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**AGREEMENT FOR LEASE** dat

>> 20<< >>

**Landlord:** <<Landlord's name>>

ss>> [(company number << >>)]

**Tenant:** <<Tenant's name>>

> [(company number << >>)]

**Completion Date:** The day that is five

ificate of practical completion is

**Lease:** A lease to be enter

Landlord and (2) the Tenant in the

**Longstop Date:** The << >> day of <

**Plans and Drawings:** The plans, drawing

other documents describing the

**Property:** The property descri

**Target Date:** The << >> day of <

**Term:** [A term of << >> y

on Date] OR [A term beginning on >> day of << >> 20<< >>]

**Works:** The works to be ca

d at the Property prior to the grant of Drawings

**1. Agreement to grant the L**

1.1 In consideration of

in this Agreement, the Landlord and the Tenant shall accept the Agreement.

1.2 This Agreement is

and the Tenant may not assign, this Agreement.

**2. Standard Commercial Pro**

2.1 The Standard Comm

s (Second Edition) are incorporated the grant of a lease and are not Agreement.

2.2 The conditions in Pa

mercial Property Conditions (Second Edition) do not apply

**3. Landlord's Works**

3.1 As soon as reason

the date of this Agreement the to procure that:

3.1.1 the Works a

3.1.2 the Works a

and workmanlike manner and in Drawings and with any legal

3.1.3 the Works a

et Date.

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3.2 The Landlord shall give the Tenant not less than five working days' notice of the date on which the Property is to be completed with a view to a certificate of practical completion.

3.3 The Tenant shall give the Landlord the inspection and to make representations regarding the certificate of practical completion.

3.4 The Landlord shall give the Tenant a copy of the certificate of practical completion not less than five working days after the Landlord receives it.

3.5 Issue of the certificate of practical completion shall constitute conclusive evidence that the Property has been completed in accordance with this Agreement.

3.6 If a certificate of practical completion has not been issued by the Longstop Date the Tenant may, before the Longstop Date, terminate this Agreement with immediate effect by giving written notice to the Landlord.

**4. Completion of the Lease**

4.1 Completion of the Lease shall be the Completion Date.

4.2 The Landlord will give possession of the Property when the Lease is completed.

4.3 The Lease will be given effect from the date of completion.

4.4 On the Completion Date the Tenant shall pay to the Landlord rent for the period from and including the Completion Date to and including the next rent payment date specified in the Lease.

4.5 [On the Completion Date the Tenant shall pay to the Landlord <<insert any other payments e.g. VAT, stamp duty, solicitor's legal fees>>.]

**5. [Exclusion of security of tenure]**

5.1 The Tenant confirms that the Lease was entered into the Landlord's Register of Tenancies served on the Tenant in accordance with the Landlord and Tenant (Regulatory Reform) (England and Wales) Order 2003.

5.2 The Tenant confirms that the Tenant has made a [declaration of interest in the Property] in the form set out in schedule 2 to the 2003 Order.

5.3 The Tenant confirms that the Tenant has made the declaration on the Tenant's behalf did so with authority.

5.4 The Landlord and the Tenant agree that the provisions of the Landlord and Tenant Act 1954 shall not apply to the tenancy created by the Lease.]

**6. Value Added Tax**

6.1 Any sums payable by the Tenant under this Agreement are exclusive of value added tax.

6.2 The Tenant shall pay to the Landlord any value added tax which is chargeable on any sums payable under this Agreement.

**7. Miscellaneous**

7.1 The Landlord and the Tenant agree that no person who is not a party to this Agreement shall be bound by or entitled to the benefit of the terms of this Agreement by virtue of the Contracts (Rights of Third Parties) Act 1999.

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7.2 All notices given under this Agreement of service the provisions of the Law of Property

shall be in writing and for the purpose of notices contained in Section 196 of the Law of Property Act 1925 as amended in this Agreement.

Signed by/on behalf of the Landlord .....

Signed by/on behalf of the Tenant .....

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