

THIS LEASE is dated the <<date>>

>> 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>>

<<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').

<<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').

1. Definitions and Interpretation

The parties agree that, in this agreement, 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.

The parties agree that, in this agreement, 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 or buildings shown only edged red on the plan attached to this agreement of which the Premises form part;

means the building or buildings shown only edged red on the plan attached to this agreement of which the Premises form part;

'Permitted Hours'

means the hours of use e.g. 8am to 11pm Monday to Saturday;

means the hours of use e.g. 8am to 11pm Monday to Saturday;

'Permitted Use'

means the use of the Premises as a bar or café for the sale of food and drink;

means the use of the Premises as a bar or café for the sale of food and drink;

'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 relation to the 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 relation to the Premises;

'Rent'

means the sum payable by the Tenant to the Landlord in respect of the Premises per month exclusive of value added tax;

means the sum payable by the Tenant to the Landlord in respect of the Premises 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 takes and enjoys the Premises for the Term.

The Landlord lets and the Tenant takes and enjoys 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 falling due for payment of the Rent in respect of the month including the [last day of the month].

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 falling due for payment of the Rent in respect of the month including the [last day of the month].

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 dispose of the Premises or any part of them or any interest in them;

assign under lease 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;

3.2.6 put any sign
Landlord;

3.2.7 cause any n
occupiers of

3.2.8 <<insert any

3.3 The Tenant shall keep the Premises in good condition and repair and shall be responsible for any damage caused.

3.4 The Tenant shall maintain the premises free from all fire, safety and health hazards in parts of the premises used for the purpose of the lease, and shall provide service and consumables for the premises.

3.5 The Tenant shall obtain all licences or registrations required in connection with the operation of the premises under the Licensing Act 2003 or the Food Hygiene Regulations 2006.

3.6 The Tenant shall at all times use the Premises and the equipment and facilities thereon for the betterment and the promotion of the interests of good estate.

3.7 If the Rent is unpaid to be in arrears e.g. must on demand pay payments e.g. two> Barclays Bank plc. refused from the du

3.8 The Tenant shall pay (including water rates and outgoings whatsoever in description) which are the owner or occupier

3.9 [The Tenant shall pay for all utilities (including but not limited to water, sewer, gas, electric, and telephone) and other services supplied to the Premises (including but not limited to meter rents).]

3.10 The Tenant shall pay all taxes, charges, rates, levies, assessments, and fees levied on the Premises and address in the Premises.

3.11 The Tenant shall allow the Landlord (or its authorized representative) to enter the premises at any reasonable time for the purpose of inspecting, maintaining, repairing, or improving the premises, or for any other purpose.

3.12 When the Tenant vacates the Premises, the Tenant shall deliver to the Landlord all items belonging to the Landlord.

4. Landlord's covenants

4.1 The Landlord shall allow the Tenant to enter and egress from the

at 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
e storage preparation display

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

made by the Landlord from time to time 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
which payment is made.

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

lord 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
 onable time for the purpose of
 ment are being complied with and
 andlord's interest in the Premises.

At the end of the Term it shall remove

employees and visitors) access to common Parts.

- 4.2 [The Landlord shall provide employees and visitors) to use the lavatories and washrooms in the Common Parts [during the Permitted Hours] (if applicable)
- 4.3 [The Landlord shall provide such services as it considers appropriate and the cost of any such services shall be included in the Rent.]
- OR**
- [The Landlord shall provide such services and the cost of providing such services is included in the Rent]
- 4.3.1 heating light and power in the Premises;
- 4.3.2 cleaning of the interior of the Landlord's Building is closed;
- 4.3.3 repair maintenance of the Premises;
- 4.3.4 cleaning heating and ventilation of the Common Parts;
- 4.3.5 repair maintenance of the Common Parts;
- 4.3.6 facilities and delivery and collection from the Premises for stock
- 4.3.7 use of cloakrooms and cold water and hand drying facilities;
- 4.3.8 maintenance of all (if any) open and landscaped areas within the Premises;
- 4.3.9 provision of storage of refuse originating on the Premises and collected or affected by the Local Authority;
- 4.3.10 provision of central heating and a supply of hot and cold water in the Landlord's Building;
- 4.3.11 controlling car parking on those areas of the Premises and cycle parking;
- 4.3.12 <<insert details of services to be provided by the Landlord>>;
- 4.3.13 such further services as the Landlord may from time to time consider to be in the interests of good estate management.]

5. [Termination rights]

- 5.1 The Landlord may terminate the Lease at any time [after <<insert date>>] by giving to the Tenant <<insert period to terminate lease e.g. 4 weeks>> notice in writing.
- 5.2 The Tenant may terminate the Lease at any time [after <<insert date>>] by giving to the Landlord <<insert period to terminate lease e.g. 4 weeks>> notice in writing.
- 5.3 Termination under this clause shall not extinguish any rights of action which either party has for breach of provisions of this Lease.]

6. Forfeiture

- 6.1 The parties agree that the Lease shall be terminated if the time rent is allowed to become due (whether formally demanded or not) and the Tenant fails to perform any of its obligations under the Lease. The Landlord may enter the Premises (or any part of the Premises) after that even if a previous right of re-entry has been waived. The Term will end.

6.2 Termination under the Landlord has for breach under which

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

7. General

7.1 The parties agree that arising solely by virtue enforce any terms of

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

7.2 All notices given under service the provisions of Law of Property Act

in writing and for the purpose of as 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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