

SAMPLE

LR1. Date of lease	<<Insert date in full>>
LR2. Title number(s)	LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i> <<Insert Landlord's title number(s)>> LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i> <<Insert other title number(s)>>
LR3. Parties to this lease <i>Give full names and addresses of all parties. For UK incorporated companies, limited liability partnerships and registered numbers in the Companies House register.</i> <i>For overseas entities,</i> <i>a) The territory of incorporation</i> <i>b) The overseas company's registered office in the Companies House register, the Tenant pursuant to the Tenant's Crime (Transparency) Regulations 2018, the Act 2022. If the Landlord is an 'overseas entity ID number'</i> <i>c) Where the entity is not registered in the Companies House register, the place of business and the registered number in the Companies House register.</i> <i>Further details on overseas entities can be found in practice guide.</i>	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 <i>Specify capacity of each party, for example "management company", "guarantor", etc.</i> <<Insert name of other party>> <<Insert address of other party>> <<Insert company number>>
LR4. Property <i>Insert a full description of the property being leased or</i> <i>Refer to the clause, schedule or a schedule in this lease stating the property being leased is</i>	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>>

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Where there is a letting of part of the title, a plan must be attached to the lease and any floor levels must be specified.

LR5. Prescribed statements etc

If this lease includes a statement that complies with LR5.1, insert under that sub-paragraph the relevant statement or refer to the relevant schedule or paragraph of a schedule to the lease which contains the statement.

In LR5.2, omit or delete those Acts which do not apply to this lease.

statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

This lease is made under, or by virtue of, provisions of:
Leasehold Reform Act 1967
Leasehold Reform Act 1985
Leasehold Reform Act 1988
Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (if completed) from the three options below.

NOTE: The information you provide in this clause, here will be used as part of the information to identify the lease under rule 6 of the Land Registration Rules 2003.

including the commencement date>>

including the expiry date>>

as specified in this lease at clause/paragraph << >>

as follows:
term>>

LR7. Premium

Specify the total premium, including VAT where payable.

premium or "none">>

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the words of the provision.

contains a provision that prohibits or restricts dispositions.

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LR9. Rights of acquisition

Insert the relevant provisions of the lease, or refer to the relevant paragraph of a schedule if the lease contains the provisions.

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None

LR9.3 Landlord's contractual rights to acquire this lease

None

LR10. Restrictive covenants affecting the lease by the Landlord or other than the Property

Insert the relevant provisions of the lease, or refer to the relevant paragraph of a schedule if the lease contains the provisions.

None

LR11. Easements

Refer here only to the relevant paragraph of a schedule if the lease sets out the easements.

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 charged on the Property

Refer here only to the relevant paragraph of a schedule if the lease sets out the rent charged.

None

LR13. Application for restriction

Set out the full text of the restriction and the title entered. If you wish to use the standard form of restriction, refer to the relevant paragraph of a schedule.

N/A

STAMP

apply for each of them against which title and the restriction you

Standard forms of re
Schedule 4 to the L
2003.

LR14. Declaration of more than one person as Tenant

If the Tenant is one person, complete the alternative statement

If the Tenant is more than one person, complete this clause by deleting the inapplicable alternative statement

[The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.]

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>>]

1. Definitions

1.1 In this lease, the following terms have the following meanings:

where the context otherwise requires, the following meanings;

'Act of Insolvency'

any step-in connection with any voluntary arrangement or compromise or arrangement for the benefit of any Tenant or any guarantor;

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

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

the appointment of a receiver or manager or an administrative receiver in relation to any property or income of the Tenant or any guarantor;

any petition for a voluntary winding-up in respect of the Tenant or any guarantor, except a winding-up for the purpose of the reconstruction of a solvent company in respect of which a declaration of solvency has been filed with the Companies Commission for England;

any petition for a winding-up order or a winding-up order in relation to the Tenant or any guarantor;

	<p>(g) the striking-off of the Tenant or any guarantor from the Register of Companies or the making of an order for the Tenant or any guarantor to be struck-off;</p> <p>(h) the Tenant or any guarantor ceasing to be incorporated in England or Wales (but excluding any such event which is the result of a reorganisation of capital);</p> <p>(i) the making of an application for the winding-up of the Tenant or any guarantor or of a petition for a bankruptcy or insolvency order against the Tenant or any guarantor;</p> <p>The paragraphs above shall apply to a partnership (as defined in the Partnership Act 1907 respectively to in the Insolvent Partnerships Order 1994/2421) (as amended), and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) so far as they relate to the Tenant or any guarantor (as amended).</p> <p>Act of Insolvency includes any and all proceedings that may be taken pursuant to the legislative provisions relating to the insolvency of a tenant or guarantor incorporated in or carrying on business in such relevant jurisdiction;</p>	<p>the Register of Companies or the making of an order for the Tenant or any guarantor to be struck-off;</p> <p>(but excluding any such event which is the result of a reorganisation of capital);</p> <p>the presentation of a petition for a bankruptcy or insolvency order against the Tenant or any guarantor;</p> <p>partnership or limited liability partnership (as defined in the Partnership Act 1907 respectively to in the Insolvent Partnerships Order 1994/2421) (as amended), and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) so far as they relate to the Tenant or any guarantor (as amended).</p> <p>events that may be taken pursuant to the legislative provisions relating to a tenant or guarantor incorporated in or carrying on business in such relevant jurisdiction;</p>
‘Annual Rent’	means £<<annual rent>> per year payable by the Tenant under the Fourth Schedule;	reviewed under the Fourth Schedule;
‘Arbitration’	means arbitration under the Arbitration Act 1996 as agreed by the Landlord and Tenant or as determined by the President (or the Chief Officer) of the Royal Institution of Chartered Surveyors on the application of the Landlord or the Tenant;	single arbitrator or sole arbitrator appointed by the President (or the Chief Officer) for the time being of the Royal Institution of Chartered Surveyors on the written application of the Landlord or the Tenant;
‘Conduits’	means any media for the transmission of heat, cold, water, drainage, electricity, oil, gas, steam, internet, data communications and other services;	subsurface and surface communications, including telecommunications;
‘Energy Performance Certificate’	has the meaning given to it in the Energy Performance of Buildings (England and Wales) Regulations 2012;	Energy Performance of Buildings Regulations 2012;
‘Environmental Performance’	means all or any of the following: <ul style="list-style-type: none"> (a) the consumption of energy and greenhouse gas emissions; (b) the consumption of water; (c) waste generation and management; (d) any other environmental impact of the Premises; 	generation of greenhouse gas emissions, consumption of water, waste generation and management or operation of the Premises;
‘Independent Expert’	means an independent valuer appointed by the Landlord and Tenant or in	and Tenant or in

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	<p>...t nominated by the President (or the Chief Officer or ...r) for the time being of the Royal Institution of ...s at the written request of the Landlord or the Tenant;</p>
‘Insurance Rent’	<p>...e Landlord of:</p> <p>...mises insured in accordance with the Landlord’s ...s Lease;</p> <p>...loss of Annual Rent;</p> <p>...public or third-party liability; and</p> <p>...ons of the Premises for insurance purposes from</p> <p>...y excess or deductible under any insurance policy ...d incurs or will incur in reinstating the Premises ...ction or damage by an Insured Risk;</p> <p>...ne amount that the insurers refuse to pay following ...duction by an Insured Risk to the Premises because ...ct or failure to act; and</p> <p>...r increased premiums that the insurers may require ...e carrying out or retention of any permitted ...e Tenant’s or any lawful occupier’s use of the</p>
‘Insured Risks’	<p>...re (including subterranean fire), lightning, explosion, ...sidence, landslip, heave, earthquake, burst or ...pes, tanks or apparatus, impact by aircraft or other ...any articles dropped from them, impact by vehicles, ...commotion and malicious damage to the extent, in ...er is generally available on normal commercial terms ...market at the time the insurance is taken out, and ...nst which the Landlord reasonably insures from time ...l cases to any excesses, limitations and exclusions ...rers;</p>
‘Interest’	<p>...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;</p>
‘Landlord’	<p>...entitled to the immediate reversion to this Lease;</p>
‘Landlord’s Neighbouring Property’	<p>...dings owned by the Landlord near to the Premises;</p>

<p>‘Open Market Rent’</p>	<p>S A M P L E</p>	<p>nt at which the Premises as a whole might be at the Relevant Review Date by a willing landlord to a open market with vacant possession and without a term of years equivalent to the [Term][residue of at that time or (if the term then remaining is less a term of five years] but starting on the Relevant suming:</p> <p>s are ready for immediate occupation and use and (destroyed) are fully restored;</p> <p>has complied with the Tenant’s obligations in this pt to the extent that there has been a material or n by the Landlord) the Landlord has complied with bligations in this Lease;</p> <p>s can lawfully be let and used for the uses Lease; and</p> <p>of the hypothetical lease the willing tenant will fit of a rent-free period, rent concession or any t of a length or amount that might be negotiated in for fitting-out purposes and that the Open Market that would become payable after the end of that sion or payment of that inducement;</p> <p>h shall otherwise contain the same terms and ects as this Lease (including the provisions for Rent herein contained) other than:</p> <p>e Annual Rent;</p> <p>riod, rent concession or any other inducement Tenant in relation to the grant of this Lease;</p> <p>e in this Lease; and</p> <p>clusions>></p> <p>ded any effect on rent of:</p> <p>Tenant or any lawful sub-tenant or their respective title has been in occupation of the Premises;</p> <p>ached to the Premises due to the carrying on there of the Tenant or any lawful sub-tenant (whether by pective predecessors in such business);</p> <p>that the Tenant or any other party with a special remises might make by reason of its occupation of emises;</p> <p>t lawfully carried out during the Term by the Tenant o-tenant at their own expense with the Landlord's se than in pursuance of an obligation to the redecessors in title;</p> <p>rent attributable to works that have been carried out r the Tenant’s predecessors in title or lawful</p> <p>rent attributable to any temporary works, operations s on any adjoining premises;</p>
<p>‘Permitted Use’</p>		<p>ge or distribution within use class B8 of the Town and (use Classes) Order 1987;</p>

‘Premises’	means the property described in Lease and includes all other fixtures and fittings (other than tenant’s fixtures and fittings)	beginning of this Lease and includes all other fixtures and fittings (other than tenant’s fixtures and fittings)
‘Rent’	means all sums reserved as rent	
‘Rent Commencement Date’	means <<date on which rent is first payable>>	
‘Rent Days’	means [25 March 24 June 29 September] in each year;	
‘Review Date’	means <<date>> [in each of the years following the Review Date] will be construed according to the relevant Review Date	
‘Surveyor’	means the surveyor or architect appointed by the Landlord;	
‘Tenant’	includes successors in title and assigns	
‘Term’	means the term specified in paragraph 1.1 and any statutory extension or continuation of this Lease and any holding over;	
‘Title Matters’	means the matters (if any) set out in the list of documents affecting the land	documents: <<insert list of documents>>;
‘Underletting Requirements’	<p>means the following:</p> <p>(a) that the underlease is at a rent not less than the rent for the Premises, payable in arrears on the Rent Days;</p> <p>(b) that the underlease excludes the provisions of the Landlord and Tenant Act 1954;</p> <p>(c) that the underlease is not granted for a term of more than 25 years or a reverse premium;</p> <p>(d) that the underlease does not contain any covenant (except one which is reasonable) restricting the use and enjoyment of the Premises;</p> <p>(e) that the underlease contains no covenant restricting alterations corresponding to the use and enjoyment of the Premises;</p> <p>(f) that the underlease contains no covenant restricting the rent reserved by the underlease or that the underlease provides that the Annual Rent is to be reviewed annually;</p> <p>(g) that the underlease contains no covenant restricting other dealings with the underlease;</p>	<p>open market rent on the Rent Days;</p> <p>(b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)</p>

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whole and then only with the prior written consent

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

se contains provisions requiring the undertenant to
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
ing regard to the terms of this Lease and the nature
Underlease;

'VAT'

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

- 1.2 Unless otherwise requires, each reference in this Agreement to:
- 1.2.1 includes fax but not email;
- 1.2.2 reference 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
d or supplemented at the relevant time;
- 1.2.5 rule to this Agreement; and
- 1.2.6 is a reference to a clause of this Agreement (other
a paragraph of the relevant Schedule.
- 1.3 In this
- 1.3.1 person includes a natural person, corporate or
whether or not having separate legal personality);
- 1.3.2 singular number include the plural and vice versa;
- 1.3.3 gender include any other gender;
- 1.3.4 of the Term include any sooner determination of
an by effluxion of time;
- 1.3.5 Tenant not to do an act or thing includes an
t or suffer such act or thing to be done;
- 1.3.6 neglect or default of the Tenant include the act,
ny occupier of the Premises and their respective
- 1.3.7 do not form part of this Lease and are not to be
s construction or interpretation; and
- 1.3.8 lease include any document supplemental or
ed into pursuant to its terms.
- 1.4 The h ent are for convenience only and shall not affect

- its int
2. **Demise and**
- 2.1 The premises to the Tenant for the Term together with (insofar as the Landlord is able to grant the same) the rights set out in the First Schedule (including the rights reserved for the benefit of the Landlord's Neighbouring Premises) and the rights set out in the Second Schedule, and subject to the terms and conditions of this Lease.
- 2.2 The Tenant shall pay to the Landlord the Rent for the Premises as follows:
- 2.2.1 The Rent shall be payable by equal payments in advance by bankers' standing order (or by such other means as the Landlord may require) on the Rent Days, the first of which shall be made on the date of this Lease for the period from the Commencement Date and ending on the day of the last Rent Day;
- 2.2.2 The Rent shall include the Insurance Rent;
- 2.2.3 The Rent shall be payable from the Tenant to the Landlord under this Lease;
- 2.2.4 The Rent shall be payable for this Lease.
3. **Tenant's Covenants**
- 3.1 The Tenant shall observe and comply with the following covenants:
- 3.1.1 The Tenant shall pay the Rent to the Landlord:
- 3.1.1.1 in full and in the manner stated without any legal defence, set-off or counterclaim unless required by law.
- 3.1.2 The Tenant shall pay the Rent to the Landlord if this Lease is unpaid for more than <<maximum allowed to be in arrears e.g. 7 days>> (whether or not), or if the Landlord refuses to accept rent so much of covenant, the Tenant must on demand pay to the Landlord the Rent in arrears) calculated on a daily basis on the basis of the Rent payable and refused from the due date until the date on which the Rent is paid.
- 3.1.3 The Tenant shall indemnify the Landlord against all existing and future rates, taxes, and financial impositions charged on the Premises (including VAT) on the Rent payable; and
- 3.1.4 The Tenant shall indemnify the Landlord against all charges incurred relating to the Premises (including but not limited to, and surface water drainage, electricity, oil, gas, water, telecommunications, internet, data communications and other utilities supplied to the Premises (including all meter rents).
- 3.1.5 The Tenant shall indemnify the Landlord for any loss or damage sustained by the Landlord because it has been allowed during the Term to make good that loss to the Landlord on demand.
- 3.1.6 The Tenant shall keep the Premises in good and substantial repair and condition and shall be liable for the cost of any repairs or damage where damage results from any of the risks insured by the Landlord has insured under Clause 4.1.2 unless the Landlord's insurance money is refused by reason of any act, omission or negligence of the Tenant).

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all floor coverings in the Premises as often as is necessary and, in the final three months of the Term, renew all floor coverings of a colour and quality first class.]

the outside and the inside of the Premises as often as is necessary and also in the last three months before the end of the Term any changes in the external colour scheme must first be agreed in writing with the Landlord. All decoration must be carried out in a good and workmanlike manner using good quality materials that are appropriate to the Premises and to carry out all appropriate preparatory work.

the Premises which are not built upon clean and sound foundations.

the Tenant shall deliver to the Landlord in the repair and condition in which the Premises were taken into possession under this Lease;

the Tenant shall also require, to remove all items the Tenant has removed from the Premises, remove any alterations the Tenant has made to the Premises and make good any damage caused to the Premises by that removal;

the Tenant's possessions from the Premises; and to deliver to the Landlord all documents held by the Tenant relating to health and safety matters including (but not limited to) risk assessments, asbestos surveys and reports, fire risk assessments and reports, and certificates relating to gas safety systems.

the Term, any of the Tenant's possessions remain on the Premises if the Tenant fails to remove them within <e.g. 7 days> after being requested in writing by the Landlord to do so:

the Landlord may as the agent of the Tenant sell the

the Tenant must indemnify the Landlord against any liability incurred by the Landlord to any third party whose possessions have been damaged or destroyed by the Tenant in the mistaken belief that the possessions were the Tenant's; and

the Landlord must pay to the Tenant the sale proceeds after deducting the costs of transportation, storage and sale incurred by the Landlord.

the Landlord shall at all reasonable times on reasonable prior notice be permitted to enter and inspect the Premises and:

the Landlord or its agents or Surveyor gives to the Tenant (or the Tenant's agents) notice of any repairs or maintenance work which the Tenant has failed to carry out or of any other failure by the Tenant to comply with its obligations under this Lease, to require the Tenant to remedy such failure in accordance with the terms of the Lease within a period of two months from the date of the notice (or such longer period as may be required); and

the Landlord does not comply with clause 3.1.12 a), to permit the Tenant to enter the Premises and carry out the works at the

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mitted in clause 3.1.17 below,]not to make any
ns or alterations of a non-structural nature to the

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without the Landlord's prior written consent (such consent may be unreasonably withheld or delayed).

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Without consent from the Landlord erect, alter or re-mountable partitioning which does not affect the structure or adversely affect the mechanical ventilation of the Premises or have an adverse impact on the appearance of the Premises and which shall be treated as subject to the Tenant:

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

such works in a good and workmanlike manner and in accordance with any necessary permission, consent or approval required under statute;

to restore the Premises to their former state and condition on or before the end of the Term if the Landlord by notice in writing requires the Tenant to do so; and

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to reimburse the Landlord of the cost of any alterations or additions to the Premises made by the Tenant (except any which are trade or tenant's fixtures) as soon as practicable and so that the Tenant shall not be liable for any failure to affect any necessary works for an amount for which the Premises are insured unless the Landlord is provided that information.]

3.1.1

the Construction (Design and Management) Regulations 2007 to any works carried out to the Premises and the Landlord's consent is required for them under this clause. The Tenant shall also comply with the Regulations and to provide the Landlord with a written health and safety file upon completion of the works.

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3.1.1

The Tenant shall, fascia notice or advertisement on the outside of the Premises to be visible outside the Premises other than a sign displaying the Tenant's trading name in the position specified by the Landlord. The sign shall be of a size and material approved by the Landlord and at the expense of the Tenant remove any sign and make good any damage caused by the sign to the satisfaction of the Landlord.

3.1.2

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Obligations in respect of the Premises:

to comply with all laws relating to the Premises or to the Tenant's occupation of the Premises;

on receipt by the Tenant of any notice or other communication affecting the Premises to send a copy to the Landlord without delay to take all necessary steps to comply with the notice or other communication and take any other action in connection with it as the Landlord acting reasonably may require.

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to obtain all necessary planning permission in relation to the Premises and to obtain the prior written consent of the Landlord;

to comply with any planning permissions relating to or affecting the Premises.

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in the Construction (Design and Management) Regulations 2015 and before commencing any works to make a change under Regulation 4(8) to the effect that the Tenant is the only client for the purposes of the Regulations, to provide the Landlord a copy of the election and to fulfil the obligations of the client;

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the Premises equipped with all fire prevention detection and alarm equipment which is required by law or by the insurers or reasonably required by the Landlord and to maintain the equipment and allow the Landlord to inspect it from time to time;

to notify the Landlord promptly of any defect or disrepair in the Premises which may make the Landlord liable under any law or regulation; and

to obtain the prior written consent of the Landlord to apply for a Performance Certificate in respect of the Premises.

3.1.2

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to ensure that no rights or easements to be acquired over the Premises. Any such rights or easements may result in the acquisition of a right or easement:

which the Tenant must notify the Landlord; and

which the Tenant must help the Landlord in any way that the Landlord may reasonably require in the event that acquisition so long as the Landlord indemnifies the Tenant's costs and it is not adverse to the Tenant's interests to do so.

3.1.2

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on:

the Premises on trust for another;

allowing another to occupy the whole or any part of the Premises;

allowing another to have or share the possession or occupation of the whole or any part of the Premises;

allowing another to have the whole or any part of the Premises;

allowing another to have part only of the Premises;

allowing another to have the Premises as a whole without the prior written consent of the Landlord, provided that the Landlord may as a condition of giving consent require compliance with the provisions of clause 3.1.23;

allowing another to have part only of the Premises; and

allowing another to have the Premises as a whole without the prior written consent of the Landlord provided that the Landlord may as a condition of giving consent impose one or more of the provisions of the requirements.

3.1.2

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that the Landlord may impose in relation to an assignment of the Premises the following provisions are:

that the Tenant is not someone who, immediately before the assignment, was either a guarantor of the Tenant's obligations under this Lease or a guarantor of the obligations of a former tenant of this Lease under an authorised assignment;

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to enter into an agreement guaranteeing that the Tenant will perform all the tenant's covenants in this Lease (an "Indemnity Agreement") in such form as the Landlord may require;

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provided that the Tenant is in the Landlord's reasonable opinion of good financial standing to enable it to comply with the covenants and conditions contained in this Lease;

and the Tenant agrees to provide a guarantee of standing acceptable to the Landlord acting as a guarantor and indemnity of the Tenant's obligations under this Lease in such form as the Landlord may require;

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the Tenant enters into a rent deposit deed in such form as the Landlord may reasonably require with the Landlord providing for a deposit of not less than <<e.g. six>> months' Annual Rent (calculated as at the date of the assignment) as security for the Tenant's performance of the tenant's covenants with a charge over the deposit; and

the Tenant agrees to pay no arrears of the Annual Rent or any other sums due under this Lease and that any material breach of covenant by the Tenant has been remedied.

3.1.2

the Tenant agrees at any time during the Term to enter the Premises and to display on a suitable part of the Premises a notice for re-letting the Premises to potential tenants and buyers to view the Premises (to be accompanied by the Landlord or its agents).

3.1.2

the Tenant agrees to:

comply with the requirements of the Landlord's insurers and not to do anything which could invalidate any policy of insurance;

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the Tenant does or omits to do anything which increases any premium payable by the Landlord to repay the premium to the Landlord on demand.

3.1.2

the Tenant is responsible for the payment of all taxable supplies made to the Tenant in the course of the Lease on the due date for making any payment or, if the supply is made for VAT purposes.

3.1.2

the Tenant is obliged, under or in connection with this Lease, to reimburse to any other person any sum by way of a refund or credit equal to any VAT incurred on that sum by that person, except to the extent that the Landlord or its agents is entitled to a credit for such VAT under the Value Added Tax Act 1990.

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3.1.2

the Tenant agrees to indemnify the Landlord against all actions, claims, damages, third party, all costs, damages, expenses, charges and losses of a third party and the Landlord's own liabilities, costs and expenses incurred in defending or settling any action, claim or damages of any personal injury or death, damage to any property or loss of any right arising from:

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the deterioration of the condition of the Premises or the Tenant's use of the Premises;

the exercise of the Tenant's rights; or

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of any alterations.

3.1.2 In the event of a claim covered by the indemnity in clause 3.1.28, the

the Tenant of the claim as soon as reasonably practicable after receiving notice of it;

the Tenant with any information and assistance in connection with the claim that the Tenant may reasonably require, the Tenant paying to the Landlord all costs incurred by the Landlord in providing that information or assistance; and

the Tenant (at the Tenant's cost) where it is reasonable for the Landlord to do so.

3.1.3 The Landlord shall comply with all regulations set out in the Third Schedule and any other regulations made by the Landlord from time to time in connection with the state management.

3.1.3 The Landlord shall reimburse the Tenant a fair proportion (to be determined by the Landlord) of the costs, fees and expenses properly incurred by the Tenant in repairing, replacing, maintaining, cleansing and cleaning any Conduits, structures or other items capable of being used by the Premises in common.

3.1.3 In the event of any assignment, transfer, underlease or charge of the Premises by the Tenant, any undertenant or any other person, the Tenant shall provide a certified copy of the relevant document together with a copy of the relevant registered titles to the Landlord.

3.1.3 The Tenant shall be responsible for the cost of registration at the Land Registry, from the date of this Lease to apply to the Land Registry and once the registration has been completed to provide a copy of the relevant titles to the Landlord.

3.1.3 The Tenant shall be responsible to deliver to the Landlord the original of this Lease and to remove entries in relation to it noted against the relevant title.

3.1.3 The Tenant shall be responsible if any guarantor of the Tenant's obligations under this Lease becomes insolvent and if the Landlord so requires to procure a guarantor acceptable to the Landlord enters into a deed of indemnity with the Landlord in the same terms as the original guarantor.

4. Landlord's obligations

4.1 The Landlord shall be responsible to the Tenant:

4.1.1 The Landlord shall be responsible for paying the rents and other sums due and for the performance of the obligations under this Lease, to permit the Tenant to occupy the Premises without any interruption by the Landlord or any person claiming under or in trust for the Landlord, except as permitted by the Lease.

4.1.2 The Landlord shall be responsible for the cost of any insurance (other than any plate glass at the Premises) effected by the Insured Risks for the full reinstatement of the Premises, including professional fees and incidental expenses, debris removal and irrecoverable VAT, provided that the Tenant shall be responsible for the cost of the subject:

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being available in the London insurance market on terms acceptable to the Landlord; and
does not contain any exclusions or limitations as the insurers may

4.1.3 If necessary planning and other consents, to use the money received (other than for loss of rent) to repair the Premises. The Landlord shall not be obliged to:

provide accommodation identical in layout or design so long as it is reasonably equivalent to that previously at the Premises; or

provide alternative accommodation if the Tenant has failed to pay any of the rent; or

use the Premises after a notice has been served under clause 4.2.

4.2 If, following the destruction of the Premises, the Landlord considers it not reasonably practicable to reinstate the Premises, the Landlord may give notice to the Tenant. On giving notice this Lease shall terminate. The notice shall be without prejudice to any right or remedy of the Landlord in respect of each of the tenant covenants of this Lease. Any insurance (other than any insurance for plate glass) shall belong to the Landlord.

5. Provisos and conditions

5.1 The payment of the rent shall be subject to the following conditions:
5.1.1 The rent shall not be payable if the length of time rent is allowed to be in arrears e.g. 3 months, has become due (whether formally demanded or not).

5.1.2 The rent shall not be payable if the Tenant is in breach of this Lease; or

5.1.3 The rent shall not be payable if the Tenant is in breach of covenancy

5.1.4 The rent shall not be payable if the Tenant has been given notice to quit the Premises (or any part of them) at any time after the expiry of the Lease and the notice shall end (but this will not affect any right or remedy of the Landlord).

5.2 If the Premises are destroyed or damaged by any Insured Risk so as to be unfit for occupation, the insurance is not vitiated or payment of the insurance shall be payable wholly or in part through any act, neglect or default of the Tenant or a fair proportion of it will cease to be payable if the Premises are destroyed or damaged for a period of three years or until the occupation or use by the Tenant, whichever is the longer.

5.3 Nothing in this Lease shall release the Tenant from the benefit of any covenants, rights or conditions to which the Premises are subject.

5.4 The Tenant acknowledges that no person who is not a party to this Lease has no right to enforce the provisions of this Lease (Contracts (Rights of Third Parties) Act 1999 to the contrary notwithstanding).

5.5 The Tenant acknowledges that nothing in this Lease constitutes or shall constitute a tenancy.

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- 5.6 The T at it has not entered into this Lease in reliance on any r y made by or on behalf of the Landlord.
6. **Notices**
- 6.1 Any n connection with this Lease must be in writing and sent or left recipient under clause 6.2 or to any other address in the e recipient has specified as its address for service by gi rking days' notice under this clause 6.
- 6.2 A not
- 6.2.1 d liability partnership registered in the United ed at its registered office;
- 6.2.2 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 d address has been given at their last known address
- 6.2.3 rved:
- 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;
- a guarantor, at the address of that party set out in document under which they gave the guarantee; and ny other party, at their last known address in the n.
- 6.3 Any M 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
- 6.4 If a n on a day that is not a working day or after 5:00PM eated as served at 9:00AM on the immediately
- 6.5 Servi mail is not a valid form of service under this Lease.
7. **[Termination]**
- 7.1 The l this Lease at any time [after <<insert date>>] by an <<notice period to terminate lease e.g. 3 or 6 take effect at any time.
- 7.2 If the Clause 7, this will not affect the rights of any party gation in this Lease.
- 7.3 The l the Tenant all payments of Rent that relate to a of this Lease.]

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with the rent being reviewed as at the date of the review);

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

the same terms and conditions as this Lease; or

9.2.2

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

9.3 If cla
inder

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

9.4 If cla
relea
will n

on receipt of the payment in full, the Landlord must s future obligations under this clause 9 (but that ights in relation to any prior breaches).

9.5 The C

ot be reduced or discharged by:

a)

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

b)

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

c)

ndlord to accept any rent or other payment due

d)

lease (except that a surrender of part will end the ility in respect of the surrendered part);

e)

counterclaim that the Tenant or the Guarantor may

f)

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

g)

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;

h)

rrence in relation to the Guarantor of an Act of

i)

an a release by the Landlord by deed.

9.6 The C
of the
Tena

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

9.7 The C
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ed from its future obligations under this Lease at

a)

this Lease expires;

b)

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

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c) _____ releases the Guarantor in accordance with clause _____

10. **[Tenant Option to Renew]** _____ term

10.1 Provided that in default under any of the terms of this Lease, the Tenant shall have the option to extend this Lease for an additional term of <<insert term>> years to and including <<insert extended lease term>> years, on the same terms and conditions set forth in this Lease, except as modified by the terms and conditions below:

10.1.1 If the Tenant exercises this said option, then the Tenant shall provide written notice no earlier than the date which is _____ (_____) months prior to the expiration of the term of the Lease and no later than the date which is <<last notice period to exercise option>> _____ (_____) months prior to the expiration of the term of the Lease. If the Tenant fails to provide such notice, the Tenant shall not have any further or additional right to extend or renew the Lease.

10.1.2 This option shall not be transferable and shall be personal to the Tenant.

11. **Applicable Law**

11.1 This Lease and the contractual obligations arising out of or in connection with it shall be governed by the law of England and Wales.

11.2 Subject to any provisions in this Lease requiring a dispute to be referred to arbitration, the courts of England and Wales have jurisdiction to hear any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations.

11.3 Any order of the courts of England and Wales made in connection with this Lease, including in relation to any non-contractual obligations, shall be enforceable in the courts of competent jurisdiction.

THIS LEASE has been made and delivered on the day on which it has been dated

[Execution clauses]

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

<<Affix seal here>>

Director

Director/Secretary

OR (alternative completion)

Executed as a deed of <<Landlord's Name>>

Signature:

acting by [a director
secretary] [two dire

Signature:

Director

[Director][Secretary]

OR (alternative co (e)

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

Signature:

Director

Signature of witness

Name (in BLOCK C

Address _____

OR (execution clat on individual)

Signed as a deed b
<<Landlord's Name
in the presence of

Signature:

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

<<Affix seal here>>

Director

Director/Secretary

OR (alternative co (e)

Executed as a deed

Signature:

<<Tenant's Name>>
acting by [a director
secretary] [two dire

Signature:

Director

[Director][Secretary]

OR (alternative co (e)

Signature:

Director

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

Signature of witness

Name (in BLOCK C

Address _____

OR (execution clat (individual)

Signature:

Signed as a deed b
<<Tenant's Name>>
in the presence of

Signature of witness

Name (in BLOCK C

Address _____

[Execution clauses

Executed as a deed
the common seal of
<<Guarantor's Nam
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative co (e)

Signature:

Executed as a deed

<<Guarantor's Name
acting by [a director
secretary] [two directors]

Signature:

Director

[Director][Secretary]

OR (alternative completion)

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

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

OR (execution clause for an individual)

Signed as a deed by
<<Guarantor's Name
in the presence of

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

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nts Granted to the Tenant

1. The right to ...
mains for the ...
oil, telephone ...
supplies or u
 2. The right to ...
by the Landl
 3. [The right in ...
a) use f ...
Prem ...
Land ...
attac ...
b) use f ...
with ...
Prop ...
c) <<ins ...
rights to be granted to the Tenant>>.]
 4. [Except as n ...
neighbouring ...
Wheeldon v
- Conduits connecting the Premises to the public ...
air, foul and surface water drainage, electricity, ...
ations, internet, data communications and similar ...
remises.
- ne Premises from any adjoining premises owned
- rd and all others authorised by the Landlord to:
- aining access on foot only to and egress from the ...
ourtyards and emergency escapes within the ...
erty [which are shown edged green on the plan
- gaining access to and egress from the Premises ...
estate roads within the Landlord's Neighbouring ...
ged blue on the plan attached to this Lease];
- 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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Points Reserved to the Landlord

- [illegible]

6. [The right to use the roof of the Premises and a right of access to the roof for equipment on the roof of the Premises and a route as the Landlord may require.]
7. The right to carry out any construction, demolition, alteration or redevelopment on any adjoining premises (or to permit others to do so) as the Landlord in its absolute discretion may require, provided that these works do not materially adversely affect the flow of light and air to the Premises and that in connection with those works to underpin and shore up the Premises the Landlord:
- a) giving notice of the works to be carried out;
 - b) consulting the Tenant as to the management of potential interference;
 - c) taking steps to ensure that the works do not materially adversely affect the Tenant's ability to carry out its business from the Premises;
 - d) taking steps to ensure that the works comply with all relevant standards of construction and workmanship;
 - e) taking steps to ensure that there is no undue interference to the Premises by noise, dust or vibration, and taking into consideration the Tenant's suggestions for limiting such interference;
 - f) making good any damage to the Premises or its contents.
8. The right, with the consent of the Landlord, to place scaffolding on the exterior of or outside any buildings on the Premises in connection with the works referred to in paragraph 7, subject to the Tenant's rights under this Lease provided that:
- a) the scaffolding is erected as soon as reasonably practicable, with any damage to the Premises made good;
 - b) the scaffolding is removed as soon as is reasonably practicable to the end of the works;
 - c) the scaffolding is painted and decorated in a colour to be agreed with the Landlord and so as not to obstruct any view of the Premises or any advertising displayed on it (except for any health or safety notices relating to any other tenant whose premises are adjacent to the Premises by the scaffolding) unless the Tenant has agreed otherwise;
 - d) if the scaffolding obstructs or interferes with the display of a sign, the Landlord shall permit the Tenant to display a sign (approved by the Landlord) on the scaffolding in front of the Premises so that it is clearly visible to the public.
9. The right to use the Premises for any purpose whatsoever and to store or use any goods or equipment on the Premises without imposing any restrictions or conditions upon the Tenant.
10. The right to use the Premises for any purpose whatsoever and to store or use any goods or equipment on the Premises without imposing any restrictions or conditions upon the Tenant.
11. All rights of the Tenant in the Premises that now exist or that might (but for this Lease) exist.

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Rule – Regulations

1. Not without written consent to keep any inflammable, volatile, or dangerous or explosive materials on the Premises.
2. To make any alterations or improvements to the Premises under paragraph 1 in writing accompanied by all necessary plans and specifications to the reasonable satisfaction of the Landlord that they are necessary for the Tenant's business and will be kept in accordance with the Regulations.
3. When requested by the Landlord to provide a copy of any document relating to the Premises, the Tenant shall provide a copy of any document relating to the Premises, including a copy of Asbestos Regulations 2012 at the Premises.
4. Not to obstruct or interfere with the use of the Landlord's Neighbouring Property.
5. No vehicles or goods to be allowed to remain in any service area within the Premises for longer than is reasonably necessary for the purpose of loading or unloading goods or supplies and no vehicles may remain on the Premises overnight.
6. No mat, brush, or rubbish to be thrown out of the Premises.
7. Not to place or deposit any inflammable waste or refuse in the bins but to dispose of such waste or refuse in accordance with the byelaws and in consultation with the Local Authority.
8. Not to overload the Premises nor any machinery or equipment at the Premises for the purpose of serving the Premises.
9. No blind shopfront or display to be erected without the previous written approval of the Landlord in writing and type.
10. Not to place or deposit any goods or materials on the Landlord's Neighbouring Property.

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Rent Review Provisions

1. The Annual Rent payable on every Review Date. The amount of the Annual Rent shall be the greater of the Annual Rent which was payable immediately before the Relevant Review Date and the Open Market Rent as determined in accordance with the provisions of this Schedule.
2. The Landlord and the Tenant shall agree the amount of the Open Market Rent before each Review Date. If the Landlord or the Tenant (for whatever reason) the Open Market Rent shall not have been unconditionally agreed by the date which is three months before the Relevant Review Date, the Tenant may at any time thereafter (whether before or after the date) by notice in writing to the other party require the Open Market Rent be referred to an Independent Expert to determine. The parties shall so agree the determination of the Open Market Rent will instead be determined by an Independent Expert.
3. The Independent Expert shall:
 - 3.1 act as an arbitrator;
 - 3.2 invite the Tenant to submit to him a proposal for the Open Market Rent with supporting documentation;
 - 3.3 give the Landlord an opportunity to make counter submissions;
 - 3.4 give written decisions, which will be binding on the parties.
4. The Independent Expert's charges shall be borne between the Landlord and the Tenant in the proportion that the Independent Expert shall determine or in the absence of such determination shall be given equally between the Landlord and the Tenant.
5. If the Open Market Rent is not ascertained by any Relevant Review Date:
 - 5.1 the Tenant shall pay the Annual Rent to the Landlord until the date when the Open Market Rent is ascertained. The Annual Rent at the yearly rate payable for the period from the Relevant Review Date;
 - 5.2 upon the date when the Open Market Rent is ascertained the Annual Rent actually payable from such Relevant Review Date and the Landlord will demand the difference (if any) between the Annual Rent actually paid and the amount that would have been payable if the Annual Rent had been ascertained before the Rent Review Date;
 - 5.3 the Tenant shall pay the difference to the Landlord within 10 working days after the date when the Open Market Rent is ascertained at the base rate of Barclays Bank plc calculated on a daily basis. Interest on that difference from the date on which each payment is payable to the date of payment. If not paid those sums shall be in arrears.
6. When the Open Market Rent is ascertained pursuant to the provisions of this Schedule, the Landlord and the Tenant shall complete a memorandum (in duplicate) of the yearly rent payable under this Lease from the Relevant Review Date to the date of payment of the Open Market Rent by or on behalf of the Landlord and the Tenant.
7. Time is not of the essence in relation to the taking of any steps under this Schedule.

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