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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>> (hereinafter referred to as 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>> (hereinafter referred to as 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, or any other use as may be agreed in writing between the Landlord and the Tenant;
- '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 in respect of the Premises, including any applicable VAT and any other taxes or charges;
- 'Term' means the period of time for which the Landlord lets the Premises to the Tenant, as set out in Schedule 1.

- the use of the Premises as a bar, pub, club, restaurant, cafe, shop, office, or any other use as may be agreed in writing between the Landlord and the Tenant;
- 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 in respect of the Premises, including any applicable VAT and any other taxes or charges;
- the period of time for which the Landlord lets the Premises to the Tenant, as set out in Schedule 1.

2. Grant of lease

2.1 The Landlord lets and grants to the Tenant the use and possession 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 day specified in Schedule 1 and on the day specified in Schedule 1. The Rent shall be payable in respect of the Term and including the [last day of the Term].

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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 or any part of them;
- 3.2.5 put any signs or notices on the Premises or any part of them 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>>

- the Premises for any purpose other than the Permitted Use;
- 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 or any part of them;
- put any signs or notices on the Premises or any part of them 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.

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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.

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.

3.6 If the Rent is unpaid for a continuous period of more than 14 days, the Tenant shall be liable to pay interest on the amount of the Rent so unpaid at the rate of 5% per annum above the base rate of interest then prevailing at the time when payment is made. If the Rent is unpaid for a continuous period of more than 14 days, the Tenant shall be liable to pay interest on the amount of the Rent so unpaid at the rate of 5% per annum above the base rate of interest then prevailing at the time when payment is made.

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3.7 The Tenant shall pay all rates (including water rates) and assessments impositions and charges of any description (including any rates of any parochial local or of any other authority) which are imposed upon the Premises or the owner or occupier of the Premises or of any part thereof of a permanent or novel nature.

The Tenant shall indemnify the Landlord against all rates (including water rates) and assessments impositions and charges of any description (including any rates of any parochial local or of any other authority) which are imposed upon the Premises or the owner or occupier of the Premises or of any part thereof of a permanent or novel nature.

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

The Tenant shall indemnify the Landlord against all charges incurred by the Landlord relating to water sewerage and other services supplied to the Premises (including meter rents) and all standing charges and other charges.

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

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

3.10 The Tenant shall allow the Landlord (or any 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 in connection with the Landlord's interest in the Premises.

The Tenant shall allow the Landlord (or any 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 in connection with the Landlord's interest in the Premises.

3.11 When the Tenant vacates the Premises it shall remove all items belonging to the Tenant and leave the Premises in a clean and tidy state.

When the Tenant vacates the Premises it shall remove all items belonging to the Tenant and leave the Premises in a clean and tidy state.

4. Landlord's covenants

4.1 The Landlord shall grant the Tenant the right of 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 number of weeks>> notice in writing.

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5.2 The Tenant may terminate this Lease by giving to the Landlord <<insert number of weeks>> notice in writing.

The Tenant may terminate this Lease by giving to the Landlord <<insert number of weeks>> notice in writing.

5.3 Termination under this clause shall not extinguish any rights of action which either party has for breach of any provisions of this Lease.]

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6. Forfeiture

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

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

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to perform any of its
Premises (or any part
re-entry has been w

the Landlord may enter the
after that even if a previous right of
the Term will end.

6.2 Termination under t
the Landlord has fo
breach under which

inguish any right of action which
visions of this Lease including the

7. General

7.1 The parties agree th
arising solely by virt
enforce any terms o

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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