

S A M P L E

LR1. Date of lease	ate in full>>
LR2. Title number(s)	ndlord's title number(s) r(s) out of which this lease is granted. k if not registered. andlord's title number(s)>> er title numbers e number(s) against which entries of matters n LR9, LR10, LR11 and LR13 are to be her title number(s)>>
LR3. Parties to this lease <i>Give full names, addresses and company registered number, if any, of each of the parties to this lease. For Scottish companies use a SC prefix, for limited liability partnerships use an LLP prefix. For foreign companies give territory in which they are incorporated.</i>	ame of Landlord>> ddress of Landlord>> ompany number>> ame(s) of Tenant(s)>> ddress of Tenant>> ompany number (if applicable)>> trustees of a members' organisation <<Name of Organisation>>] any) ame of Surety>> ddress of Surety>> ompany number>> Parties <i>Capacity of each party, for example "parent company", "guarantor", etc.</i> ame of other party>> ddress of other party>> ompany number>>
LR4. Property <i>Insert a full description of the land being leased or Refer to the clause, schedule or paragraph in this lease in which the land being leased is more fully described.</i> <i>Where there is a letting of part of a registered plot, a plan must be attached to this lease showing the levels must be specified.</i>	Effect of a conflict between this clause and the remainder of this lease then, for the purpose of registration, this clause shall prevail. erty [shown edged red on the plan attached to this lease and] known as <<Insert Name of Property>>

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LR5. Prescribed statements etc.

If this lease includes a statement falling within LR5.1, insert under that sub-clause the statement or refer to the clause, schedule or paragraph of a schedule in this 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 and 180 (leases in favour of a charity), 180 (leases granted by a charity) or 196 (leases granted after the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

relevant provision if landlord or tenant is a charity.

is made under, or by reference to, provisions of:

the Leasehold Reform Act 1967

the Leasehold Reform Act 1985

the Leasehold Reform Act 1988

the Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options.

NOTE: The information you provide, or omit, here will be used as part of the particular description to identify the lease under rule 6 of the Land Registration Rules 2003.

including the commencement date>>

including the expiry date>>

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

is as follows: term>>

LR7. Premium

Specify the total premium, inclusive of 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 wording of the provisions.

contains a provision that prohibits or restricts dispositions.

LR9. Rights of acquisition etc.

Insert the relevant provisions in the schedule or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.

landlord's contractual rights to renew this lease, to acquire the reversion or another interest in the Property, or to acquire an interest in the land.

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tenant's covenant to (or offer to)
this lease

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Landlord's contractual rights to acquire

LR10. Restrictive covenants given by the Landlord in respect of the Property other than the Property

Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease in which contains the provisions.

LR11. Easements

Refer here only to the clause, schedule or paragraph of a schedule in this lease which set out the easements.

Easements granted by this lease for the benefit of the Property

Easements granted or reserved by this lease for the benefit of other

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LR12. Estate rentcharge burdened on the Property

Refer here only to the clause, schedule or paragraph of a schedule in this lease which set out the rentcharge.

LR13. Application for standard form of restriction

Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause for each of them, tell us who is applying for each, which title and set out the full text of the restriction you are applying for.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

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LR14. Declaration of trust where more than one person comprising Tenant

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

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

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

...nt is more than one person. They are to hold the property on trust for themselves as [tenants in common in equal shares.]

...nt is more than one person. They are to hold the property on trust <<Complete as follows>>]

1. Definitions and Interpretation

1.1 In this Agreement except where the context otherwise requires the following terms shall have the meanings

otherwise requires the following

'Annual Rent'	mean	annum exclusive of VAT;
'Conduits'	mean and of water media all fixed extrac	er and supply pipes (including gas drains, soil and waste pipes, cables and other conducting s, electricity and other services and equipment or structures including air
'Interest'	mean payment the time cease Landl	<rate of interest on outstanding per annum above the base rate for bank plc or (if base rate or that bank equivalent rate notified by the
'Landlord'	include reverse Term	s for the time being entitled to the nt upon the determination of the
'Landlord's Neighbouring Property'	mean the P	ed by the Landlord in the vicinity of
'Permitted Use'	mean good	ated in accordance with the rules of
'Premises'	mean of this Prem	in paragraph LR4 at the beginning other fixtures and fittings on the fixtures and fittings);

'Rent'	mean	ent by this Lease;
'Rent Commencement Date'	mean	s first to be paid>>;
'Rent Days'	mean each	September and 25 December] in
'Surveyor'	mean Landl	ct from time to time appointed by the
'Tenant'	includ time v	s in whom the Term is from time to
'Term'	mean Lease	paragraph LR6 at the beginning of this
'Title Matters'	mean <<ins Premi	out in the following documents: cting the landlord's title to the
'VAT'	mean (and u monie or cha	y the Value Added Tax Act 1994 ly stated references to rent or other are exclusive of any VAT charged

- 1.2 Unless the context of this Agreement requires otherwise, a reference in this Agreement to:
- 1.2.1 "writing" and a communication includes a reference to any transmission or similar means;
 - 1.2.2 a "working day" means any day other than Saturday or Sunday which is not a public holiday in the territory of either party;
 - 1.2.3 a statute or a provision as a reference to that statute or provision as at the relevant time;
 - 1.2.4 "this Agreement" and "Schedules" as a reference to this Agreement and each of the Schedules as amended at the relevant time;
 - 1.2.5 a Schedule is a reference to the relevant Schedule;
 - 1.2.6 a Clause or Paragraph (other than the relevant Clause or Paragraph) as a reference to a clause of this Agreement or a paragraph of the relevant Schedule.

- 1.3 In this Agreement:
- 1.3.1 any reference to a person includes a reference to their respective personal representatives and assigns and successors in title and permitted assignees;
 - 1.3.2 any reference to a company includes a reference to any body corporate, unincorporated association, partnership or other legal entity;
 - 1.3.3 words importing the masculine gender include the plural and vice versa;
 - 1.3.4 words importing the singular gender include any other gender;

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- parochial, local or otherwise) which are now or at any time during the Term have been or imposed upon the Premises or the Landlord or Tenant or whether of an existing or novel nature.
- 3.1.4 To pay or indemnify the Landlord against all charges incurred relating to water, sewerage, electricity, telecommunications and other services to the Premises (including all standing charges and rates).
- 3.1.5 If the Landlord allows the Tenant to use the Premises for a purpose not permitted by the Term to the Landlord on demand.
- 3.1.6 To keep the Premises and its hedges trimmed and tidy and keep any boundary walls and fences in good repair and to make good any damage caused.
- 3.1.7 Not to do or permit any destruction on the Premises.
- 3.1.8 At the end of the Term:
- if the Landlord requires the Tenant to remove all Tenant's fixtures and fittings from the Premises to the satisfaction of the Landlord;
 - quietly remove the Premises in that state and condition which is in accordance with a due performance by the Tenant of this Lease;
 - to hand over to the Landlord all documents held by the Tenant relating to the Premises including (but not limited to) health and safety certificates, asbestos surveys and reports and certificates relating to the Premises.
- 3.1.9 If following the end of the Term the Tenant's possessions remain on the Premises for a period of <<maximum number of days>> after being requested in writing by the Landlord to remove them, the Tenant shall endeavour to make such a request to the Landlord:
- the Landlord shall not be obliged to remove the possessions and the Tenant shall indemnify the Landlord against any liability incurred by the Tenant in the mistaken belief that the Landlord has agreed to remove the possessions;
 - if the Landlord, after making reasonable efforts is unable to locate the possessions, the Tenant is entitled to retain any proceeds of sale of the possessions within <<maximum number of days>> of the end of the Term; and
 - the Tenant shall indemnify the Landlord for and will indemnify the Landlord for any loss or damage caused to the Premises by the Tenant or any third party whose possessions are left on the Premises by the Tenant or any third party in the presence of the possessions on the Premises during the Term.

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| a) | the preparation of any notice (whether or not such notice is required by any statute or any contract) and including the preparation of such notice in relation to any breach of the Lease by the Tenant; |
| b) | any proceedings under Section 146 or 147 of the Law of Property Act 1925 (even if forfeiture is avoided or the proceedings are granted by the Court); |
| c) | the recovery of any sums due from the Tenant; |

- d) any application for any consent or approval required for the carrying out of the works, whether or not this is granted or refused or withdrawn.
- 3.1.13 With regard to the use of the Premises for any illegal or immoral purposes:
- a) not to use the Premises for any illegal or immoral purposes;
 - b) not to use the Premises for keeping accommodation or for residential purposes;
 - c) not to use the Premises for any offensive, noisy or dangerous activity, manufacture, occupation or thing;
 - d) not to use the Premises for any purpose other than the Permitted Use [and only for the Permitted Use between 10pm Mondays to Sundays].
- 3.1.14 Not to make any alterations to the Premises PROVIDED THAT the Tenant shall obtain the written consent of the Landlord's prior to making any alterations to the Premises including small sheds for storing tools.
- 3.1.15 In all cases where the Tenant is required to carry out any works in accordance with the Regulations 2008 (whether or not required for them under this Lease) to provide a copy of the completed health and safety file upon completion of the works.
- 3.1.16 Immediately upon completion of the works the Tenant shall reinstate the Premises to the same state as they were in prior to the carrying out of the works by the Tenant.
- 3.1.17 Not to exhibit any advertisement on the Premises other than signs of the Tenant's business and material approved by the Landlord and to remove any sign and make good any damage to the Premises to the reasonable satisfaction of the Landlord.
- 3.1.18 With regard to the use of the Premises:
- a) to comply with the requirements of any government department, local authority or other authority or court of competent jurisdiction in relation to the Premises or to the use of the Premises whether or not the Tenant is the lessor the lessee or the occupier of the Premises;
 - b) within the period of 14 days of the receipt of any notice or order or any government department, local authority or public, or court of competent jurisdiction to give full particulars to the Landlord and also at the cost and request of the Tenant to take all necessary steps to comply with the Landlord in making any application in relation to the Premises against any notice, order or proposal which the Tenant reasonably deems to be necessary;
 - c) not to use the Premises for any purpose other than the Permitted Use without the written consent of the Landlord;

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| d) | to comply with the Provisions of the Regulations | permissions relating to or affecting the Premises |
| e) | to comply with the Regulations and to give effect to the obligations of the Regulations | in (Design and Management) commencing any works to make a modification in accordance with Regulation 4(8) to the effect that the modifications are necessary for the purposes of the Regulations and the election and thereafter to fulfil the obligations of the Regulations |
| f) | to keep the Premises in good repair and to detect and repair any defects or damage to the Premises or any part thereof as soon as reasonably practicable | in accordance with all fire prevention, fire safety and other measures which are required by law or by the Regulations and to maintain the Premises in good repair and to inspect it from time to time. |
| 3.1.19 | Not to permit any person to enter the Premises or attempted to do so if it is to give effect to the obligations of the Regulations and to give effect to the obligations of the Regulations | consent to be made or acquired against or upon the Premises and to give effect to the obligations of the Regulations and at the request of the Landlord and to give effect to the obligations of the Regulations as may be reasonably required. |
| 3.1.20 | With regard to the Premises | |
| a) | not to use the Premises for any purpose other than that for which they are let | for another; |
| b) | not to use the Premises for any purpose other than that for which they are let | for the whole or any part of the Premises; |
| c) | not to use the Premises for any purpose other than that for which they are let | possession or occupation of the Premises; |
| d) | not to use the Premises for any purpose other than that for which they are let | whole or any part of the Premises for the purpose of individual allotments for a period of more than three months; or |
| e) | not to use the Premises for any purpose other than that for which they are let | tenants with a duty personally to maintain the Premises in good repair; |
| f) | not to use the Premises for any purpose other than that for which they are let | premises; |
| 3.1.21 | To permit the Premises to be used for any purpose other than that for which they are let | for a whole otherwise than to the Landlord or to the organisation (if any) mentioned in paragraph 3.1.20 of this Lease. |
| 3.1.22 | With regard to the Premises | |
| a) | to insure the Premises against liability incurred as a result of any person entering the Premises and to provide evidence of the terms of the policy to the Landlord on demand; | against liability incurred as a result of any person entering the Premises and to provide evidence of the terms of the policy to the Landlord on demand; |
| b) | not to use the Premises for any purpose other than that for which they are let | which could cause any of the Landlord's obligations to become void or voidable; |
| c) | if the Landlord is required to insure the Premises against liability incurred as a result of any person entering the Premises and to provide evidence of the terms of the policy to the Landlord on demand; | to anything which increases any of the Landlord's obligations to repay the Landlord on demand; |

- d) if the Premises or neighbouring premises are damaged by fire or lightning against which the Landlord has insured, the Tenant shall pay to the Landlord the whole or (if the damage is irrecoverable) a fair proportion of the cost (including reasonable fees) of rebuilding and reinstating the Premises.
- 3.1.23 To pay to or reimburse the Landlord on demand against all VAT which is at any time chargeable on the Rent or any other sums payable by the Tenant and on any expenses incurred by the Landlord in connection with the Premises or is obliged to reimburse the Landlord.
- 3.1.24 To indemnify the Landlord in respect of all losses, claims, demands, actions, proceedings, costs and expenses resulting directly or indirectly from the Tenant's breach of any of the provisions of this Lease.
- a) any act or omission in breach of the provisions of this Lease.
- b) any breach of the provisions of this Lease.
- 3.1.25 To perform, observe and comply with all the regulations set out in the Third Schedule and to observe and comply with all the regulations made by the Landlord from time to time for the better management and control of the Premises in the interests of good order and convenience.
- 3.1.26 To pay on demand to the Landlord a fair proportion (to be determined by the Landlord) of the expenses properly incurred by the Landlord in respect of the Premises and (where applicable) of the conduits, roads, ways, forecourts, drains, sewers, drains, or other amenities which belong to or are capable of being enjoyed by the Premises in common with other premises and the payment to be recoverable as rent in arrears.
- 3.1.27 Within 21 days of the completion of the transfer of the Premises to the Tenant (or any other person) to send to the Landlord a copy of the relevant document together with a copy of the registered titles to the Landlord.
- 3.1.28 If this Lease is registered at the Land Registry the Tenant shall cause to apply to the Land Registry for first registration of the Lease and send copies to the Landlord once the registration has been completed.
- 3.1.29 At the end of the Lease and subject to the Landlord reasonably requires to close the title and remove entries in relation to it the Tenant shall send to the Landlord the original of this Lease and the Landlord shall remove entries in relation to it from the title.
- 3.1.30 To notify the Landlord of the Tenant's obligations under this Lease before the Landlord so requires to do so and the Tenant to the Landlord enters into a deed of cover and the same terms (mutatis mutandis) as the Landlord so requires to do so.

4. Landlord's Covenants

4.1 The Landlord covenants to expectant on the death of the Tenant personally liable after the death and the parties agree that the Lease after that date

4.1.1 Subject to the Tenant complying with the terms of this Lease to hold the Premises for the term of the Lease the Landlord covenants to

5. Provisos and Agreements

5.1 The parties agree that the Lease shall be subject to the following provisions:

5.1.1 the Annual Rent reserved or payable as rent are unpaid in part or in whole or in arrears e.g 14 days after the date demanded or

5.1.2 the Tenant at any time during the term of this Lease

5.1.3 the Tenant has not been appointed as provisional liquidator or has not been taken up by the Court as a creditor in liquidation for the purpose of a petition presented

5.1.4 the Tenant (being an individual) becomes bankrupt; or

5.1.5 the Tenant makes any arrangement or composition with its creditors or suffers any execution to be levied on its goods,

the Landlord may enforce any covenant relating to any other lease or agreement that even if a previous lease or agreement has expired the Term will end (but will not be affected by the Landlord for breach of any covenant or breach under which the

5.2 Nothing in this Lease shall prevent the Landlord from enforcing any covenant relating to any other lease or agreement that even if a previous lease or agreement has expired the Term will end (but will not be affected by the Landlord for breach of any covenant or breach under which the

5.3 The Landlord or the Tenant may at any time during the term of this Lease deal with any of such premises (whether or not the light or air which is enjoyed by the Premises is affected or diminished)

5.4 The parties agree that the Landlord shall have no right arising solely by virtue of the Landlord's Act 1999 to enforce any terms of

5.5 The Tenant acknowledges that the Landlord's consent given by the

ing such time as the reversion in the Premises is vested in it (and not so as to be affected by its interest in the Premises) and the parties agree that the Lease after that date

and other sums due and payable by the Tenant under this Lease to permit the Tenant to hold the Premises for the term of the Lease without any interruption by the Landlord claiming under or in trust for it.

ing the Term:

reserved or payable as rent are unpaid in part or in whole or in arrears e.g 14 days after the date demanded or

s to perform any of its obligations under this Lease; or

administrative receiver or has not been appointed as provisional liquidator (except a voluntary liquidation while solvent) or has a petition presented for its winding up or has a Court Order; or

viduals) becomes bankrupt; or

angement or composition with its creditors or suffers any execution to be levied on its goods,

part of them) at any time after the expiration of the Term or when waived and on doing so the Landlord shall have no right of action which has accrued to the Tenant under this Lease including the

ne benefit of or the right to enforce any covenant relating to any other lease or agreement that even if a previous lease or agreement has expired the Term will end (but will not be affected by the Landlord for breach of any covenant or breach under which the

or neighbouring premises may at any time during the term of this Lease deal with any of such premises (whether or not the light or air which is enjoyed by the Premises is affected or diminished)

party to this Lease has no right arising solely by virtue of the Landlord's Act 1999 to

Lease nor any approval or consent given by the Landlord during the Term shall imply

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represent or warrant
use.

be lawfully used for any particular

- 5.6 The Tenant acknowledges that he has entered into this Lease in reliance wholly or partly on an oral representation made by or on behalf of the Landlord and the Landlord warrants that the representation is true.

entered into this Lease in reliance wholly or partly on an oral representation made by or on behalf of the Landlord and the Landlord warrants that the representation is true.

6. Limitation of Landlord's Liability

- 6.1 Notwithstanding anything to the contrary in this Lease, the Landlord shall not be liable to the Tenant nor any person claiming through him for any loss or damage to the Premises with the actual or constructive knowledge of the Landlord at the time of the loss or damage.

the Landlord shall not be liable to the Tenant nor any person claiming through him for any loss or damage to the Premises with the actual or constructive knowledge of the Landlord at the time of the loss or damage.

- 6.1.1 any interruption of the supply of electricity, gas, water or other utility caused by circumstances beyond the Landlord's control.

any interruption of the supply of electricity, gas, water or other utility caused by circumstances beyond the Landlord's control.

- 6.1.2 any accident, fire, theft or other event which causes damage to any chattel or property of the Tenant and the Tenant will indemnify the Landlord by a sum equal to the value of the property.

causes damage to any chattel or property of the Tenant and the Tenant will indemnify the Landlord by a sum equal to the value of the property.

7. Notices

- 7.1 All notices given under this Lease shall be in writing and for the purpose of service the provisions of the Law of Property Act 1925 shall apply.

writing and for the purpose of service the provisions of the Law of Property Act 1925 shall apply.

8. [Termination by Landlord]

- 8.1 The Landlord may determine this Lease by giving to the Tenant notice in writing of at least 6 months notice in writing of any rights of action which may be taken by the Landlord under this Lease.

time [after <<insert date>>] by giving to the Tenant notice in writing of at least 6 months notice in writing of any rights of action which may be taken by the Landlord under this Lease.

- 8.2 The Landlord shall release the Tenant from any obligations of Rent that relate to a period after the determination of this Lease.

payments of Rent that relate to a period after the determination of this Lease.

9. [Termination by Tenant]

- 9.1 The Tenant may determine this Lease by giving to the Landlord notice in writing of at least 6 months notice in writing of any rights of action which may be taken by the Landlord under this Lease.

time [after <<insert date>>] by giving to the Landlord notice in writing of at least 6 months notice in writing of any rights of action which may be taken by the Landlord under this Lease.

- 9.2 This Lease shall only be determined if the Tenant has paid all Arrears of Rent and gives up possession of the Premises.

notice given by the Tenant if the Tenant has paid all Arrears of Rent and gives up possession of the Premises.

- 9.3 The Landlord shall release the Tenant from any obligations of Rent that relate to a period after the determination of this Lease.

payments of Rent that relate to a period after the determination of this Lease.

10. Exclusion of security of tenancy

- 10.1 The Tenant confirms that he has entered into this Lease (or as the case may be before the Tenant has entered into this Lease) the form set out in schedule 1 to the Landlord served on the Tenant in accordance with the Regulatory Reform (Leases and Licences) Order 2003.

this Lease (or as the case may be before the Tenant has entered into this Lease) the form set out in schedule 1 to the Landlord served on the Tenant in accordance with the Regulatory Reform (Leases and Licences) Order 2003.

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- 10.2 The Tenant confirms that the [person on behalf of the Tenant] has made a [declaration in paragraph 7] [statutory declaration in the form set out in paragraph 7] to the 2003 Order.
- 10.3 The Tenant confirms that the [person on behalf of the Tenant] has made the declaration on the Tenant's behalf did so with full authority.
- 10.4 The Landlord and the Tenant agree that the provisions of section 38A(1) Landlord and Tenant Act 1954 that relate to the termination (or otherwise) of the Landlord and Tenant relationship created by this Lease are excluded.

11. [Surety's covenant]

- 11.1 The Surety covenant shall remain in force from the date of the Lease until released pursuant to the provisions of the Landlord and Tenant (Covenants) Act 1995:
- 11.1.1 the Tenant will pay to the Landlord all sums and payments to be made by the tenant in respect of the premises and in the manner appointed in the Lease and observe the covenants and conditions of this Lease;
- 11.1.2 the Surety, as agent for the Tenant, shall indemnify the Landlord for all losses, costs and expenses incurred by the Landlord through the default of the Tenant in respect of the premises and in the manner appointed in the Lease and observe the covenants and conditions of this Lease.
- PROVIDED ALWAYS that the Surety shall endeavour to obtain from the Tenant the same become due and payable by the Tenant in respect of the performance or observance of the covenants and conditions of the Lease contained in the Lease and the Tenant's liability of the Surety shall not be affected by the Tenant's failure to do so.
- 11.2 In the event of the Tenant becoming bankrupt or insolvent or the liquidator disclaiming the Lease and his trustee in bankruptcy or the liquidator of the Tenant with the Landlord that the Tenant shall be deemed to have granted for a term equal in duration to the term of the Lease at the time of the grant of the Lease to the Landlord's and tenant's satisfaction the conditions in all respects as to the performance of this Lease, PROVIDED that the Tenant shall do so within three months after such disclaiming or liquidation.

12. Applicable Law and Jurisdiction

- 12.1 English law shall apply to the Lease and the Surety's covenant.
- 12.2 The parties hereby agree that the jurisdiction of the English Courts shall be exclusive.

THIS LEASE has been executed as a deed on the day on which it has been dated

[Execution clauses for landlord:]

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

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Landlord's Name>>
acting by [a director and its
secretary] [two directors]

OR (alternative company execution)

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where land is to be conveyed to the tenant)

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

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<<affix seal here>>

re:

Director

re:

[Director][Secretary]

re:

Director

[Execution clauses for tenant:]

Executed as a deed by affixing
the common seal of
<<Tenant's Name>>
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Tenant's Name>>
acting by [a director and its
secretary] [two directors]

re:

Director

re:

[Director][Secretary]

OR (alternative company execution)

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

re:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where tenant is an individual)

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

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[Execution clauses for surety:]

Executed as a deed by affixing
the common seal of
<<Surety's Name>>
in the presence of

seal here>>

A

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Surety's Name>>
acting by [a director and its
secretary] [two directors]

re:

Director

re:

[Director][Secretary]

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OR (alternative company execution)

Executed as a deed by
<<Surety's Name>>
acting by a director in the
presence of

re:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

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OR (execution clause where surety is a company)

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

Signature of witness _____

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Name (in BLOCK CAPITALS) _____

Address _____

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First Schedule

the Tenant

1. The right of free passage and of laying gas, electricity, telecommunications and other conduits in or under or upon the Premises by and through the Conduits in or under or upon the Premises such right to be so far as necessary for the enjoyment of the Property and in common with the Landlord and all others so authorised to enjoy the same.
2. [The right in common with the Landlord to:
 - (a) use for the purposes of the Premises, the footway and emergency escapes within the Landlord's Neighbouring Property shown edged green on the plan attached to this Lease;
 - (b) use for the purposes of the Premises with or without vehicle access in the Landlord's Neighbouring Property [which are shown edged red on the plan attached to this Lease];
 - (c) <<insert details of any other rights to be granted to the Tenant>>.]

1. The free passage of water, sewerage and other services from and to any adjoining premises through the Conduits in or under or upon the Premises.
2. The right at all reasonable times to enter the Premises subject to giving reasonable notice (except in emergency) for the purpose of:
 - (a) complying with statutory requirements for inspecting, cleansing or repairing the Premises or repairing any drains, gutters or neighbouring premises;
 - (b) inspecting, laying, covering, repairing, altering or improving any Conduits in the Premises or any drains, gutters or neighbouring premises;
 - (c) constructing any building or works on or adjoining or neighbouring the Premises;
 - (d) performing the obligations of the Landlord under this Lease;and to exercise such rights in a reasonable manner and making good all damage caused by the exercise of such rights.
3. The right at any time to build or construct any building or structure according to such plans (whether or not approved or otherwise) and in such a manner as the Landlord decides, provided that such building or structure shall not interfere with the access of light or air to the Premises.
4. The right to use the Landlord's Neighbouring Property for any purpose whatsoever and without imposing upon any adjoining premises any restrictions or conditions similar to those imposed on the Premises.
5. The right to erect scaffolding or other works on or adjoining or neighbouring the Premises for the purpose of erecting, maintaining, cleansing or altering any adjoining or neighbouring premises, although this may temporarily interfere with the access to or from the Premises.
6. All rights of light, air, support, water, sewerage and all other easements and rights now or after the date of completion of the Lease or enjoyed by any adjoining or neighbouring premises.

Third Parties

1. Not to keep any inflammable, flammable or explosive material on the Premises.
2. To obtain, maintain and renew any registration which is required in connection with the Permitted Use in accordance with the terms and conditions of the licence or registration and to comply with any other requirements relevant to the Permitted Use.
3. Not to obstruct the movement of traffic to or from the Landlord's Neighbouring Property.
4. Not to keep animals on the Land except as permitted in the schedule <<insert list of permitted animals e.g. chickens, rabbits, bees>>

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