

THIS TENANCY AT WILL is dated <<month>> <<year>> 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>>

[(2) <<Tenant's Name>>, a company (<<Company Name>>) under number <<Company Registration Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant') and

OR [(2) <<Tenant's Name>> of <<Company Name>>]

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 the purpose of the display and maintenance of an advertising hoarding;
- 'Premises' means the premises described in Schedule 1 (the 'Premises') together with any fixtures and fittings attached to the Premises;
- 'Rent' means the monthly rent payable by the Tenant to the Landlord, 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 ending on the date specified in Schedule 2.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will between them.

3. Tenant's covenants

- 3.1 The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set-off on the first day of every month and on the day following the date of this agreement to the day of termination of the tenancy and including the [last day of the month].
- 3.2 The Tenant shall not:
 - 3.2.1 use the Premises for any purpose other than the Permitted Use;
 - 3.2.2 assign under a lease or otherwise dispose of the Premises or any part of them;
 - 3.2.3 share occupation of the Premises with any other person;
 - 3.2.4 make any alterations to the Premises (including the erection of any signs) without the prior written consent of the Landlord, which consent the Tenant shall obtain in writing and provide copies to the Landlord;
 - 3.2.5 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of any premises adjacent to the Premises;

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3.2.6 display any a
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Standards A

premises which contravenes any
advertisements the terms of any
or the rules of the Advertising

3.2.7 <<insert any

3.3 The Tenant shall ke
damage caused.

nd tidy and make good any

3.4 The Tenant shall pa
(including water rate
outgoings whatsoever
description) which a
the owner or occupi

nnify the Landlord against all rates
assessments impositions and
y parochial local or of any other
imposed upon the Premises or
sting or novel nature.

3.5 The Tenant shall pa
relating to water sev
other services supp
meter rents).

ord against all charges incurred
city telecommunications and any
uding all standing charges and

3.6 The Tenant shall pa
Premises and addre
in the Premises.

er correspondence received at the
relevant to the Landlord's interest

3.7 The Tenant shall all
Landlord) to enter th
ascertaining whethe
for any other purpos

others authorised by the
onable time for the purpose of
ment are being complied with and
andlord's interest in the Premises.

3.8 When the Tenant va
created by this agre

the termination of the tenancy
items belonging to it.

4. **Landlord's covenants**

4.1 The Landlord shall
to and egress from
applicable).

employees and visitors) access
andlord's adjoining premises (if

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

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

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