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**LR1. Date of lease**

Date in full&gt;&gt;

**LR2. Title number(s)**

Landlord's title number(s)

...r(s) out of which this lease is granted.  
 ... if not registered.

Landlord's title number(s)&gt;&gt;

**Other title numbers**

... number(s) against which entries of matters  
 ... in LR9, LR10, LR11 and LR13 are to be

Other title number(s)&gt;&gt;

**LR3. Parties to this lease**

*Give full names, addresses and company  
 registered number, if any, of each of the  
 For Scottish companies use a SC pre  
 limited liability partnerships use an OC  
 foreign companies give territory in which  
 incorporated.*

Name of Landlord&gt;&gt;

Address of Landlord&gt;&gt;

Company number&gt;&gt;

Name(s) of Tenant(s)&gt;&gt;

Address of Tenant&gt;&gt;

**any)**

Name of Surety&gt;&gt;

Address of Surety&gt;&gt;

Company number&gt;&gt;

**ties**

... capacity of each party, for example  
 ... ent company", "guarantor", etc.

Name of other party&gt;&gt;

Address of other party&gt;&gt;

Company number&gt;&gt;

**LR4. Property**

*Insert a full description of the land being  
 or*

*Refer to the clause, schedule or paragraph  
 schedule in this lease in which the land  
 leased is more fully described.*

*Where there is a letting of part of a re  
 a plan must be attached to this lease  
 levels must be specified.*

**In the event of a conflict between this clause  
 remainder of this lease then, for the  
 of registration, this clause shall**

... property [shown edged red on the plan  
 to this lease and] known as <<Insert  
 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 and 181 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.*

*relevant provision if landlord is a*

*is lease is made under, or by reference to, 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 (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*

*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*

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

Landlord's contractual rights to acquire

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

*Insert the relevant provisions or refer to  
schedule or paragraph of a schedule in  
which contains the provisions.*

**LR11. Easements**

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

easements granted by this lease for  
of the Property

easements granted or reserved by this  
the Property for the benefit of other

**LR12. Estate rentcharge burdening  
Property**

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

**LR13. Application for standard form  
restriction**

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

*Standard forms of restriction are set out  
Schedule 4 to the Land Registration Rules*

**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 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

...therwise requires the following

<b>'Annual Rent'</b>	mean	...annum exclusive of VAT;
<b>'Conduits'</b>	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
<b>'Interest'</b>	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
<b>'Landlord'</b>	include reverse Term	...s for the time being entitled to the nt upon the determination of the
<b>'Landlord's Neighbouring Property'</b>	mean the P	...ed by the Landlord in the vicinity of
<b>'Permitted Use'</b>	mean of good	...tivated in accordance with the rules
<b>'Premises'</b>	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
'Superior Landlord'	mean Super	the time being landlord under the
'Superior Lease'	mean of lan	>> and made between (1) <<name of tenant>>;
'Surveyor'	mean Landl	ct from time to time appointed by the (be) the Superior Landlord;
'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 Prem	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
- 1.2.1 "writing" and a  
communicatio
- 1.2.2 a "working da  
Sunday which  
party;
- 1.2.3 a statute or a  
provision as a
- 1.2.4 "this Agree  
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;
- reference in this Agreement to:
- includes a reference to any  
transmission or similar means;
- day other than Saturday or  
holiday in the territory of either
- a reference to that statute or  
at the relevant time;
- Agreement and each of the  
ted at the relevant time;
- ement;
- to a clause of this Agreement  
graph of the relevant Schedule.
- reference to their respective  
ssors in title and permitted

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- 2.1 The Landlord demises unto the Tenant (and the Tenant shall hold for the Term of the Lease together with (so far as respects the Tenant) the rights set out in the First Schedule expressly granted to the Tenant for the benefit of the Landlord's Neighbouring Properties) unto the Tenant for the Second Schedule subject to the Title Matters yielding unto the Landlord the following:
- 2.1.1 the Annual Rent payable by the Tenant in advance by bankers' standing order (or by draft) to the Landlord (and so requires) on the Rent Days (as defined in clause 1.1) of the first payment date of this Lease for the period beginning on the first day of the first Rent Date and ending on the day before the next Rent Date;
- 2.1.2 any other sum payable by the Tenant to the Landlord under this Lease;
- 2.1.3 any VAT payable by the Tenant to the Landlord under this Lease;

paid for more than <<maximum arrears e.g. 7 days>> (whether

- formally demand the rent so as not to waive the right of Interest (recovery) on the amount unpaid until the payment is made.
- 3.1.3 To pay and discharge the Landlord against all rates and charges, assessments, taxes (whether parliamentary, local or otherwise) which are now or at any time during the Term levied or imposed upon the Premises or 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 taxes).
- 3.1.5 If the Landlord permits the Tenant to use the Premises for any purpose it has been allowed during the Term, the Tenant shall be liable for that loss to the Landlord on demand.
- 3.1.6 To keep the Premises and all boundary walls and fences in good repair and to replace any damaged or destroyed and tidy and keep any and all boundary walls and fences in good repair and to replace any damaged or destroyed.
- 3.1.7 Not to do or permit to be done any act which would constitute a destruction on the Premises.
- 3.1.8 At the end of the Term the Tenant shall:
- 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 and about the Premises at the 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) heretofore, asbestos surveys and reports and certificates and reports and certificates relating to the Premises.
- 3.1.9 If following the termination of the Lease the Tenant's possessions remain on the Premises for a period of less than <<maximum period>> after being requested in writing by the Landlord to remove them, the Tenant shall make such a request to the Landlord:
- the Landlord shall be entitled to sell the Tenant's possessions and the Tenant shall indemnify the Landlord against any loss or damage suffered by any third party whose possessions are damaged in the mistaken belief that the Tenant's possessions are the Landlord's;
  - if the Landlord is unable to locate the Tenant's possessions after reasonable efforts is unable to locate them, the Tenant is entitled to retain any proceeds of sale of the Tenant's possessions within <<maximum period>> after being requested in writing by the Landlord to remove them.

- length of time after lease termination
- c) the Tenant shall be responsible for the removal of the Possessions from the Premises and will indemnify the Landlord for any loss or damage caused to the Premises by the Possessions, whether caused directly or indirectly by the presence of the possessions on the Premises during the Term.
- 3.1.10 To permit the Landlord or its agents or Surveyor at all reasonable times on reasonable notice (except in emergency) to enter and inspect the Premises for the purpose of view the Premises and to verify compliance generally to ensure that the Tenant is complying with its obligations under this Lease
- a) if the Landlord or its agents or Surveyor (or leaves on the Premises) notice of any breach of the obligations of the Tenant to carry out repairs or remediate the Premises within a period of time required by the Lease
- b) if the Tenant fails to comply with the notice that the Landlord or its agents or Surveyor (or leaves on the Premises) may be) the Superior Landlord (or as the case may be) the Superior Landlord shall be entitled to enter the Premises and carry out the works at the expense of the Tenant (recoverable from the Tenant) the proper expenses of such works (including the costs of the Surveyor's and other fees).
- 3.1.11 To permit the Landlord and the owners and occupiers of adjoining premises with or without the presence of workmen together with their materials, tools or other equipment at all reasonable times on reasonable notice (except in emergency) to enter the Premises for the purpose of
- a) completing the repairs or alterations to any adjoining premises;
- b) inspecting, cleansing, emptying, repairing, renewing or replacing any fixtures belonging to or serving any adjoining premises;
- c) inspecting, carrying out any investigations or proposed redevelopment of the Premises during the Term;
- d) constructing or carrying out any works on any adjoining or neighbouring premises so entering doing as little damage as possible and making good in a reasonable time any damage caused to the Premises.
- 3.1.12 To pay to the Landlord on demand of the Landlord the costs, charges, fees and other expenses (including the costs of the Surveyor's and other professional fees) properly incurred by the Landlord or (as the case may be) the Superior Landlord in connection with the exercise of its rights under this Lease

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- Landlord or the Tenant in connection with or in contemplation of the carrying out of the Lease;
- a) the preparation of the Tenant of any notice (whether or not it is a notice of termination) and including the preparation of any schedule of dilapidations 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 not granted by the Court);
  - c) the recovery of any sums due from the Tenant;
  - d) any application for an order of the Superior Landlord for any remedy under this Lease whether or not any application is 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 sleeping accommodation or for residential purposes;
  - c) not to use the Premises for any offensive, noisy or dangerous activity, manufacture, occupation or storage of goods or materials;
  - d) to use the Premises only for the Permitted Use [and only between 10am and 10pm Mondays to Sundays].
- 3.1.14 Not to make any alterations to the Premises PROVIDED THAT the Tenant obtains the Landlord's prior written consent erect a small shed for the storage of tools and materials.
- 3.1.15 In all cases where any works are carried out on the Premises (whether or not they are 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 to 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 signs or notices on the Premises other than signs of identification and material approved by the Landlord and to remove any sign and make good any damage to the 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 or other authority or court of law in relation to the Premises or to the use of the Premises whether or not the requirements are imposed on the lessor the lessee or the occupier of the Premises;

- b) within the period of 14 days after the receipt of the Tenant of any notice or order or an order issued to the Tenant or served on the Tenant by any government department, local authority, or public, or court of competent jurisdiction, to give full particulars to the Landlord of the grounds on which he takes all necessary steps to comply with the order and also at the cost and request of the Tenant to comply with the Landlord in making any application against any notice, order or decision which the Landlord reasonably deems proper.
- c) not to assign or sublet the Premises or any part thereof without the prior written consent of the Landlord;
- d) to comply with all statutory provisions relating to or affecting the Premises;
- e) to comply with all Regulations (Design and Management) and to commence any works to make a good the Premises in accordance with Regulation 4(8) to the effect that the Tenant shall be bound for the purposes of the Regulations and the election and thereafter to fulfil his obligations under the Regulations;
- f) to keep the Premises in good repair with all fire prevention, detection and alarm equipment which is required by law or by the Landlord and to maintain the Premises in good repair and to inspect it from time to time.
- 3.1.19 Not to permit any works to be made or attempted on the Premises or attempted if it is to give rise to a claim against the Landlord to any extent required.
- 3.1.20 With regard to the Premises the Tenant shall not:
- a) not to use the Premises for another;
- b) not to use the Premises for the whole or any part of the Premises;
- c) not to assign or sublet the Premises or any part thereof without the prior written consent of the Landlord;
- d) not to use the Premises for the whole or any part of the Premises;
- e) not to use the Premises for the whole or any part of the Premises;
- f) not to use the Premises for the whole without the prior written consent of the Landlord.
- 3.1.21 To permit the Landlord to enter the Premises to fulfil his obligations under the Regulations to give notice for release of the Premises to the Landlord for a reasonable time.
- 3.1.22 With regard to the Premises the Tenant shall not:
- a) not to use the Premises for the whole or any part of the Premises which could cause any damage to the Premises or any of the Landlord's or

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3.1.30 To notify the Lessor of the termination of this Lease by the Lessee, the Lessee shall procure that a deed of cover (in Latin: *deed of cover mutandis*) as

the Tenant's obligations under the Lease, the Landlord so requires to be bound to the Landlord enters into a new lease on the same terms (mutatis mutandis).

3.1.31 To comply with  
as they are not

is in the Superior Lease insofar  
terms of this Lease.

#### 4. Landlord's Covenants

4.1 The Landlord covenants to be bound by the terms and conditions of the Lease expectant on the determination of the Lease by the Landlord, and the parties agree that the Landlord shall be personally liable after the termination of the Lease and the parties agree that the Landlord shall be personally liable after the termination of the Lease after that date.

4.1.1 Subject to the  
complying with  
hold the Prem  
the Landlord

4.1.2 To pay promptly  
due under the

4.1.3 To take reasonable steps to ensure that the Landlord in the event of a fire

## 5. Provisos and Agreements

5.1 The parties agree that

5.1.1 the Annual R  
unpaid in part  
arrears e.g 14  
demanded or

5.1.2 the Tenant at  
in this Lease

5.1.3 the Tenant has provided provisional liquidation for the Company by the Court of liquidation for the petition presented

#### 5.1.4 the Tenant (b

5.1.5 the Tenant may not assign or sublease the Premises to any third party without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.

the Landlord may end the lease  
that even if a previous lease  
Term will end (but will not  
the Landlord for breach of  
breach under which the lease

5.2 Nothing in this Lease shall enforce any covenant relating to any other right of the Landlord in a manner which the Landlord may deem appropriate.



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- 5.3 The Landlord or the Tenant may at any time enter upon or neighbouring premises may enter upon the Premises for the purpose of inspecting, repairing, maintaining, or otherwise carrying out any works (whether or not necessary for the proper use, enjoyment, or preservation of the Premises) on those adjoining or neighbouring premises, whether or not the light or air which is enjoyed by the Premises is affected or diminished thereby.
- 5.4 The parties agree that the Tenant shall not be entitled to enforce any terms of the Lease which are not contained in the Lease.
- 5.5 The Tenant acknowledges that the Tenant's use of the Premises shall not be lawful unless it has been approved in writing by the Landlord and the Tenant's use of the Premises shall not be lawful unless it has been approved in writing by the Landlord.
- 5.6 The Tenant acknowledges that the Tenant's use of the Premises shall not be lawful unless it has been approved in writing by the Landlord and the Tenant's use of the Premises shall not be lawful unless it has been approved in writing by the Landlord.
- 6. Limitation of Landlord's Liability**
- 6.1 Notwithstanding anything to the contrary in the Lease, the Landlord shall not be liable to the Tenant nor any person claiming through the Tenant 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 or gas or any other utility caused by circumstances beyond the control of the Landlord;
- 6.1.2 any accident, fire, flood, or other event which causes damage to the Premises and the Tenant will indemnify the Landlord by a sum equal to the amount of any claim made against the Landlord by a third party in respect of any such chattels or property.
- 7. Notices**
- 7.1 All notices given under the Lease shall be in writing and for the purpose of service the provisions of the Law of Property Act 1925 shall apply to this Lease.
- 8. [Termination by Landlord]**
- 8.1 The Landlord may determine the Lease at any time [after <<insert date>>] by giving to the Tenant a notice in writing of the termination of the Lease for a period to terminate lease e.g. 3 or 6 months>> notice in writing of the termination of the Lease at any time but without prejudice to the Tenant's right to claim compensation for breach of any of the provisions of this Lease.
- 8.2 The Landlord shall not be liable for any loss or damage to the Premises or any chattels or property of the Tenant in respect of any such chattels or property.
- 9. [Termination by Tenant]**
- 9.1 The Tenant may determine the Lease at any time [after <<insert date>>] by giving to the Landlord a notice in writing of the termination of the Lease for a period to terminate lease e.g. 3 or 6 months>> notice in writing of the termination of the Lease at any time but without prejudice to the Tenant's right to claim compensation for breach of any of the provisions of this Lease.

9.2 This Lease shall only  
 Tenant has paid all A  
 up possession of the

9.3 The Landlord shall reperiod after the deter

## 10. [Surety's covenant

10.1 The Surety covenant until released pursuant

10.1.1 the Tenant will be paid by the tenant for the payment on the part of

10.1.2 the Surety, as costs and exp the Tenant in separate and 10.1.1,

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

10.2 In the event of the Tenant's interest being involuntarily liquidated or sold, the Liquidator disclaiming its liability and his trustee in bankruptcy, shall continue the Lease with the Landlord thereafter for a term equal in duration to the time of the grant of the lease by the landlord's and tenant's agreement under conditions in all respects identical to those set forth in this Lease, PROVIDED that such continuation shall terminate six months after such disposition of the Tenant's interest.

## 11. Applicable Law and Jurisdiction

11.1 English law shall apply

11.2 The parties hereby agree to submit any and all disputes to the Courts.

**THIS LEASE** has been executed as  
dated

[Execution clauses for landlord:]

Executed as a deed by affixing  
the common seal of

notice given by the Tenant if the  
the date of determination and gives  
behind no continuing underleases.

Payments of Rent that relate to a

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

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

emphatically the Landlord for all losses, the Landlord through the default of the said matters. This is a breach of the covenant given in clause

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

While the benefit of this Lease is going into liquidation and the (individual) becoming bankrupt under this Lease, the Surety covenants to re-let and/or to assign to the landlord a lease of the Premises remaining unexpired of the Term at the time of the bankruptcy of the Lessee, such lease to contain the like covenants and the like provisos and conditions (for re-entry) as are contained in the Lease and to be made by the landlord within the period of three months after the date of the bankruptcy. The Surety a notice in writing so to

reement.

## The jurisdiction of the English

On the day on which it has been

<<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 held by a company)**

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

Signature of witness \_\_\_\_\_

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

Address \_\_\_\_\_  
\_\_\_\_\_

[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 signs)**

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

Signature of witness \_\_\_\_\_

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

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



[Execution clauses for surety:]

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

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director/Secretary

**OR (alternative company execution)**

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

**OR (alternative company execution)**

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

Signature of witness \_\_\_\_\_

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

Address \_\_\_\_\_  
\_\_\_\_\_

**OR (execution clause where surety is an individual)**

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

Signature of witness \_\_\_\_\_

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

Address \_\_\_\_\_  
\_\_\_\_\_

S

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L

E

seal here>>

re:

Director

re:

[Director][Secretary]

re:

Director

# S A M P L E

**First Schedule**

**the Tenant**

1. The right of free passage and 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 Premises and in common with the Landlord and all others so authorised thereto.
2. [The right in common with the Landlord to be so authorised by the Landlord to:
  - (a) use for the purposes of the Premises, the footway and the Landlord's Neighbouring Property [which are shown on the plan attached to this Lease];
  - (b) use for the purposes of the Premises with or without vehicle access to and egress from the Premises in the Landlord's Neighbouring Property [which are shown 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, gas, electricity, telecommunications 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 subject to giving reasonable previous notice (except in emergency) to do any of:
  - (a) complying with statutory requirements relating to the Premises or repairing or maintaining any adjoining or neighbouring premises;
  - (b) inspecting, laying, conducting, repairing, altering or improving any Conduits in the Premises or any adjoining or neighbouring premises;
  - (c) constructing any building or structure on any adjoining or neighbouring premises;
  - (d) performing the obligations of the Landlord under this Lease or the Superior Lease;and exercising such rights in a reasonable manner;
3. The right at any time to build or construct any building or structure on the Landlord's Neighbouring Property according to such plans (whether or not approved by the Council or otherwise) and in such a manner as the Landlord or Superior Landlord may think fit even though this may 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 or neighbouring premises any restrictions or conditions similar to those imposed on the Premises;
5. The right to erect scaffolding, hoists, cranes, ladders, or other apparatus on any adjoining or neighbouring premises for the purpose of carrying out any work on the Premises, although this may temporarily interfere with the access to or from the Premises;
6. All rights of light, air, support, water, sewerage, gas, electricity, telecommunications 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 Premises <<insert list of permitted animals e.g. chickens, rabbits, bees>>

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