enant or any other tenant or occupier is directly

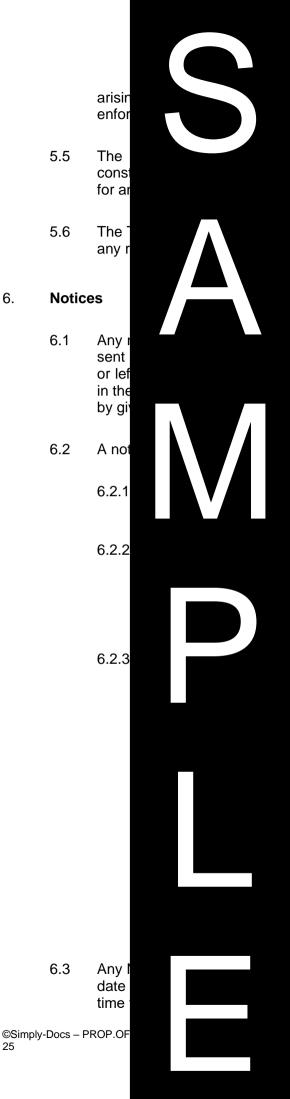
building (Security of tenure excluded).

4.2 If, tha ter sh La

4.3 Th

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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 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.

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

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

erved:

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

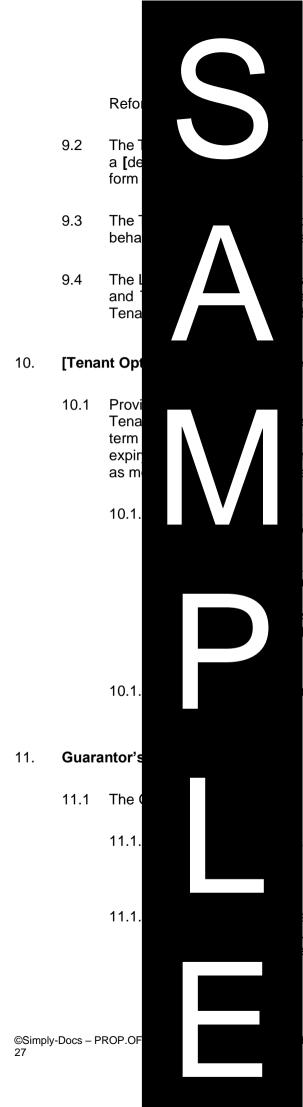
he Tenant, at the Premises;

guarantor, at the address of that party set out in ument under which they gave the guarantee; and

hy other party, at their last known address in the n.

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

| | | left a | | |
|---------------|-----------|--------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 6.4 | lf a n on a follov | | on a day that is not a working day or after 5:00PM reated as served at 9:00AM on the immediately |
| | 6.5 | Servi | | nail is not a valid form of service under this Lease. |
| 7. | [Term | inatio | | |
| | 7.1 | The I giving mont | | this Lease at any time [after < <insert date="">>] by han <<notice 3="" 6<br="" e.g.="" lease="" or="" period="" terminate="" to="">take effect at any time.</notice></insert> |
| | 7.2 | lf the for ar | | Clause 7, this will not affect the rights of any party gation in this Lease. |
| | 7.3 | The I perio | \mathbf{N} | the Tenant all payments of Rent that relate to a of this Lease.] |
| 8. | [Term | inatio | | |
| | 8.1 | The giving 6 mo | | his Lease at any time [after < <insert date="">>] by than <<notice 3="" e.g.="" lease="" or<br="" period="" terminate="" to="">b take effect at any time.</notice></insert> |
| | 8.2 | This Tena up po | | ate 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. |
| | 8.3 | [The LR3 assig exist. | | e 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 |
| | 8.4 | lf the for ar | | Clause 8, this will not affect the rights of any party gation in this Lease. |
| | 8.5 | The I perio | | the Tenant all payments of Rent that relate to a of this Lease.] |
| 0 | Evolu | sion o | | |
| 9. | | sion c | | |
| | 9.1 | The befor serve | | tually bound to enter into this Lease) the Landlord in the form set out in schedule 1 to the Regulatory |
| ©Simply 26 | -Docs – P | | | I building (Security of tenure excluded). |
| | | | | |



(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.

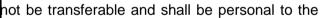
person who made the declaration on the Tenant's s authority.

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

rm

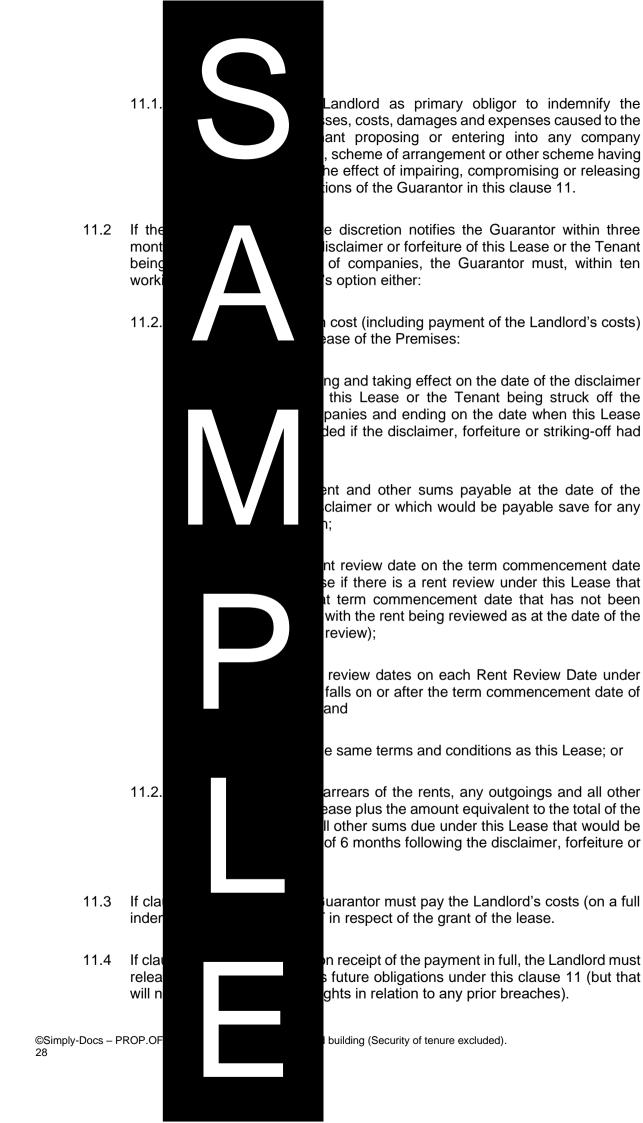
default under any of the terms of this Lease, the extend this Lease for an additional term of <<insert years to and including <<insert extended lease rms and conditions set forth in this Lease, except enants and conditions below:

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 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



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







hr

ot be reduced or discharged by:

any reason to enforce in full, or any delay in , any right against, or any concession allowed to ny third party;

kercising any right or remedy against the Tenant o pay the rents due under this Lease or observe venants under this Lease;

he Landlord to accept any rent or other payment Lease;

f this Lease (except that a surrender of part will tor's future liability in respect of the surrendered

et-off or counterclaim that the Tenant or the have;

pacity, disability or change in the constitution or enant, the Guarantor or of any other person who he Landlord;

ion or merger by any party with any other person, g or the acquisition of the whole or any part of the taking of any party by any other person;

r occurrence in relation to the Guarantor of an Act

ther than a release by the Landlord by deed.

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

erm of this Lease expires;

Tenant is released from the tenant covenants ase pursuant to the Landlord and Tenant t 1995; or

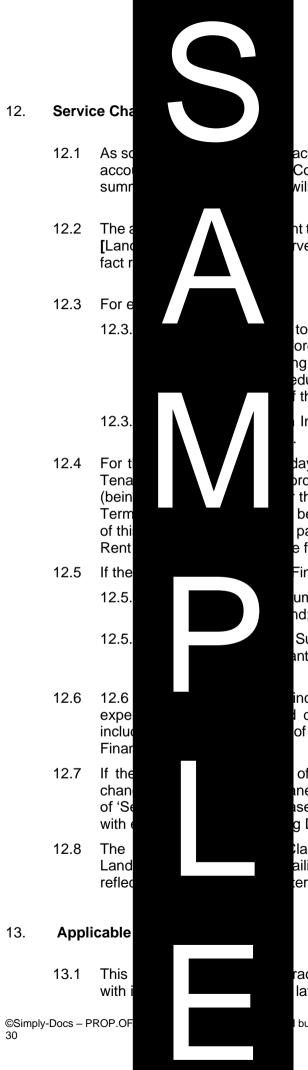
ndlord releases the Guarantor in accordance with his Lease].

building (Security of tenure excluded).

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11.6

11.7



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.

nt to Clause 12.1 will be certified by the [Landlord] rveyor] be conclusive evidence of all matters of

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 f the Building; and

Interim Sum by equal payments in advance on

bay 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 nd;

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

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

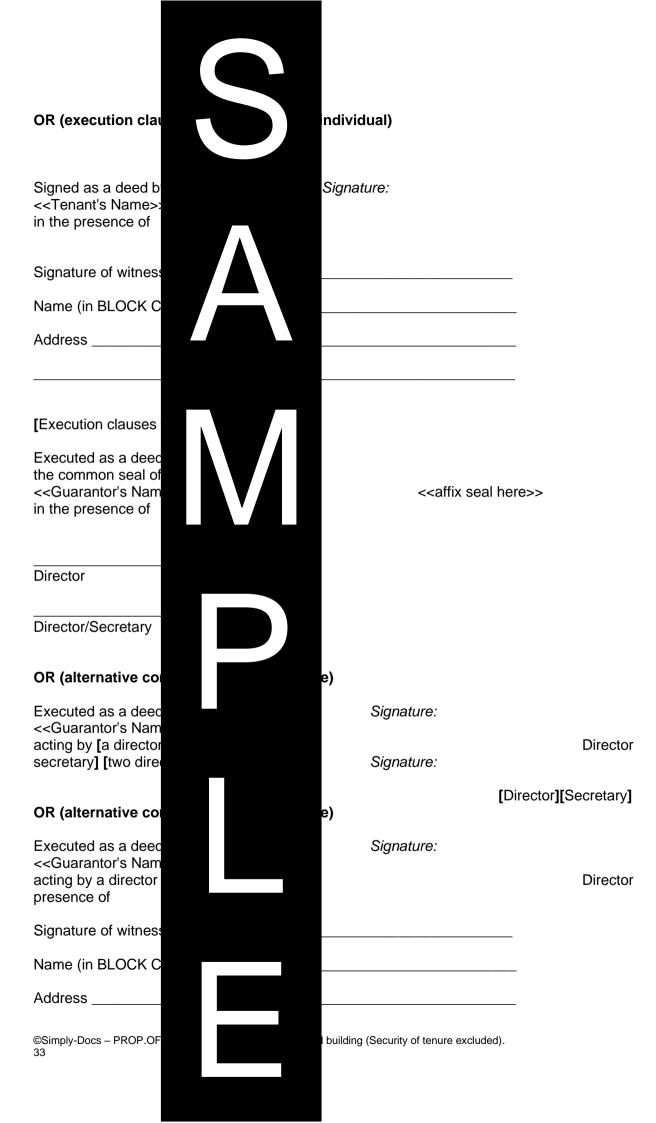
of enjoying the benefit of any of the Services inently the percentage referred to in the definition ase will be varied in accordance with Clause 12.8 g Date following the change.

lause 12.7 will be by agreement between the ailing agreement will be such reasonable variation ermined by the Surveyor (acting as an expert).

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

13.2 Subje ny provisions in this Lease requiring a dispute to arbitration, the courts of England and Wales have be se e any dispute arising out of or in connection with exclu this L n to any non-contractual obligations. 13.3 Any ce an order of the courts of England and Wales with this Lease, including in relation to any nonarisin court of competent jurisdiction. contr THIS LEASE has b and delivered on the day on which it has been dated [Execution clauses Executed as a deed the common seal of <<Landlord's Name <<Affix seal here>> in the presence of Director Director/Secretary OR (alternative co Executed as a deed Signature: <<Landlord's Name acting by [a director Director secretary] [two dire Signature: [Director][Secretary] OR (alternative co Executed as a deed Signature: <<Landlord's Name acting by a director Director presence of Signature of witness Name (in BLOCK C Address _ OR (execution clau n individual) ©Simply-Docs - PROP.OF building (Security of tenure excluded). 31

| Signed as a deed b < <landlord's name<br="">in the presence of</landlord's> | | Signat | ture: | | |
|----------------------------------------------------------------------------------------------------|---|------------|------------------------------------------------------------|--------------|--------------------|
| Signature of witness | | | | | |
| Name (in BLOCK C | | | | | |
| Address | | | | | |
| | | | | | |
| [Execution clauses | | | | | |
| Executed as a deed the common seal of < <tenant's name=""> in the presence of</tenant's> | | | < <af< td=""><td>fix seal he</td><td>re>></td></af<> | fix seal he | re>> |
| Director | | | | | |
| Director/Secretary | | | | | |
| | | | | | |
| OR (alternative co | | e) | | | |
| Executed as a deed | | | Signature: | | |
| acting by [a director secretary] [two director | | | Signature: | | Director |
| | _ | | | [Di | rector][Secretary] |
| OR (alternative co | | e) | | | |
| Executed as a deec <pre><<tenant's name="">;</tenant's></pre> | | | Signature: | | |
| acting by a director presence of | | | | | Director |
| Signature of witness | | | | | |
| Name (in BLOCK C | | | | | |
| Address | | | | | |
| ©Simply-Docs – PROP.OF 32 | | l building | (Security of tenuro | e excluded). | |
| | | | | | |



| OR (execution clau | an individual) |
|---------------------------------------------------------------------------------|-------------------------------------------|
| Signed as a deed b < <guarantor's nam<br="">in the presence of</guarantor's> | Signature: |
| Signature of witness | |
| Name (in BLOCK C | |
| Address | |
| | |
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| | |
| ©Simply-Docs – PROP.OF 34 | I building (Security of tenure excluded). |

- The right to mains for th oil, telephon supplies or u
- 2. The right to :
- 3. The right in with other Te
 - a) use s from
 - b) use s Parts Tena
 - c) use f Build Land attac
 - d) use f or wit [whic
 - e) <<ins
- 4. [Except as n neighbouring *Wheeldon v*



nts Granted to the Tenant

Conduits connecting the Premises to the public air, foul and surface water drainage, electricity, ations, internet, data communications and similar emises.

e Premises from the Building.

rd and all others authorised by the Landlord and

s as are necessary to obtain access to and egress

ale 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 oads within the Landlord's Neighbouring Property on the plan attached to this Lease];

ghts to be granted to the Tenant>>.]

ant of this Lease does not include any right over 2 of the Law of Property Act 1925 and the rule in this Lease.

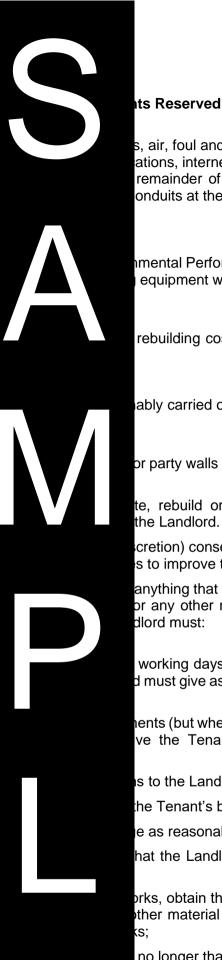
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1. The right to to oil, telephon supplies or neighbouring

S

- 2. The right to
 - a) revie instal to pre
 - b) estimany c
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the] to carry out a
- 5. The right to required to with this Lea
 - a) give emer pract
 - b) obse by th availa
 - c) obse d) cause
 - e) caus
 - f) repai pract
 - g) wher meth for, a
 - h) rema i) wher hours





ts Reserved to the Landlord

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

mental Performance of the Premises including to equipment within or relating to the Premises and

rebuilding cost of the Premises for insurance or

ably carried out without entry onto the Premises,

or party walls on or adjacent to the Premises; and

te, rebuild or carry out other works upon any the Landlord.

cretion) consents, the right to enter the Premises s to improve their Environmental Performance.]

anything that the Landlord is expressly entitled or 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;

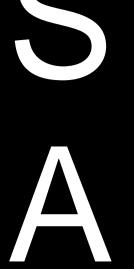
e as reasonably practicable;

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

- In an emerge restrict acce facilities are
- 7. The right to Conduits so
 - a) alterr
 - b) if no mate
- The right fro purposes inc time to time to are reasonal
- 9. The right to any adjoinin discretion co air to the Pre up the Prem
 - a) giving
 - b) cons
 - c) taking affec
 - d) taking
 - e) taking dust limitir
 - f) maki
- 10. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr conse
 - 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 prinection with those works to underpin and shore ord:

e works to be carried out;

to the management of potential interference;

nsure that the works do not materially adversely arry out its business from the Premises;

ern standards of construction and workmanship;

duce any interference to the Premises by noise, on into consideration the Tenant's suggestions for

nage to the Premises or its contents.

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 bermit the Tenant to display a sign (approved by If the scaffolding in front of the Premises so that it

building (Security of tenure excluded).

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- 11. The right to u without import conditions si
- 12. The right to
- 13. All rights of reservation)



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

the remainder of the Building from the Premises.

hises that now exist or that might (but for this ler land.

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- 1. Not without dangerous c
- 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 Premises) a





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

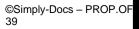
ken outside the Premises nor shall anything be

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.

otherwise in the Building (other than within the oever.



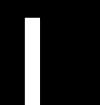
- 1. The Annual Rent payable payable imm at the Releva
- 2. The Landlor each Reviev been uncon Review Date before or aft that the dete provided tha Rent will inst
- 3. The Indepen
 - 3.1 act a
 - 3.2 invite Mark
 - 3.3 give and
 - 3.4 give
- The Indeper the Tenant i event that n Tenant.
- 5. If the Open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

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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

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 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 the base rate of Barclays Bank plc calculated on a tho 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.