

#### LR14. Declaration of trust where more than one person comprisi Tenant

If the Tenant is one person, omit or de alternative statements.

If the Tenant is more than one person this clause by omitting or deleting all i alternative statements.





nt is more than one person. They are to operty on trust for themselves as joint

nt is more than one person. They are to operty on trust for themselves as common in equal shares.]

nt is more than one person. They are to operty on trust <<Complete as >>]

#### 1. Definitions and Interpretat

1.1 In this Agreement ex terms shall have the

| 'Annual Rent'                            | mean  |
|--|---|
| 'Conduits'                               | mean<br>and o<br>water<br>media<br>all fixi<br>extrac |
| 'Interest'                               | mean<br>paym<br>the tir<br>cease<br>Landl             |
| 'Landlord'                               | includ<br>revers<br>Term;                             |
| 'Landlord's<br>Neighbouring<br>Property' | mean<br>the Pr  |
| 'Permitted Use'                          | mean<br>good  |
| 'Premises'                               | mean<br>of this<br>Premi                              |











therwise requires the following

annum exclusive of VAT;

r and supply pipes (including gas drains, soil and waste pipes, es and cables and other conducting , electricity and other services and quipment or structures including air

<rate of interest on outstanding per annum above the base rate for k plc or (if base rate or that bank equivalent rate notified by the

for the time being entitled to the nt upon the determination of the

ed by the Landlord in the vicinity of

ated in accordance with the rules of

in paragraph LR4 at the beginning other fixtures and fittings on the ixtures and fittings);

| <br>                        |                                   |
|-----------------------------|-----------------------------------|
| 'Rent'                      | mean                              |
| 'Rent Commencement<br>Date' | mean                              |
| 'Rent Days'                 | mean<br>each                      |
| 'Surveyor'                  | mean<br>Landl                     |
| 'Tenant'                    | includ<br>time v                  |
| 'Term'                      | mean<br>Lease                     |
| 'Title Matters'             | mean<br>< <ins<br>Premi</ins<br>  |
| 'VAT'                       | mean<br>(and u<br>monie<br>or cha |









nt by this Lease;

first to be paid>>;

September and 25 December] in

ct from time to time appointed by the

in whom the Term is from time to

ragraph LR6 at the beginning of this

out in the following documents: cting the landlord's title to the

y the Value Added Tax Act 1994 ly stated references to rent or other are exclusive of any VAT charged

ference in this Agreement to:

ncludes a reference to any ansmission or similar means;

lay other than Saturday or oliday in the territory of either

a reference to that statute or the relevant time;

Agreement and each of the ted at the relevant time;

ment;

o a clause of this Agreement aph of the relevant Schedule.

reference to their respective ssors in title and permitted

y body corporate, unincorporated egal entity;

nclude the plural and vice versa; by other gender;

# 1.2 Unless the context or

- 1.2.1 "writing" and communication
- 1.2.2 a "working da Sunday which party;
- 1.2.3 a statute or a provision as a
- 1.2.4 "this Agreeme Schedules as
- 1.2.5 a Schedule is

1.2.6 a Clause or P (other than th

- 1.3 In this Agreement:
  - 1.3.1 any reference personal repr assignees;
  - 1.3.2 any reference association, p
  - 1.3.3 words importi
  - 1.3.4 words importi

- 1.3.5 references to the Term othe
- 1.3.6 any covenant obligation not
- 1.3.7 references to neglect or def servants and
- 1.3.8 any reference amendment, and any statu made under t includes any directions ma
- 1.3.9 the clause he taken into acc
- 1.3.10 references to collateral to it
- 1.4 The headings in this its interpretation.

# 2. Demise and Rent

- 2.1 The Landlord demise together with (so far the First Schedule ex Neighbouring Proper Title Matters yielding
  - 2.1.1 the Annual Re order (or by d the first paym beginning on before the ne
  - 2.1.2 any other sun
  - 2.1.3 any VAT paya

# 3. Tenant's Covenants

- 3.1 The Tenant covenan
  - 3.1.1 To pay the Reduction or
  - 3.1.2 If any sum du length of time formally dema as not to waiv Interest (reco the amount u payment is m
  - 3.1.3 To pay and d (including wa impositions a



Ide any sooner determination of f time;

an act or thing includes an act or thing to be done;

It of the Tenant include the act, e Premises and their respective

udes any statutory extension, n or re-enactment of that statute ons, rules, orders or directions erence to statute or statutes julations, rules, orders or

f this Lease and are not to be r interpretation;

ocument supplemental or to its terms.

nience only and shall not affect

nant to hold for the Term t the same) the rights set out in r the benefit of the Landlord's Second Schedule subject to the

advance by bankers' standing so requires) on the Rent Days ate of this Lease for the period at Date and ending on the day

the Landlord under this Lease;

e manner stated without any

baid for more than <<maximum rrears e.g. 7 days>> (whether adlord refuses to accept rent so he Tenant must on demand pay calculated on a daily basis on due date until the date on which

Landlord against all rates harges, assessments, (whether parliamentary,









tion) which are now or at any ed or imposed upon the whether of an existing or novel

hst all charges incurred relating city, telecommunications and mises (including all standing

use it has been allowed during that loss to the Landlord on

ed and tidy and keep any nd all boundary walls and fences nage caused.

destruction on the Premises.

move all Tenant's fixtures and mises to the satisfaction of the al:

in that state and condition which a due performance by the this Lease:

documents held by the Tenant atters including (but not limited nts, asbestos surveys and nd reports and certificates stems.

the Tenant's possessions ht fails to remove them within ssessions can be left on h>> after being requested in ter using all reasonable make such a request to the

of the Tenant sell the demnifies the Landlord against third party whose possessions in the mistaken belief that the enant:

asonable efforts is unable to is entitled to retain any proceeds s them within <<maximum ions can be left on premises of the end of the Term; and

or and will indemnify the caused to the Premises by the ered by the Landlord directly or ence of the possessions on the erm.

parochial, loc time during th Premises or t nature.

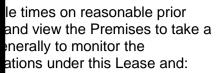
- 3.1.4 To pay or ind to water, sew anv other ser charges and
- 3.1.5 If the Landlor the Term to the demand.
- 3.1.6 To keep the F hedges trimm in good repair
- 3.1.7 Not to do or n
- 3.1.8 At the end of
  - if the L a) fittings Landld
  - b) quietly is in al Tenar
  - c) to han relatin to) he report relatin
- 3.1.9 If following th remain on the <<maximum premises afte writing by the endeavours t Tenant:
  - a) the La posse any lia have t posse
  - b) if the I locate of sale length after le
  - the Te c) Landlo posse indired Premi



- 3.1.10 To permit the notice (excep schedule of fi performance
  - a) if the l leaves which by the repair with th the no
  - b) if the that permit permit works demar expen and ot
- 3.1.11 To permit the or neighbouri necessary ma on reasonable
  - a) compl the Pr adjoin
  - b) inspec renew adjoin
  - c) inspec tests i Premi
  - d) constr neight damao reasor
- 3.1.12 To pay to the charges, fees and other pro which otherwi or in contemp
  - a) the pro (wheth any so breact
  - b) any pr 147 of avoide
  - c) the re







Surveyor gives to the Tenant (or of any repairs or maintenance carry out or of any other failure s obligations under this Lease to edy such failure in accordance of two months from the date of t):

ce and proceed diligently within led to comply with the notice to Premises and carry out the and to pay to the Landlord on tractual debt) the proper ling all legal costs Surveyor's

s and occupiers of any adjoining out workmen together with any upment at reasonable hours and ency) to enter the Premises for:

ements, carrying out repairs to , repairs or alterations to any ises;

cleansing, emptying, repairing, its belonging to or serving any ises;

ing out any investigations or posed redevelopment of the he Term;

ucture on any adjoining or son so entering doing as little able and making good in a caused to the Premises.

an indemnity basis all costs, luding legal costs and Surveyor's ncurred by the Landlord (or the Landlord) in connection with

the Tenant of any notice ) and including the preparation of ch notice in relation to any Tenant;

Premises under Section 146 or 1925 (even if forfeiture is f granted by the Court);

ms due from the Tenant;

- d) any ap require acted
- 3.1.13 With regard to
  - a) not at purpos
  - b) not to reside
  - c) not to dange thing;
  - d) to use betwe
- 3.1.14 Not to make a THAT the Ter Landlord's pri
- 3.1.15 In all cases w Regulations 2 (whether or n Lease) to pro safety file upo
- 3.1.16 Immediately the same stat any works by
- 3.1.17 Not to exhibit than signs of Landlord and good any dan Landlord.
- 3.1.18 With regard to
  - a) to com govern compe Tenan require occup
     b) within order or serv local of

jurisdi Landlo

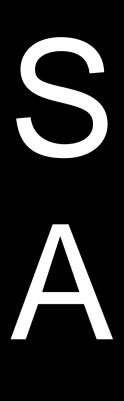
compl of the

object

propo: exped

not to

withou







for any consent or approval her or not this is granted or s withdrawn.

ises for any illegal or immoral

eping accommodation or for

mises any offensive, noisy or , manufacture, occupation or

e Permitted Use [and only 10pm Mondays to Sundays].

ns to the Premises PROVIDED ndertenant may with the small sheds for storing tools.

esign and Management) carried out to the Premises is required for them under this copy of the completed health and prks.

m to reinstate the Premises to vere in prior to the carrying out of tenant.

tisement on the Premises other d material approved by the remove any sign and make nable satisfaction of the

ect of the Premises:

e requirements of any or other authority or court of to the Premises or to the f the Premises whether or not the he lessor the lessee or the

the Tenant of any notice or r an order issued to the Tenant ny government department, or public, or court of competent o give full particulars to the ake all necessary steps to and also at the cost and request with the Landlord in making any inst any notice, order or thing reasonably deems

ssion in relation to the Premises it of the Landlord;

c)

- d) to con the Pr
- e) to com Regula writter Tenan to give the ob
- f) to kee detect reasor equipr
- 3.1.19 Not to permit or attempted if it is to give i Landlord to a required.
- 3.1.20 With regard to
  - a) not to
  - b) not to Premi
  - c) not to whole
  - d) not to PROV term c to cult
  - e) not to
  - f) not to trustee in para
- 3.1.21 To permit the Premises to f notice for rele with the Land reasonable tir
- 3.1.22 With regard to
  - a) to insu occup to proo the po
  - b) not to insura adjoin
  - c) if the insura increa











rmissions relating to or affecting

(Design and Management) ommencing any works to make a on 4(8) to the effect that the purposes of the Regulations and he election and thereafter to fulfil

with all fire prevention, nt which is required by law or dlord and to maintain the ord to inspect it from time to time.

sement to be made or acquired gainst or upon the Premises and andlord and at the request of the eans as may be reasonably

st for another;

the whole or any part of the

ssession or occupation of the es;

hole or any part of the Premises of individual allotments for a ertenants with a duty personally mitted;

emises;

whole otherwise than to the e organisation (if any) mentioned ing of this Lease.

ing the Term to enter the itable part of the Premises a ng that period to permit persons rity to view the Premises at

against liability incurred as yone entering the Premises and lemand evidence of the terms of premium;

which could cause any ses or any of the Landlord's ises to become void or voidable;

o anything which increases any the Landlord to repay the lord on demand; d) if the f damag insure irrecov defaul whole (includ

reinsta

- 3.1.23 To pay to or i time chargeal payable by th by the Landlo the Landlord.
- 3.1.24 To indemnify proceedings, or indirectly fr
  - a) any ad
  - b) any br
- 3.1.25 To perform, o Schedule and time for the b interests of go
- 3.1.26 To pay on de by the Landlo the Landlord and (where a pavements, w to or are capa with other pre in arrears.
- 3.1.27 Within 21 day the Premises person) to se updated offici
- 3.1.28 If this Lease i within one mo for first registi registration h
- 3.1.29 At the end of Lease and su to close the ti noted against
- 3.1.30 To notify the l this Lease be procure that a deed of cover mutandis) as



or neighbouring premises are c against which the Landlord has ey is wholly or partly or in part of any act, neglect or nt will pay to the Landlord the uire) a fair proportion of the cost er fees) of rebuilding and

ainst all VAT which is at any on the Rent or any other sums and on any expenses incurred ses to or is obliged to reimburse

osses, claims, demands, actions and expenses resulting directly

e Tenant and/or;

e provisions of this Lease.

e regulations set out in the Third ade by the Landlord from time to potrol of the Premises in the

ue proportion (to be determined expenses properly incurred by lacing, maintaining, cleansing onduits, roads, ways, forecourts, r other amenities which belong yed by the Premises in common ayment to be recoverable as rent

ransfer, underlease or charge of any undertenant or any other relevant document together with registered titles to the Landlord.

egistration at the Land Registry ase to apply to the Land Registry copies to the Landlord once the

Landlord the original of this he Landlord reasonably requires move entries in relation to it d title.

the Tenant's obligations under e Landlord so requires to e to the Landlord enters into a the same terms (mutatis

#### 4. Landlord's Covenants

- 4.1 The Landlord covena expectant on the det personally liable afte and the parties agree Lease after that date
  - 4.1.1 Subject to the complying wit hold the Pren the Landlord

## 5. Provisos and Agreements

- 5.1 The parties agree the
  - 5.1.1 the Annual R unpaid in par arrears e.g 14 demanded or
  - 5.1.2 the Tenant at in this Lease
  - 5.1.3 the Tenant ha provisional lio up by the Cou liquidation for petition prese
  - 5.1.4 the Tenant (b
  - 5.1.5 the Tenant m creditors or s

the Landlord may en that even if a previou Term will end (but wi the Landlord for brea breach under which t

- 5.2 Nothing in this Lease enforce any covenar relating to any other right of the Landlord manner which the La
- 5.3 The Landlord or the deal with any of such out any works (wheth those adjoining or ne may now or at any tin affected or diminishe
- 5.4 The parties agree that arising solely by virture enforce any terms of
- 5.5 The Tenant acknowle consent given by the













ng such time as the reversion vested in it (and not so as to be with its interest in the Premises ased from any liability under this

and other sums due and is Lease to permit the Tenant to erm without any interruption by iming under or in trust for it.

the Term:

reserved or payable as rent are of time rent is allowed to be in ming due (whether formally

to perform any of its obligations lemental to this Lease; or

dministrative receiver or petition presented for its winding iquidation (except a voluntary uction while solvent) or has a n Order; or

viduals) becomes bankrupt; or

ngement or composition with its cution to be levied on its goods,

part of them) at any time after en waived and on doing so the ht of action which has accrued to is of this Lease including the

he benefit of or the right to I in any lease or other instrument e Landlord or limits or affects the es now or at any time in any

r neighbouring premises may ink fit and may at any time carry lition, repair or otherwise) on ether or not the light or air which njoyed by the Premises is

party to this Lease has no right s of Third Parties) Act 1999 to

Lease nor any approval or ime during the Term shall imply represent or warrant use.

5.6 The Tenant acknowl wholly or partly on ar Landlord and the Lar

## 6. Limitation of Landlord's Li

- 6.1 Notwithstanding any the Tenant nor any p implied authority of t
  - 6.1.1 any interruption beyond the La
  - 6.1.2 any accident, chattel or proindemnify the Landlord by a property.

## 7. Notices

7.1 All notices given und service the provision Law of Property Act

## 8. [Termination by Landlord

- 8.1 The Landlord may degiving to the Tenant
   6 months>> notice in any rights of action wo of this Lease.
- 8.2 The Landlord shall re period after the deter

#### 9. [Termination by Tenant

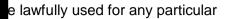
- 9.1 The Tenant may detend in the giving to the Landlor or 6 months>> noticent to any rights of action provisions of this Learner
- 9.2 This Lease shall only Tenant has paid all A up possession of the
- 9.3 The Landlord shall re period after the deter

#### 10. Exclusion of security of te

10.1 The Tenant confirms be before the Tenant Landlord served on t Regulatory Reform (







red into this Lease in reliance anty made by or on behalf of the intee.

e Landlord shall not be liable to Premises with the actual or

utility caused by circumstances

ered or damage or loss of any emises and the Tenant will ny claim made against the vner of any such chattels or

writing and for the purpose of contained in Section 196 of the this Lease.

time [after <<insert date>>] by riod to terminate lease e.g. 3 or any time but without prejudice to breach of any of the provisions

yments of Rent that relate to a

me [after <<insert date>>] by beriod to terminate lease e.g. 3 at any time but without prejudice or breach of any of the

tice given by the Tenant if the date of determination and gives hind no continuing underleases.

yments of Rent that relate to a

his Lease (or as the case may to enter into this Lease) the form set out in schedule 1 to the gland and Wales) Order 2003.

- 10.2 The Tenant confirms made a [declaration the form set out in pa
- 10.3 The Tenant confirms Tenant's behalf did s
- 10.4 The Landlord and the Tenant Act 1954 that Act 1954 are exclude

## 11. [Surety's covenant

- 11.1 The Surety covenant until released pursua
  - 11.1.1 the Tenant wi paid by the te for the payme on the part of
  - 11.1.2 the Surety, as costs and exp the Tenant in separate and 11.1.1,

PROVIDED ALWAYS endeavouring to obta the same become du performance or obse the tenant contained Landlord to the Tena liability of the Surety

11.2 In the event of the Tevested in the Tenant liquidator disclaiming and his trustee in bar with the Landlord tha for a term equal in du the time of the grant landlord's and tenant conditions in all resp this Lease, PROVIDI months after such dia do.]

#### 12. Applicable Law and Jurisd

- 12.1 English law shall app
- 12.2 The parties hereby a Courts.

THIS LEASE has been executed as dated

[Execution clauses for landlord:]



son on behalf of the Tenant) agraph 7] [statutory declaration in to the 2003 Order.

de the declaration on the prity.

to section 38A(1) Landlord and sive) of the Landlord and Tenant cy created by this Lease.

at all times during the Term or ant (Covenants) Act 1995:

her sums and payments to be nes and in the manner appointed orm and observe the covenants his Lease;

emnify the Landlord for all losses, Landlord through the default of resaid matters. This is a o the covenant given in clause

earance of the Landlord in ent and payments as and when any steps to enforce the said covenants on the part of ne which may be given by the any way lessen or affect the

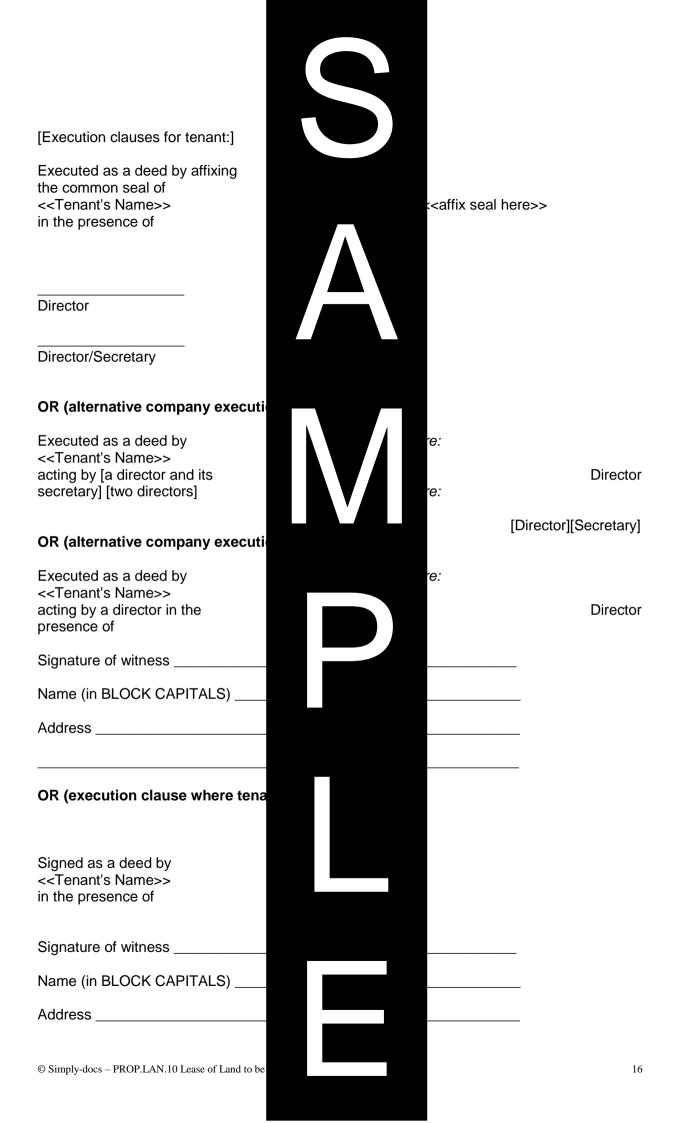
ile the benefit of this Lease is ing into liquidation and the individual) becoming bankrupt Lease, the Surety covenants andlord a lease of the Premises aining unexpired of the Term at ty, such lease to contain the like and the like provisos and for re-entry) as are contained in adlord within the period of three Surety a notice in writing so to

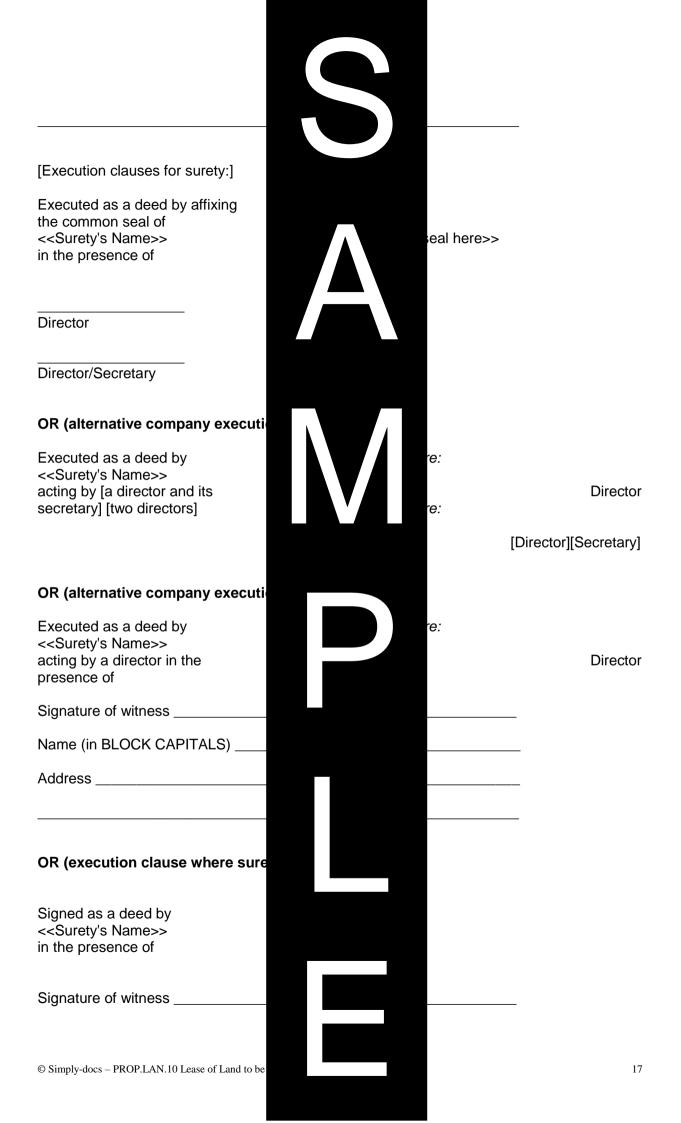
reement.

jurisdiction of the English

h the day on which it has been

| Executed as a deed by affixing<br>the common seal of<br>< <landlord's name="">&gt;<br/>in the presence of</landlord's> | <affix here="" seal="">&gt;</affix> |
|--|-------------------------------------|
| Director   |                                     |
| Director/Secretary   |                                     |
| OR (alternative company executi  |                                     |
| Executed as a deed by<br>< <landlord's name="">&gt;</landlord's>   | e:                                  |
| acting by [a director and its secretary] [two directors]   | Te:                                 |
|  | [Director][Secretary]               |
| OR (alternative company executi  |                                     |
| Executed as a deed by<br>< <landlord's name="">&gt;<br/>acting by a director in the</landlord's>                       | re:<br>Director                     |
| presence of Signature of witness   |                                     |
| Name (in BLOCK CAPITALS)   |                                     |
| Address  |                                     |
|  |                                     |
| OR (execution clause where land  |                                     |
| Signed as a deed by<br>< <landlord's name="">&gt;<br/>in the presence of</landlord's>                                  |                                     |
| Signature of witness   |                                     |
| Name (in BLOCK CAPITALS)   |                                     |
| Address  |                                     |
|  |                                     |
| © Simply-docs – PROP.LAN.10 Lease of Land to be  | 15                                  |





Name (in BLOCK CAPITALS) \_\_\_\_\_

Address \_\_\_\_\_



## **First Schedu**

The right of free passage an

telecommunications and oth

Conduits in or under or upor

far as necessary for the enjo

and all others so authorised

[The right in common with th

use for the purposes

the Premises, the foc Landlord's Neighbou

attached to this Leas

use for the purposes

with or without vehicl Property [which are

<<insert details of an

1.

2.

to:

(a)

(b)

(c)





#### the Tenant

pas, electricity,

he Premises by and through the uring Property such right to be so nd in common with the Landlord thers entitled thereto.

s so authorised by the Landlord

n foot only to and egress from mergency escapes within the shown edged green on the plan

and egress from the Premises in the Landlord's Neighbouring plan attached to this Lease];

ed to the Tenant>>.]

## Second Schedu

#### the Landlord

bmmunications and other remises through the Conduits in

s subject to giving reasonable e of:

ting, cleansing or repairing the or neighbouring premises;

airing, altering or improving any r neighbouring premises;

adjoining or neighbouring

his Lease;

ch rights in a reasonable manner

andlord's Neighbouring Property or otherwise) and in such y interfere with the access of

y for any purpose whatsoever uring premises any restrictions or

ring, maintaining, cleansing or though this may temporarily of the Premises.

and all other easements and or enjoyed by any adjoining or

- 1. The free passage of water, services from and to any ad or under or upon the Premis
- 2. The right at all reasonable ti previous notice (except in er
  - (a) complying with statu Premises or repairing
  - (b) inspecting, laying, co Conduits in the Prem
  - (c) constructing any buil premises;
  - performing the obligation (d)

the Landlord or other persor and making good all damag

- 3. The right at any time to build according to such plans (wh manner as the Landlord dec light or air to the Premises.
- 4. The right to use the Landlor and without imposing upon a conditions similar to those in
- 5. The right to erect scaffolding altering any adjoining or neighbor interfere with the access to
- 6. All rights of light, air, suppor rights now or after the date of neighbouring premises.



ns

s or explosive material on the

egistration which is required in h the terms and conditions of the levant to the Permitted Use.

dlord's Neighbouring Property.

<insert list of permitted animals

1.

2.

3.

4.

Premises.