THIS LEASE is dated the <<date>

- <<Landlord's Name>> a compa
 Company>> under number <<Lan
 office is at <<Landlord's Address>
- (2) <<Tenant's Name>> a compar Company>> under number <<Con <<Tenant's Address>> (hereinafte

1. Definitions and Interpreta

In this agreement, except where the have the following meanings.

'Common Parts'	mea
ooo urto	own
	attad
	tena
	expr
'Landlord's Building'	mea
	only
	the F
'Permitted Hours'	mea
	to Sa
'Permitted Use'	mea
	and
'Premises'	mea
	Build
	attad
	acco
'Rent'	mea
	tax;
'Term'	mea
<u> </u>	

2. Grant of lease

2.1 The Landlord lets a

3. Tenant's covenants

- 3.1 The Tenant shall pa and without any ded month and on the d Rent in respect of th and including the [la
- 3.2 The Tenant shall no
 - 3.2.1 use the Prer
 - 3.2.2 use the Prer
 - 3.2.3 assign unde dispose of the
 - 3.2.4 share occup
 - 3.2.5 make any al



try of Incorporation of Landlord's ation Number>> whose registered he 'Landlord') and

y of Incorporation of Tenant's er>> whose registered office is at

ires, the following terms shall

ord's Building and any other property are shown edged yellow on the plan are provided for shared use by the Landlord's Building and all persons thorised by them;

the Landlord [shown for identification attached to this agreement] of which

urs of use e.g. 8am to 11pm Monday

ack bar or café for the sale of food the Premises;

ises>> (being part of the Landlord's tion only edged red on the plan ncluding all fixtures and fittings in

attached];

er month exclusive of value added

o <<insert date>> (inclusive).

Premises for the Term.

ded tax in respect of it in advance claim on the [first day] of every all pay a proportionate part of the ing the date of this agreement to nth.

he Permitted Use;

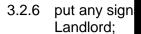
ed Hours

ossession of or otherwise of them or any interest in them;

any part of them;

Premises:





- 3.2.7 cause any n occupiers of
- 3.2.8 <<insert any
- 3.3 The Tenant shall ke damage caused.
- 3.4 The Tenant shall makes hazards in parts of the service and consum
- 3.5 The Tenant shall ob is required in conne the Licensing Act 20 licence or registration Use.
- 3.6 The Tenant shall ab time for the better n interests of good es
- 3.7 If the Rent is unpaid to be in arrears e.g. must on demand pa payments e.g. two> Barclays Bank plc. orefused from the du
- 3.8 The Tenant shall pa (including water rate outgoings whatsoev description) which a the owner or occupi
- 3.9 [The Tenant shall parelating to water sevother services support meter rents).]
- 3.10 The Tenant shall pa Premises and addre in the Premises.
- 3.11 The Tenant shall all Landlord) to enter the ascertaining whether for any other purpos
- 3.12 When the Tenant vall items belonging

4. Landlord's covenants

4.1 The Landlord shall and egress from the

t the prior written consent of the

the Landlord or to the owners or ses;

nd tidy and make good any

hygiene and avoid all health storage preparation display

any licence or registration which Jse (including any licence under h the terms and conditions of the ations relevant to the Permitted

ade by the Landlord from time to of the Landlord's Building in the

um length of time rent is allowed ally demanded or not) the Tenant <rate of interest on outstanding the base rate for the time being of s on the amount unpaid or hich payment is made.

nnify the Landlord against all rates assessments impositions and y parochial local or of any other imposed upon the Premises or sting or novel nature.

ord against all charges incurred city telecommunications and any uding all standing charges and

er correspondence received at the relevant to the Landlord's interest

others authorised by the nable time for the purpose of ment are being complied with and andlord's interest in the Premises.

ne end of the Term it shall remove

employees and visitors) access to mon Parts.



4.2 [The Landlord shall the lavatories and w Hours] (if applicable

4.3 [The Landlord shall cost of any such se

OR

[The Landlord shall such services is inc

- 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 delivery and
- 4.3.7 use of cloak facilities;
- 4.3.8 maintenance areas within
- 4.3.9 provision of the Premises
- 4.3.10 provision of and cold wat
- 4.3.11 controlling common Pa
- 4.3.12 <<insert detail
- 4.3.13 such further reasonably r

5. [Termination rights

- 5.1 The Landlord may of giving to the Tenant weeks>> notice in v
- 5.2 The Tenant may de giving to the Landlo weeks>> notice in v
- 5.3 Termination under t either party has for

6. Forfeiture

6.1 The parties agree the time rent is allowed (whether formally do to perform any of its Premises (or any pare-entry has been well.)

employees and visitors) to use non Parts [during the Permitted

it considers appropriate and the Rent.

vices and the cost of providing

Premises;

andlord's Building is closed;

the Premises;

ommon Parts;

the Common Parts;

e from the Premises for stock

t and cold water and hand drying

II (if any) open and landscaped

storage of refuse originating on fected by the Local Authority;

entral heating and a supply of hot Landlord's Building:

ing on those areas of the and cycle parking;

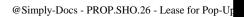
to be provided by the Landlord>>; may from time to time consider of good estate management.]

y time [after <<insert date>>] by eriod to terminate lease e.g. 4

time [after <<insert date>>] by period to terminate lease e.g. 4

inguish any rights of action which isions of this Lease.

h part or in whole for <<length of 21 days>> after becoming due enant at any time fails or neglects the Landlord may enter the fer that even if a previous right of e Term will end.



6.2 Termination under t the Landlord has fo breach under which

7. General

- 7.1 The parties agree the arising solely by virt enforce any terms of
- 7.2 All notices given un service the provision Law of Property Act

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

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

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

party to this Lease has no right its of Third Parties) Act 1999 to

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

