

THIS TENANCY AT WILL is dated <<date>> and is made **BETWEEN:**

(1) <<Landlord's Name>>, a company (<<Company Name>>) under number <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (<<Landlord's Country of Incorporation>>)

(2) <<Tenant's Name>>, a company (<<Company Name>>) under number <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (<<Tenant's Country of Incorporation>>)

1. Definitions and Interpretation

In this agreement, except where the context otherwise requires, the following meanings shall have the following meanings:

- 'Permitted Use' means the use of the Premises for <<Permitted Use>>
- 'Permitted Hours' means the hours of use e.g. 8am to 6pm Monday to Friday
- 'Premises' means the premises <<Premises>> [shown for identification only] [including all fixtures and fittings attached to this agreement] [including all fixtures and fittings attached to this agreement]
- 'Rent' means the sum of money payable by the Tenant to the Landlord per month exclusive of value added tax.

2. Grant of tenancy at will

- 2.1 The Landlord lets and the Tenant occupies the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term of <<term>> months/years.

3. Tenant's covenants

- 3.1 The Tenant shall pay the Rent in respect of the Premises and without any deduction or set-off in advance and on the [first day] of every month and on the day following the date of this agreement to <<Landlord's Name>> and including the [land tax/property tax].
- 3.2 The Tenant shall not:
 - 3.2.1 use the Premises for anything other than the Permitted Use;
 - 3.2.2 use the Premises for anything other than the Permitted Hours;
 - 3.2.3 assign under lease or otherwise possession of or otherwise dispose of or otherwise dispose of them or any interest in them;
 - 3.2.4 share occupation of any part of them;
 - 3.2.5 make any alterations to the Premises;
 - 3.2.6 put any signs or notices on the Premises without the prior written consent of the Landlord;
 - 3.2.7 allow any items or goods material to be stored on any open land including any refuse;

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<<month>> <<year>> and is made

<<Country of Incorporation of Landlord's>> (<<Company Name>>) under number <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (<<Landlord's Country of Incorporation>>)

<<Country of Incorporation of Tenant's>> (<<Company Name>>) under number <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (<<Tenant's Country of Incorporation>>)

where the context otherwise requires, the following terms

- 'Permitted Use' means the use of the Premises for <<Permitted Use>>
- 'Permitted Hours' means the hours of use e.g. 8am to 6pm Monday to Friday
- 'Premises' means the premises <<Premises>> [shown for identification only] [including all fixtures and fittings attached to this agreement] [including all fixtures and fittings attached to this agreement]
- 'Rent' means the sum of money payable by the Tenant to the Landlord per month exclusive of value added tax.

The Landlord lets and the Tenant occupies the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.

The Landlord and the Tenant agree that this agreement creates a tenancy at will term of <<term>> months/years.

The Tenant shall pay the Rent in respect of the Premises and without any deduction or set-off in advance and on the [first day] of every month and on the day following the date of this agreement to <<Landlord's Name>> and including the [land tax/property tax].

- 3.2.1 use the Premises for anything other than the Permitted Use;
- 3.2.2 use the Premises for anything other than the Permitted Hours;
- 3.2.3 assign under lease or otherwise possession of or otherwise dispose of or otherwise dispose of them or any interest in them;
- 3.2.4 share occupation of any part of them;
- 3.2.5 make any alterations to the Premises;

without the prior written consent of the Landlord;

allow any items or goods material to be stored on any open land including any refuse;

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3.2.8 cause any n the Landlord or to the owners or
occupiers of ses;

3.2.9 <<insert any

3.3 The Tenant shall ke and tidy and make good any
damage caused.

3.4 The Tenant shall ob any licence or registration which
is required in connec se of the Premises and shall
comply with the terr licence or registration and all laws
and regulations rele of the Premises.

3.5 The Tenant shall pa nnify the Landlord against all rates
(including water rate assessments impositions and
outgoings whatsoever y parochial local or of any other
description) which a imposed upon the Premises or
the owner or occupi sting or novel nature.

3.6 The Tenant shall pa ord against all charges incurred
relating to water sev city telecommunications and any
other services supp duding all standing charges and
meter rents).

3.7 The Tenant shall pa er correspondence received at the
Premises and addre relevant to the Landlord's interest
in the Premises.

3.8 The Tenant shall all others authorised by the
(Landlord) to enter th onable time for the purpose of
ascertaining whethe ment are being complied with and
for any other purpos andlord's interest in the Premises.

3.9 When the Tenant va e termination of the tenancy
created by this agre items belonging to it.

3.10 The Tenant shall co obligations in the Landlord's lease
of the Premises (if a ations are not inconsistent with
the terms of this ten

4. **Landlord's covenants**

4.1 The Landlord shall a employees and visitors) access to
and egress from the lord's adjoining premises (if
applicable).

4.2 [The Landlord shall employees and visitors) to use
the lavatories and w describe location>> [during the
Permitted Hours] (if

4.3 The Landlord shall p it considers appropriate and the
cost of any such se Rent.

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Signed by <<Name>> for and on behalf of the Landlord

Signed by <<Name>> for and on behalf of the Tenant

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