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THIS LEASE is dated the <<date>>

>> and is made **BETWEEN:**

(1) <<Landlord's Name>> a company (<<Landlord's Company>> under number <<Landlord's Company Number>> whose registered office is at <<Landlord's Address>>

of the country of Incorporation of Landlord's (<<Landlord's Country of Incorporation>> <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (the 'Landlord') and

(2) <<Tenant's Name>> a company (<<Tenant's Company>> under number <<Tenant's Company Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant'))

of the country of Incorporation of Tenant's (<<Tenant's Country of Incorporation>> <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (the 'Tenant'))

1. Definitions and Interpretation

In this agreement, except where the context otherwise requires, the following terms shall have the following meanings.

'Common Parts'

means the parts of the Landlord's Building and any other property owned or controlled by the Landlord which are shown edged yellow on the plan attached to this agreement and are provided for shared use by the Tenant and all persons authorised by them;

means the parts of the Landlord's Building and any other property owned or controlled by the Landlord which are shown edged yellow on the plan attached to this agreement and are provided for shared use by the Tenant and all persons authorised by them;

'Landlord's Building'

means the Building shown for identification on the plan attached to this agreement of which the Premises are part;

means the Building shown for identification on the plan attached to this agreement of which the Premises are part;

'Permitted Hours'

means the hours of use e.g. 8am to 6pm Monday to Saturday;

means the hours of use e.g. 8am to 6pm Monday to Saturday;

'Permitted Use'

means the use of the Premises as set out in the Permitted Use Schedule attached to this agreement;

means the use of the Premises as set out in the Permitted Use Schedule attached to this agreement;

'Premises'

means the part of the Landlord's Building shown only edged red on the plan attached to this agreement including all fixtures and fittings in respect of which the Landlord is to be responsible for the cost of repair and replacement;

means the part of the Landlord's Building shown only edged red on the plan attached to this agreement including all fixtures and fittings in respect of which the Landlord is to be responsible for the cost of repair and replacement;

'Rent'

means the amount payable by the Tenant to the Landlord per month exclusive of value added tax;

means the amount payable by the Tenant to the Landlord per month exclusive of value added tax;

'Term'

means the period from <<insert date>> to <<insert date>> (inclusive).

means the period from <<insert date>> to <<insert date>> (inclusive).

2. Grant of lease

2.1 The Landlord lets and the Tenant has the use and enjoyment of the Premises for the Term.

The Landlord lets and the Tenant has the use and enjoyment of the Premises for the Term.

3. Tenant's covenants

3.1 The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set-off on the first day of every month and on the day following the date of this agreement to the day of termination and including the [last day of the Term].

The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set-off on the first day of every month and on the day following the date of this agreement to the day of termination and including the [last day of the Term].

3.2 The Tenant shall not:

3.2.1 use the Premises for any purpose other than the Permitted Use;

use the Premises for any purpose other than the Permitted Use;

3.2.2 use the Premises for any purpose other than the Permitted Hours;

use the Premises for any purpose other than the Permitted Hours;

3.2.3 assign under lease or otherwise or otherwise dispose of the Premises or any part of them;

assign under lease or otherwise or otherwise dispose of the Premises or any part of them or any interest in them;

3.2.4 share occupation of the Premises with any other person;

share occupation of the Premises with any other person;

3.2.5 make any alterations to the Premises;

make any alterations to the Premises;

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3.2.6 put any sign on the Premises without the prior written consent of the Landlord;

3.2.7 cause any noise or disturbance to be heard from the Premises to the Landlord or to the owners or occupiers of adjacent Premises;

3.2.8 <<insert any other conditions>>

3.3 The Tenant shall keep the Premises in a clean and tidy and make good any damage caused.

3.4 The Tenant shall abate and prevent any nuisance made by the Landlord from time to time for the better management and interests of good estate of the Landlord's Building in the

3.5 If the Rent is unpaid for a continuous period of more than 14 days, the maximum length of time rent is allowed to be in arrears e.g. 14 days (whether or not actually demanded or not) the Tenant must on demand pay interest at the rate of <rate of interest on outstanding payments e.g. two> per cent above the base rate for the time being of Barclays Bank plc. or any other bank if refused from the due date of payment.

3.6 [The Tenant shall pay all rates (including water rates) and outgoings whatsoever (including other description) which are levied or imposed upon the Premises or the owner or occupier of the Premises (including existing or novel nature.)]

3.7 [The Tenant shall pay all charges incurred by the Landlord against all charges incurred in respect of electricity telecommunications and any other services supplied to the Premises (including all standing charges and meter rents).]

3.8 The Tenant shall pay all correspondence received at the Premises and address relevant to the Landlord's interest in the Premises.

3.9 The Tenant shall allow the Landlord (and others authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the covenants and conditions are being complied with and for any other purpose in the Landlord's interest in the Premises.

3.10 When the Tenant vacates the Premises at the end of the Term it shall remove all items belonging to the Tenant.

4. Landlord's covenants

4.1 The Landlord shall allow the Tenant (and its employees and visitors) access to and egress from the Premises and the Common Parts.

4.2 [The Landlord shall allow the Tenant (and its employees and visitors) to use the lavatories and washbasins in the Common Parts [during the Permitted Hours] (if applicable)]

4.3 [The Landlord shall provide the Tenant with such services as it considers appropriate and the cost of any such services shall be included in the Rent.]

OR

[The Landlord shall provide the Tenant with such services and the cost of providing such services is included in the Rent.]

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- 4.3.1 heating light
- 4.3.2 cleaning of t
- 4.3.3 repair mainte
- 4.3.4 cleaning hea
- 4.3.5 repair mainte
- 4.3.6 facilities and
- 4.3.7 use of cloak
- 4.3.8 maintenance
- 4.3.9 provision of
- 4.3.10 provision of
- 4.3.11 controlling c
- 4.3.12 <<insert deta
- 4.3.13 such further

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5. [Termination rights

- 5.1 The Landlord may d
- 5.2 The Tenant may de
- 5.3 Termination under t

6. Forfeiture

- 6.1 The parties agree th
- 6.2 Termination under t

7. General

- 7.1 The parties agree th

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7.2 All notices given un
service the provisio
Law of Property Act

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

Signed by <<Name>> for and
on behalf of the Landlord

Signed by <<Name>> for and
on behalf of the Tenant

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