

**THIS DEED OF VARIATION** is dated <<month>> <<year>> and is made **BETWEEN:**

- (1) <<Landlord's Name>> a company of the <<Country>> of Incorporation of Landlord's Company>> under number <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (hereinafter referred to as the 'Landlord') and
- (2) <<Tenant's Name>> a company of the <<Country>> of Incorporation of Tenant's Company>> under number <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant').

**BACKGROUND**

- A. The landlord's interest under the <<old lease>> (the 'Lease') is now vested in the Landlord and the tenant's interest under the <<old lease>> is now vested in the Tenant.
- B. The parties have agreed to vary the Lease as follows:

**1. Definitions and Interpretation**

- 1.1 In this deed, except where the context otherwise requires, the following terms shall have the following meanings:

<b>'Landlord'</b>	includes the Landlord and any person who is for the time being entitled to the Lease and any person who is entitled to the Lease upon the determination of the Term;
<b>'Lease'</b>	means the Lease as varied by the Deeds dated <<date>> and made between <<landlord>> and <<tenant>> (2);
<b>'Premises'</b>	means the <<premises>>;
<b>'Tenant'</b>	includes the Tenant and any person in whom the Term is from time to time vested;
<b>'Term'</b>	means the Term of the Lease.

**2. Variation**

- 2.1 [The following clause shall be inserted as clause <<new clause number>>:]
- 2.1.1 “<<wording of new clause>>”
- 2.2 [Subsequent clause numbers shall be renumbered accordingly.]
- 2.3 [Clause <<clause number>> and the subsequent clauses shall be renumbered accordingly.]
- 2.4 [Clause <<clause number>> shall be deleted and replaced with: “<<wording of new clause>>”.]
- 2.5 The Lease shall now be the Lease as varied by this deed.

**THIS DEED** 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 clause)**

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

**OR (alternative company execution clause)**

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 landlord is an individual)**

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

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

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

S

A

M

P

L

E

<<affix seal here>>

Signature:

Director

Signature:

[Director][Secretary]

Signature:

Director

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]

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Director

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
[Director][Secretary]

**OR (alternative company execution)**

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

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Director

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

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

Address \_\_\_\_\_

\_\_\_\_\_

**OR (execution clause where tenant is sole director)**

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

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

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

Address \_\_\_\_\_

\_\_\_\_\_

S

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