

S

A

M

P

L

E

LR1. Date of lease

date in full>>

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)>>

...er title numbers

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

...her title number(s)>>

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.*

...ame of Landlord>>

...dress of Landlord>>

...ompany number>>

...ame of Tenant>>

...dress of Tenant>>

...ompany number>>

...any)

...ame of Surety>>

...dress of Surety>>

...ompany number>>

...ties

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

...ame of other party>>

...dress of other party>>

...ompany number>>

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.*

**...e of a conflict between this clause
remainder of this lease then, for the
of registration, this clause shall**

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

...rty [shown edged red on the plan
to this lease and] known as <<Insert
Property>>

S

LR5. Prescribed statements etc.

If this lease includes a statement falling within sub-paragraphs 179(1)(a) to 180(1)(b) (leases in favour of a charity), 180(1)(c) to 180(1)(d) (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

In LR5.2, omit or delete those Acts which do not apply to this lease.

statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

if this lease is made under, or by virtue of, 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 to be let

Include only the appropriate statement (or statements, if more than one has been completed) from the three options.

NOTE: The information you provide, if more than one option is selected, here will be used as part of the particular description of the lease to identify the lease under rule 6 of the Land Registration Rules 2003.

including the commencement date>>

including the expiry date>>

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

as follows:
term>>

LR7. Premium

Specify the total premium, inclusive of any VAT, to be paid, and 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 in this lease which contains the provisions.

tenant'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

A

M

P

L

E

S

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

A

dlord'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 which contains the provisions.

M

LR11. Easements

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

sements granted by this lease for the benefit of the Property

sements granted or reserved by this lease for the benefit of other persons entitled to the Property for the benefit of other

P

LR12. Estate rentcharge burdened on the Property

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

L

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 and 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.

E

LR14. Declaration of trust where the Property is held by more than one person.

nt is more than one person. They are to

S

more than one person comprising Tenant

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

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

erty on trust for themselves as joint

is more than one person. They are to erty on trust for themselves as mmon in equal shares.]

is more than one person. They are to erty on trust <<Complete as

A

1. Definitions and Interpretation

1.1 In this Agreement except where the terms shall have the following

erwise requires the following

'Annual Rent'	means £	num exclusive of VAT;
'Conduits'	means a and oil p waterco media u all fixing extractio	and supply pipes (including gas rains, soil and waste pipes, and cables and other conducting electricity and other services and ipment or structures including air
'Interest'	means i payment the time ceases t Landlor	ate of interest on outstanding r annum above the base rate for olc or (if base rate or that bank quivalent rate notified by the
'Landlord'	includes reversion Term;	or the time being entitled to the upon the determination of the
'Landlord's Neighbouring Property'	means l the Prem	by the Landlord in the vicinity of
'Permitted Use'	means u hoarding	aintenance of an advertising
'Premises'	means t of this L Premise	paragraph LR4 at the beginning er fixtures and fittings in the ures and fittings);

M

P

L

E

S

A

M

P

L

E

'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 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 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 a 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 that Schedule as amended;
 - 1.2.6 a Clause or Paragraph (other than the Schedule) is a reference to a clause of this Agreement or 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;
 - 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;

S

1.3.5 references to the Term other than the Term of this Lease;

include any sooner determination of time;

1.3.6 any covenant or obligation not contained in this Lease;

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

1.3.7 references to neglect or default of the Tenant include the act, neglect or default of the Premises and their respective servants and agents;

the Premises and their respective

1.3.8 any reference to a statute includes any statutory extension, amendment, repeal or re-enactment of that statute and any statutory provisions, rules, orders or directions made under that statute and includes any regulations, rules, orders or directions made under that statute;

cludes any statutory extension, amendment, repeal or re-enactment of that statute and any statutory provisions, rules, orders or directions made under that statute and includes any regulations, rules, orders or directions made under that statute;

1.3.9 the clause hereof shall not be taken into account for the interpretation of this Lease and are not to be taken into account for interpretation;

of this Lease and are not to be taken into account for interpretation;

1.3.10 references to a document collateral to it shall be construed as references to its terms.

document supplemental or collateral to its terms.

1.4 The headings in this Lease shall be for convenience only and shall not affect its interpretation.

convenience only and shall not affect its interpretation.

2. Demise and Rent

2.1 The Landlord demises together with (so far as is necessary) the rights set out in the First Schedule except the Neighbouring Property Title Matters yielding

tenant to hold for the Term (not the same) the rights set out in the First Schedule for the benefit of the Landlord's Neighbouring Property Title Matters subject to the

2.1.1 the Annual Rent (or by order (or by deed) the first payment beginning on the day before the ne

advance by bankers' standing order (or by deed) (so requires) on the Rent Days beginning on the day before the first Date and ending on the day

2.1.2 any other sum payable to the Landlord under this Lease;

to the Landlord under this Lease;

2.1.3 any VAT payable

3. Tenant's Covenants

3.1 The Tenant covenants

3.1.1 To pay the Rent in the manner stated without any deduction or set-off

in the manner stated without any

3.1.2 If any sum due in arrears for more than <<maximum length of time in arrears e.g. 7 days>> (whether formally demanded or not) the Tenant must on demand pay Interest (reduced to the amount unpaid) calculated on a daily basis on the amount unpaid from the due date until the date on which payment is made

paid for more than <<maximum length of time in arrears e.g. 7 days>> (whether formally demanded or not) the Tenant must on demand pay Interest (reduced to the amount unpaid) calculated on a daily basis on the amount unpaid from the due date until the date on which payment is made

3.1.3 To pay and discharge (including water rates and impositions and

the Landlord against all rates, taxes, charges, assessments, impositions and (whether parliamentary,

A

M

P

L

E

S

parochial, local or national in nature) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

3.1.4 To pay or indemnify the Landlord against all charges incurred relating to water, sewerage, electricity, telecommunications and any other services provided to the Premises (including all standing charges and meter rental).

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

3.1.5 If the Landlord has allowed the use of the Premises during the Term to the Landlord on demand.

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

3.1.6 To keep the Premises (including boundary walls, fences and hedges) in good repair.

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

3.1.7 Not to do or permit to be done any act which would constitute a destruction on the Premises.

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

3.1.8 At the end of the Term:

- a) if the Landlord requires the Tenant to remove all trade or Tenant's fixtures and fittings from the Premises to the satisfaction of the Landlord;
- b) to leave the Premises in that state and condition which would be expected of a property in a due performance by the Tenant of this Lease;
- c) 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.

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

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 use all reasonable endeavours to remove them and make such a request to the Landlord:

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

- a) if the Landlord requires the Tenant to sell the possessions of the Tenant and indemnify the Landlord against any liability incurred by the Tenant in the mistaken belief that the possessions are the Landlord's;
- b) if the Landlord is unable to locate the possessions after a reasonable period of time, the Landlord is entitled to retain any proceeds of the sale of the possessions within <<maximum number of days>> of the end of the Term; and
- c) the Tenant shall indemnify the Landlord for and will indemnify the Landlord for any loss or damage caused to the Premises by the possessions of the Tenant or referred by the Landlord directly or indirectly to the Landlord in the presence of the possessions on the Premises during the Term.

tion) which are now or at any time during the Term have been levied or imposed upon the Premises or the Landlord or Tenant.

A

M

P

L

E

S

3.1.10 To permit the notice (except schedule of fitness for performance

le times on reasonable prior and view the Premises to take a generally to monitor the obligations under this Lease and:

- a) if the L leaves which by the repair with the the no

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 d);

- b) if the T that pe permit works deman expend and of

nce and proceed diligently within led to comply with the notice to e Premises and carry out the and to pay to the Landlord on ractural debt) the proper ding all legal costs Surveyor's

A

3.1.11 To permit the or neighbour necessary ma on reasonable

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

- a) compl the Pr adjoining
- b) inspec renew adjoining
- c) inspec tests i Premis
- d) constr neighb damage reason

ements, carrying out repairs to , repairs or alterations to any ises;
cleansing, emptying, repairing, its belonging to or serving any ises;
ring out any investigations or oposed redevelopment of the he Term;
ucture on any adjoining or rson so entering doing as little able and making good in a e caused to the Premises.

M

3.1.12 To pay to the charges, fees and other pro which otherw or in contemp

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

- a) the pr (wheth any so breach
- b) any pr 147 of avoide
- c) the re

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;

P

L

E

S

d) any ap for any consent or approval
requir whether or not this is granted or
acted s withdrawn.

3.1.13 With regard to

a) not at Premises for any illegal or immoral
purpos

b) not to keep accommodation or for
reside

c) not to Premises any offensive, noisy or
dange , manufacture, occupation or
thing;

d) to use the Permitted Use;

e) not to nt on the Premises which
contra ncerning the display of
advert ny consent relating to the
advert the Advertising Standards
Autho

3.1.14 Not to make a
Tenant may e
accordance w
subject to the
and giving co

A
M

s to the Premises [save that the
ding on the Premises in
ation attached to this Lease
nsents which the law requires

3.1.15 In all cases w
Regulations 2
(whether or n
Lease) to pro
safety file upo

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

3.1.16 Immediately p
the same stat
any works by

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

3.1.17 Not to exhibit
other than the
advertisement
hoarding and
satisfaction o

r advertisement on the Premises
ferred to above and
end of the Term to remove the
caused to the reasonable

3.1.18 With regard to

a) to com the requirements of any
govern or other authority or court of
compe to the Premises or to the
Tenan f the Premises whether or not the
requir he lessor the lessee or the
occup

b) within the Tenant of any notice or
order r an order issued to the Tenant
or ser ny government department,
local o or public, or court of competent
jurisdi to give full particulars to the
Landl to take all necessary steps to
compl r and also at the cost and request

P
L

E

S

of the
object
propos
exped

with the Landlord in making any
against any notice, order or
acting reasonably deems

c) not to
without

ession in relation to the Premises
t of the Landlord;

d) to com
the Pr

missions relating to or affecting

e) to com
Regul
writer
Tenan
to give
the ob

n (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

to kee
detect
the ins
Landl
to insp

with all fire prevention,
nt which is required by law or by
reasonably required by the
quipment and allow the Landlord

3.1.19 Not to permit
or attempted
if it is to give
Landlord to a
required.

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

3.1.20 With regard to

a) not to

st for another;

b) not to
Premi

the whole or any part of the

c) not to
whole

session or occupation of the
ses;

d) not to

hole or any part of the Premises;

e) not to

remises;

f) not to
conse

a whole without the prior written

PROVIDED T
require:

s a condition of giving consent

g) that th
assign
(an "A
Landl

greement guaranteeing that the
nant's covenants in this Lease
reement") in such form as the
re;

h) that th
consid

whom the Landlord reasonably
social standing than the Tenant;

i) that at
compa
enter
perform
the La

e proposed assignee is a
is a limited liability partnership)
nteeing that the assignee will
nts in this Lease in such form as
require.

A

M

P

L

E

S

3.1.21 To permit the Premises to f notice for rele with the Land reasonable tir

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

3.1.22 With regard to

- a) not to insura adjoin
- b) if the T insura increa
- c) if the P dama insure irrecov default whole (includ reinsta

which could cause any ses or any of the Landlord's ises to become void or voidable; to anything which increases any the Landlord to repay the llord on demand; ng or neighbouring premises are k 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

3.1.23 To pay to or i time chargea payable by th by the Landlo the Landlord.

against all VAT which is at any d on the Rent or any other sums se and on any expenses incurred es to or is obliged to reimburse

3.1.24 To indemnify proceedings, or indirectly fr

osses, claims, demands, actions, and expenses resulting directly

- a) any ad
- b) any br

e Tenant and/or; e provisions of this Lease.

3.1.25 To perform, o Schedule and time for the b interests of go

ne regulations set out in the Third ade by the Landlord from time to nrol of the Premises in the

3.1.26 To pay on de by the Landlo the Landlord and (where a pavements, v to or are capa with other pre in arrears.

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

3.1.27 Within 21 day the Premises person) to se updated offic

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

3.1.28 If this Lease i within one mo

egistration at the Land Registry ase to apply to the Land Registry

A

M

P

L

E

S

for first registration
registration has

copies to the Landlord once the

3.1.29 At the end of
Lease and subject to
to close the title
noted against

the Landlord the original of this
the Landlord reasonably requires
remove entries in relation to it
title.

3.1.30 To notify the Landlord
this Lease before
procure that a
deed of cover
mutandis) as

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

4. Landlord's Covenants

4.1 The Landlord covenants
expectant on the determination
personally liable after the
and the parties agree
Lease after that date
due and complying with

at such time as the reversion
vested in it (and not so as to be
with its interest in the Premises
released from any liability under this
paying the rents and other sums
this Lease:

4.1.1 to permit the Tenant
without any interference
under or in trust

enjoys peaceably for the Term
and or any person lawfully claiming

4.1.2 not to use the Premises
advertisements

the Property in such a way that an
fully or partly obscured.

5. Provisos and Agreements

5.1 The parties agree that

the Term:

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

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

5.1.2 the Tenant at any time
in this Lease

is to perform any of its obligations
elemental to this Lease; or

5.1.3 the Tenant has not
provisional liquidation
up by the Court
liquidation for
petition presented

administrative receiver or
petition presented for its winding
liquidation (except a voluntary
struction while solvent) or has a
n Order; or

5.1.4 the Tenant (being an
individual)

individuals) becomes bankrupt; or

5.1.5 the Tenant makes
creditors or securities

arrangement or composition with its
creditors or securities or
cution to be levied on its goods,

the Landlord may enforce
that even if a previous
Term will end (but with
the Landlord for breach
breach under which the

part of them) at any time after
has been waived and on doing so the
right of action which has accrued to
the Landlord in respect of
this Lease including the

5.2 Nothing in this Lease
enforce any covenant
relating to any other

the benefit of or the right to
is contained in any lease or other instrument
the Landlord or limits or affects the

A

M

P

L

E

S

right of the Landlord in any manner which the Landlord

now or at any time in any

5.3 The Landlord or the Tenant may deal with any of such premises or any part thereof or any works (whether or not those adjoining or neighbouring premises may now or at any time be affected or diminished in value)

or neighbouring premises may think fit and may at any time carry out any works (whether or not the light or air which is enjoyed by the Premises is

5.4 The parties agree that the Tenant shall not be entitled to enforce any terms of this Lease

party to this Lease has no right (under the Landlord and Tenant (Covenants) Act 1999 to

5.5 The Tenant acknowledges that the Tenant was contractually bound to enter into this Lease with the Landlord with an Energy Performance Certificate

tenant was contractually bound to enter into this Lease with an Energy Performance Certificate

5.6 The Tenant acknowledges that the consent given by the Landlord does not represent or warrant any particular use.

This Lease nor any approval or consent given by the Landlord at any time during the Term shall imply that the Premises are lawfully used for any particular

5.7 The Tenant acknowledges that the Tenant has entered into this Lease wholly or partly in reliance on any warranty made by or on behalf of the Landlord and the Landlord warrants that

entered into this Lease in reliance on any warranty made by or on behalf of the Landlord and the Landlord warrants that

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 the Tenant for any loss or damage to the Premises with the actual or

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

6.1.1 any interruption of utility caused by circumstances beyond the Landlord's control

any interruption of utility caused by circumstances beyond the Landlord's control

6.1.2 any accident or damage to any chattel or property of the Tenant or any person claiming through the Tenant which is caused by or on behalf of the Landlord by any negligence in respect of the property.

accident or damage or loss of any chattel or property of the Tenant or any person claiming through the Tenant which is caused by or on behalf of the Landlord by any negligence in respect 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 section 196 of the Law of Property Act 1925 shall apply.

writing and for the purpose of service the provisions of section 196 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 <<insert period 6 months>> notice in writing of <<insert period 6 months>> notice in writing of any rights of action which may be brought by the Tenant in respect of any breach of any of the provisions of this Lease.

time [after <<insert date>>] by giving to the Tenant notice in writing of any rights of action which may be brought by the Tenant in respect of any breach of any of the provisions of this Lease.

8.2 The Landlord shall not be liable for any arrears 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.

A

M

P

L

E

S

9. [Termination by Tenant

9.1 The Tenant may determine this Lease by giving to the Landlord notice of <<insert date>> or 6 months>> notice to any rights of action or provisions of this Lease

time [after <<insert date>>] by a period to terminate lease e.g. 3 months at any time but without prejudice to any rights of action or breach of any of the

9.2 This Lease shall only terminate if the Tenant has paid all Arrears and gives up possession of the premises

notice given by the Tenant if the date of determination and gives up possession of the premises and shall bind no continuing underleases.

9.3 The Landlord shall receive the Arrears of Rent for 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 this Lease (or as the case may be before the Tenant entered into this Lease) the Landlord served on the Tenant in accordance with the Regulatory Reform (Residential Tenancies) (England and Wales) Order 2003.

this Lease (or as the case may be before the Tenant entered into this Lease) the Landlord served on the Tenant in accordance with the Regulatory Reform (Residential Tenancies) (England and Wales) Order 2003.

10.2 The Tenant confirms that the Landlord has made a [declaration of compliance] in the form set out in paragraph 7 of the 2003 Order.

person on behalf of the Tenant) made a [declaration of compliance] in the form set out in paragraph 7 [statutory declaration in compliance] to the 2003 Order.

10.3 The Tenant confirms that the Landlord on the Tenant's behalf did so in accordance with the Regulatory Reform (Residential Tenancies) (England and Wales) Order 2003.

made the declaration on the Tenant's behalf in accordance with the Regulatory Reform (Residential Tenancies) (England and Wales) Order 2003.

10.4 The Landlord and the Tenant confirm that the provisions of section 38A(1) Landlord and Tenant Act 1954 that relate to the security of tenancy created by this Lease are excluded.

to section 38A(1) Landlord and Tenant Act 1954 (and any provisions (in whatever capacity) of the Landlord and Tenant Act 1954 that relate to the security of tenancy created by this Lease.

11. [Surety's covenant

11.1 The Surety covenant shall remain in force until released pursuant to clause 11.2

at all times during the Term or until released pursuant to clause 11.2 (Covenants) Act 1995:

11.1.1 the Tenant will ensure that all sums and payments to be made by the tenant in accordance with the terms of this Lease are paid by the tenant in full and in the manner appointed in clause 4 and observe the covenants contained in clause 4 of this Lease;

the Tenant will ensure that all sums and payments to be made by the tenant in accordance with the terms of this Lease are paid by the tenant in full and in the manner appointed in clause 4 and observe the covenants contained in clause 4 of this Lease;

11.1.2 the Surety, as agent of 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 matters referred to in clause 4 of this Lease. This is a separate and additional covenant to the covenant given in clause 4 of this Lease.

the Surety, as agent of 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 matters referred to in clause 4 of this Lease. This is a separate and additional covenant to the covenant given in clause 4 of this Lease.

PROVIDED ALWAYS that the Surety shall not be liable for the performance or observation of the covenants contained in clause 4 of this Lease if the Landlord to the Tenant's knowledge has failed to take any steps to enforce the said covenants on the part of the tenant which may be given by the Landlord in any way lessen or affect the performance or observation of the covenants contained in clause 4 of this Lease.

the appearance of the Landlord in respect of the performance and payments as and when the Landlord may take any steps to enforce the said covenants on the part of the tenant which may be given by the Landlord in any way lessen or affect the performance or observation of the covenants contained in clause 4 of this Lease.

11.2 In the event of the Tenant becoming insolvent or being liquidated or the liquidator disclaiming the lease and his trustee in bankruptcy disclaiming the lease, the benefit of this Lease is not to be transferred to the liquidator or trustee in bankruptcy and the lease shall terminate on the date of the liquidator's or trustee in bankruptcy's disclaiming of the lease.

while the benefit of this Lease is not being transferred to the liquidator or trustee in bankruptcy (individual) becoming bankrupt or insolvent, the benefit of this Lease, the Surety covenants shall remain in force until released pursuant to clause 11.2.

A

M

P

L

E

S

with the Landlord that the Lease shall remain in full force and effect for a term equal in duration to the term of the Lease, commencing at the time of the grant hereof and continuing until the expiration of the landlord's and tenant's obligations under this Lease, and the like provisos and conditions in all respects as are contained in this Lease, PROVIDED that the Landlord shall, within three months after such discharge, give the Surety a notice in writing so to do.]

Landlord a lease of the Premises for a term equal in duration to the term of the Lease, commencing at the time of the grant hereof and continuing until the expiration of the Term at the time of the grant hereof, such lease to contain the like covenants, conditions and the like provisos and conditions as are contained in this Lease, and the like provisos and conditions in all respects as are contained in this Lease, PROVIDED that the Landlord shall, within the period of three months after such discharge, give the Surety a notice in writing so to do.]

12. Applicable Law and Jurisdiction

- 12.1 English law shall apply to the Lease and this Agreement.
- 12.2 The parties hereby agree to submit to the jurisdiction of the English Courts.

agreement.
the jurisdiction of the English

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

on the day on which it has been

[Execution clauses for landlord:]

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

<<affix seal here>>

Director

Director/Secretary

OR (alternative company execution)

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

re:
Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

A

M

P

L

E

S

OR (execution clause where land

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

A

[Execution clauses for tenant:]

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

<<affix seal here>>

M

Director

Director/Secretary

P

OR (alternative company executi

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 executi

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) _____

E

Address _____

OR (execution clause where tena

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

seal here>>

Director

Director/Secretary

OR (alternative company executi

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

re:

Director

re:

[Director][Secretary]

OR (alternative company executi

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 _____

OR (execution clause where surety is required)

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

S

A

M

P

L

E

First Schedule

the Tenant

1. The right of free passage and of gas, electricity, telecommunications and other services over 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 and in common with the Landlord and all others so authorised by the Landlord.
2. [The right in common with the Landlord is so authorised by 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 to and egress from the Premises with or without vehicles in the Landlord's Neighbouring Property [which are shown edged green on the plan attached to this Lease];
 - (c) <<insert details of any other rights to be granted to the Tenant>>.]

S

A

M

P

L

E

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 any other relevant to the Permitted Use.
3. Not to obstruct the movement of traffic on the Landlord's Neighbouring Property.
4. Not to allow any item other than those intended to be stored or left on the Premises including any goods, materials, machinery or refuse.
5. To comply with all recommendations of the relevant authorities as to fire precautions relating to the Premises.

S

A

M

P

L

E