

THIS TENANCY AT WILL is dated
BETWEEN:

(1) <<Landlord's Name>>, a company
<<Company>> under number <<Landlord's
office is at <<Landlord's Address>>

[(2) <<Tenant's Name>>, a company
<<Company>> under number <<Company>>
<<Tenant's Address>> (hereinafter

OR [(2) <<Tenant's Name>> of <<Company>>
<<Tenant's Address>> being the tenant]

1. Definitions and Interpretation

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

- 'Permitted Use' means
- 'Permitted Hours' means
- 'Premises' means
- 'Rent' means

2. Grant of tenancy at will

- 2.1 The Landlord lets a
- 2.2 The Landlord and the Tenant

3. Tenant's covenants

- 3.1 The Tenant shall pay
- 3.2 The Tenant shall not
- 3.2.1 use the Premises
- 3.2.2 use the Premises
- 3.2.3 assign under
- 3.2.4 share occupancy
- 3.2.5 make any alterations
- 3.2.6 put any signs

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

country of Incorporation of Landlord's
<<Company Number>> whose registered
the 'Landlord') and

country of Incorporation of Tenant's
<<Company Number>> whose registered office is at

<<Tenant's Name>> of
club known as <<Name of Club>>]

where the context requires, the following terms

- means
- means
- means
- means

Premises on a tenancy at will
agreement.

that this agreement creates a
joint tenancy of them.

deducted tax in respect of it in advance
claim on the [first day] of every
month and on the day of the month
Rent in respect of the Premises
and including the [landlord's

- the Permitted Use;
- Permitted Hours;
- possession of or otherwise
- of them or any interest in them;
- any part of them;
- Premises;
- at the prior written consent of the

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3.2.7 allow any item to be stored on the Premises including any goods and materials to be stored on the Premises;

3.2.8 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;

3.2.9 <<insert any other conditions>>

3.3 The Tenant shall keep the Premises in good order and tidy and make good any damage caused.

3.4 The Tenant shall obtain any licence or registration which is required in connection with the use of the Premises and shall comply with the terms and conditions of any licence or registration and all laws and regulations relating to the use of the Premises.

3.5 The Tenant shall pay and indemnify the Landlord against all rates (including water rates) and other outgoings whatsoever (in whatever description) which are payable by the owner or occupier of the Premises or of any part thereof or of a building or part of a building or of any land or part of land adjoining or near the Premises or of any nature whatsoever.

3.6 The Tenant shall pay and indemnify the Landlord against all charges incurred in connection with the use of the Premises including all standing charges and meter rents).

3.7 The Tenant shall pay and indemnify the Landlord against all charges incurred in connection with the use of the Premises including all standing charges and meter rents).

3.8 The Tenant shall allow the Landlord (or any other persons authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Tenant is complying with the terms of the lease and for any other purpose in connection with the Landlord's interest in the Premises.

3.9 When the Tenant vacates the Premises created by this agreement, the Tenant shall deliver to the Landlord all items belonging to it.

3.10 The Tenant shall insure the Premises against liability incurred as occupier of the Premises and shall produce to the Landlord on demand a copy of the terms of the policy and payment of the premium.

4. **Landlord's covenants**

4.1 The Landlord shall allow the Tenant (and his employees and visitors) access to and egress from the Premises and the Landlord's adjoining premises (if applicable).

4.2 The Landlord shall provide the following services:

4.2.1 <<Insert list of services including cleaning, painting, groundsman>>;

4.2.2 such other services as may be specified in the appropriate schedule to the lease.

and the cost of any such services shall be included in the 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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