

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

Unless otherwise stated, the following terms shall have the following meanings:

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

- 'Permitted Use' means the use of the Premises as a bar, pub, club, restaurant, cafe, shop, office, warehouse, or any other use as may be specified in writing by the Landlord from time to time;
- 'Premises' means the premises described in Schedule 1 (the 'Schedule') and any fixtures, fittings, and equipment attached to or forming part of the Premises;
- 'Rent' means the amount payable by the Tenant to the Landlord as rent, including any taxes, duties, and charges in respect of the Premises;
- 'Term' means the period of time specified in Schedule 2 (the 'Schedule') and any extension of that period.

- the use of the Premises as a bar, pub, club, restaurant, cafe, shop, office, warehouse, or any other use as may be specified in writing by the Landlord from time to time;
- the premises described in Schedule 1 (the 'Schedule') and any fixtures, fittings, and equipment attached to or forming part of the Premises;
- the amount payable by the Tenant to the Landlord as rent, including any taxes, duties, and charges in respect of the Premises;
- the period of time specified in Schedule 2 (the 'Schedule') and any extension of that period.

2. Grant of lease

2.1 The Landlord lets and grants to the Tenant the use and occupation of the Premises for the Term.

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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 Landlord 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 Landlord 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;
- 3.2.2 assign, sub-lease, or otherwise dispose of the Premises or any part of them;
- 3.2.3 share occupation of the Premises with any other person;
- 3.2.4 make any alterations to the Premises;
- 3.2.5 put any signs or notices on the Premises without the prior written consent of the Landlord;
- 3.2.6 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of any premises adjacent to the Premises;
- 3.2.7 <<insert any other covenants>>

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- assign, sub-lease, or otherwise dispose of the Premises or any part of them;
- share occupation of the Premises with any other person;
- make any alterations to the Premises;
- put any signs or notices on the Premises without the prior written consent of the Landlord;
- cause any nuisance or disturbance to the Landlord or to the owners or occupiers of any premises adjacent to the Premises;
- <<insert any other covenants>>

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

The Tenant shall keep the Premises in good repair and tidy and make good any damage caused.

3.4 The Tenant shall maintain the Premises in a clean and hygienic condition and avoid all health and safety hazards in parts of the Premises used for the storage preparation display service and consumption of food and drink.

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3.5 The Tenant shall obtain any licence or registration which is required in connection with the Permitted Use (including any licence under the Licensing Act 2003) in accordance with the terms and conditions of the licence or registration and shall comply with the conditions relevant to the Permitted Use.

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3.6 If the Rent is unpaid for a continuous period of more than 14 days (whether or not formally demanded or not) the Tenant shall pay interest on the amount outstanding at a rate of <rate of interest on outstanding> per annum (or the base rate for the time being of the Bank of England plus <rate of interest on outstanding> per annum) on the amount unpaid or due until such time as payment is made.

If the Rent is unpaid for a continuous period of more than 14 days (whether or not formally demanded or not) the Tenant shall pay interest on the amount outstanding at a rate of <rate of interest on outstanding> per annum (or the base rate for the time being of the Bank of England plus <rate of interest on outstanding> per annum) on the amount unpaid or due until such time as payment is made.

3.7 The Tenant shall pay all rates (including water rates) and other outgoings whatsoever (in whatever description) which are payable by the owner or occupier of the Premises.

The Tenant shall indemnify the Landlord against all rates and other outgoings whatsoever (in whatever description) which are payable by the owner or occupier of the Premises.

3.8 The Tenant shall pay all charges relating to water services and other services supplied to the Premises (including meter rents).

The Tenant shall indemnify the Landlord against all charges incurred in connection with the Premises (including meter rents).

3.9 The Tenant shall pay all correspondence received at the Premises and addressed to the Landlord in the Premises.

The Tenant shall indemnify the Landlord against all correspondence received at the Premises and addressed to the Landlord in the Premises.

3.10 The Tenant shall allow the Landlord (or any other person authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Tenant is complying with the terms of this Lease for any other purpose.

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3.11 When the Tenant vacates the Premises it shall remove all items belonging to the Tenant.

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4. Landlord's covenants

4.1 The Landlord shall grant the Tenant (and his employees and visitors) access to and egress from the Premises (if applicable).

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5. [Termination rights

5.1 The Landlord may terminate this Lease by giving to the Tenant <<insert date>> by <<insert period to terminate lease e.g. 4 weeks>> notice in writing.

The Landlord may terminate this Lease by giving to the Tenant <<insert date>> by <<insert period to terminate lease e.g. 4 weeks>> notice in writing.

5.2 The Tenant may terminate this Lease by giving to the Landlord <<insert date>> by <<insert period to terminate lease e.g. 4 weeks>> notice in writing.

The Tenant may terminate this Lease by giving to the Landlord <<insert date>> by <<insert period to terminate lease e.g. 4 weeks>> notice in writing.

5.3 Termination under this clause shall extinguish any rights of action which either party has for breach of the provisions of this Lease.]

Termination under this clause shall extinguish any rights of action which either party has for breach of the provisions of this Lease.]

6. Forfeiture

6.1 The parties agree that if the Tenant is in breach of any part or in whole for <<length of time rent is allowed to be in arrears e.g. 14 days>> after becoming due (whether formally demanded or not) the Landlord may terminate this Lease at any time if the Tenant fails or neglects to pay the Rent.

The parties agree that if the Tenant is in breach of any part or in whole for <<length of time rent is allowed to be in arrears e.g. 14 days>> after becoming due (whether formally demanded or not) the Landlord may terminate this Lease at any time if the Tenant fails or neglects to pay the Rent.

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Premises (or any part
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the Landlord may enter the
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6.2 Termination under t
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breach under which

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visions of this Lease including the

7. General

7.1 The parties agree th
arising solely by virt
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party to this Lease has no right
nts of Third Parties) Act 1999 to

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

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

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