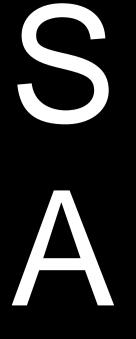
AGREEMENT FOR LEASE dat

Landlord:		< <landlord's name<="" th=""></landlord's>		
Tenant:		< <tenant's name=""></tenant's>		
Completion Date:		The day that is five issued in respect of		
Lease:		A lease to be enter form of the draft an		
Longstop Date:		The <-	< >> day of	
Plans and Drawings:		The plans, drawin Works which are an		
Property:		The property descri		
Target Date:		The << >> day of <		
Term:		[A term of << >> the Completion Dat		
Works:		The works to be ca of the Lease as des		
1.	. Agreement to grant the			
	1.1	agrees	sideration of to grant th , in accordan	
	1.2		greement is	
2.				
	2.1	in this	andard Comr Agreement istent with the	
	2.2		nditions in Pa) do not apply	
3.	Landle	ord's Works		
	3.1 As soon as reas Landlord shall use			
		3.1.1	the Works a	
		3.1.2	the Works a accordance	

- 3.1.2 the Works a accordance requirement
- 3.1.3 the Works a











>> 20<< >>

ss>> [(company number << >>)]
> [(company number << >>)]
ificate of practical completion is

andlord and (2) the Tenant in the

other documents describing the

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

at the Property prior to the grant brawings

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

and the Tenant may not assign, his Agreement.

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

nercial Property Conditions (Second

the date of this Agreement the procure that:

and workmanlike manner and in Drawings and with any legal

et Date.

- 3.2 The Landlord shall the date on which practical completion
- 3.3 The Tenant shall representations reg
- 3.4 The Landlord shal completion not less
- 3.5 Issue of the certif evidence that the Agreement.
- 3.6 If a certificate of p Date the Tenant r certificate of practi immediate effect by

4. Completion of the Lease

- 4.1 Completion of the L
- 4.2 The Landlord will gi Lease is completed
- 4.3 The Lease will be g
- 4.4 On the Completion from and including payment date speci
- 4.5 [On the Completion other payments e.g.

5. [Exclusion of security of

- 5.1 The Tenant confirm served on the Ter Regulatory Reform
- 5.2 The Tenant confirm made a [declaration in the form set out in
- 5.3 The Tenant confin Tenant's behalf did
- 5.4 The Landlord and t Tenant Act 1954 th Act 1954 are to be

6. Value Added Tax

- 6.1 Any sums payable added tax.
- 6.2 The Tenant shall pa on any sums payab

7. Miscellaneous

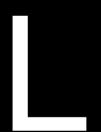
7.1 The Landlord and Agreement has no Third Parties) Act 1













than five working days' notice of ted with a view to a certificate of

the inspection and to make ficate of practical completion.

py of the certificate of practical after the Landlord receives it.

letion shall constitute conclusive npleted in accordance with this

not been issued by the Longstop he Longstop Date, but before a d, terminate this Agreement with the Landlord.

e Completion Date.

ssession of the Property when the

to the Landlord rent for the period to and including the next rent

bay to the Landlord <<insert any 's legal fees>>.]

nent was entered into the Landlord m set out in schedule 1 to the ngland and Wales) Order 2003.

person on behalf of the Tenant) aragraph 7] [statutory declaration le 2 to the 2003 Order.

o made the declaration on the ority.

nt to section 38A(1) Landlord and usive) of the Landlord and Tenant tenancy created by the Lease.]

Agreement are exclusive of value

ue added tax which is chargeable is Agreement.

erson who is not a party to this virtue of the Contracts (Rights of terms.

7.2 All notices given un of service the provi the Law of Property

Signed by/on behalf of the Landlor

Signed by/on behalf of the Tenant



t be in writing and for the purpose ptices contained in Section 196 of ed in this Agreement.

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