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LR1. Date of lease

LR2. Title number(s)

LR3. Parties to this lease
Give full names, addresses and registered number, if any, of all parties. For Scottish companies add an SC prefix and for limited liability partnerships add an OC prefix. For foreign companies add the territory in which incorporated.

LR4. Property
Insert a full description of the property leased or referred to in the clause, schedule or plan.

date in full>>

Landlord's title number(s)
Enter the title number(s) out of which this lease is granted. If not registered, enter the Landlord's title number(s)>>
Other title numbers
Enter the title number(s) against which entries of lease have been referred to in LR9, LR10, LR11 and LR13 have been made. Enter the title number(s)>>

Name of Landlord>>
Address of Landlord>>
Company number>>
Name of Trustee of Club>>
Address of Trustee>>
Name of Trustee of Club>>
Address of Trustee>>
Current trustees of the Club (as defined in clause 1.1)>>
(if any)
Name of Guarantor>>
Address of Guarantor>>
Company number>>
Other parties
Enter the capacity of each party, for example "parent company", "guarantor", etc.
Name of other party>>
Address of other party>>
Company number>>

In the event of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.
House adjoining the Water (as defined in clause 1.1)>>

S A M P L E

<p><i>a schedule in this lease in which the plan is shown edged red on the plan [to this lease] and the Fishing Rights</i></p> <p><i>Where there is a letting of part of the title, a plan must be attached to the lease and any floor levels must be specified.</i></p>	
<p>LR5. Prescribed statements etc</p> <p><i>If this lease includes a statement under rule 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p><i>statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</i></p> <p><i>This lease is made under, or by virtue of, provisions of:</i></p> <p><i>the Leasehold Reform Act 1967</i></p> <p><i>the Leasehold Reform Act 1985</i></p> <p><i>the Leasehold Reform Act 1988</i></p> <p><i>the Leasehold Reform Act 1996</i></p>
<p>LR6. Term for which the Property is let</p> <p><i>Include only the appropriate statement (or statements if more than one option completed) from the three options below.</i></p> <p><i>NOTE: The information you provide here will be used as part of the information to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p><i>including the commencement date>></i></p> <p><i>including the expiry date>></i></p> <p><i>as specified in this lease at clause/paragraph << >></i></p> <p><i>as follows:</i></p> <p><i>term>></i></p>
<p>LR7. Premium</p> <p><i>Specify the total premium, including VAT where payable.</i></p>	<p><i>premium or "none">></i></p>
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the words of any provision.</i></p>	<p><i>contains a provision that prohibits or restricts dispositions.</i></p>

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LR9. Rights of acquisition etc.

Insert the relevant provisions clauses or refer to the clause, paragraph of a schedule in this contains the provisions.

tenant's contractual rights to renew, to acquire the reversion or another of the Property, or to acquire an interest in and

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tenant's covenant to (or offer to) do this lease

Landlord's contractual rights to acquire

LR10. Restrictive covenants granted by the Landlord in respect of other than the Property

Insert the relevant provisions or clause, schedule or paragraph of this lease which contains the provisions

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LR11. Easements

Refer here only to the clause, paragraph of a schedule in this sets out the easements.

easements granted by this lease for the benefit of the Property

easements granted or reserved by this lease for the Property for the benefit of other

LR12. Estate rentcharge burdened on the Property

Refer here only to the clause, paragraph of a schedule in this sets out the rentcharge.

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LR13. Application for standard form of restriction

Set out the full text of the standard form of restriction and the title against which it is entered. If you wish to apply for more than one standard form of restriction, set out a clause to apply for each of them.

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is applying against which title and full text of the restriction you are a

Standard forms of restriction are Schedule 4 to the Land Registration Act 2003.

LR14. Declaration of trust where more than one person comprises the Tenant

If the Tenant is one person, omit the alternative statements.

If the Tenant is more than one person, complete this clause by omitting or inserting the applicable alternative statements.

is more than one person. They are to hold the property on trust for the members of the Club in accordance with the Club's constitution.

1. Definitions and Interpretation

1.1 In this Agreement the following terms shall have the following meanings:

text otherwise requires, the following

'Act of Insolvency'

a resolution for a distribution of the assets of the Club or the making of a winding up order in relation to the Club;

of the Club;

ment of a person or persons with the capacity to act as a liquidator in relation to any assets of the Club;

any composition or arrangement for the benefit of the creditors of the Club;

'Annual Rent'

rent>> per year exclusive of VAT;

'Club'

e>> Angling Club;

'Conduits'

for the transmission of water, gas, air, electricity, oil, gas, water drainage, electricity, oil, gas, telecommunications, internet, data and similar supplies or utilities;

'Fishing Rights'

ve right to fish in the Water using rod and reel to take and carry fish away;

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'Interest'

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at the rate of <<rate of interest on
ments e.g. two>> per cent per year
ate for the time being of Barclays Bank
rate or that bank ceases to exist) a
alent rate notified by the Landlord to the

'Landlord'

A

on entitled to the immediate reversion to

**'Landlord's
Property'**

rd's property at <<address>>;

'Parking Area'

ing area on the Landlord's Property
en on the plan attached to this Lease];

'Permitted Use'

M

bhouse only, in connection with the
shing Rights;

'Premises'

erty described in paragraph LR4 at the
Lease and includes all other fixtures
Premises (other than tenant's fixtures

'Rent'

eserved as rent by this Lease;

**'Rent
Commencement
Date'**

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which rent is first to be paid>>;

'Rent Days'

ch 24 June 29 September and 25
h year;

'Surveyor'

eyor or architect from time to time
Landlord;

'Tenant'

ors in title and assigns;

'Term'

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specified in paragraph LR6 at the
Lease;

'Title Matters'

ers (if any) set out in the following
sert list of documents affecting the
ne Premises>>;

'VAT'

E

s constituted by the Value Added Tax
unless otherwise expressly stated

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'Water'

or other monies payable by the Tenant (including any VAT charged or chargeable);
or pond>> at the Landlord's Property A and B on the plan attached to this

1.2 Unless the context otherwise requires, each reference in this Agreement to:

1.2.1 "writing" or "written" shall include electronic mail but not email;

1.2.2 a "working day" shall mean any day other than a Saturday, Sunday or public holiday in England and Wales;

1.2.3 a statute or statutory provision shall mean a reference to that statute or provision as in force at the relevant time;

1.2.4 "this Agreement" or "the Agreement" shall mean this Agreement and each of the Schedules as amended at the relevant time;

1.2.5 a Schedule shall mean a Schedule to this Agreement; and

1.2.6 a clause or paragraph (other than a Schedule) shall mean a reference to a clause of this Agreement or a paragraph of the relevant Schedule.

1.3 In this Agreement:

1.3.1 any reference to a person shall include a natural person, corporate or unincorporated body of persons, whether or not having separate legal personality;

1.3.2 words importing the plural shall include the plural and vice versa;

1.3.3 words importing the masculine shall include any other gender;

1.3.4 references to time shall include any sooner determination of the Term of the Lease;

1.3.5 any covering obligation to do an act or thing includes an obligation to do that act or thing to be done;

1.3.6 references to the Tenant's obligations in respect of the Premises and their respective servants and agents shall include the act, omission or neglect of the Tenant's servants and agents;

1.3.7 the clause shall be construed in accordance with the provisions of this Lease and are not to be construed in a way which would affect the operation or interpretation; and

1.3.8 references to the Lease shall include any document supplemental or collateral to the Lease, whether or not so stated, and shall be subject to its terms.

1.4 The headings in this Agreement are for convenience only and shall not affect its interpretation.

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2. Demise and Rent

- 2.1 The Landlord lets the Premises and the Premises to the Tenant (on behalf of themselves and the other members for the time being of the Club) for the Term together with all rights set out in the Landlord's Particulars (including the right of accepting and reserving for the benefit of the Club in the Second Schedule, and subject to the Title Matters set out in the Schedule).
- 2.2 The Tenant must pay the Rent by equal payments in advance by bankers' standing order (or by cash if the Landlord so requires) on the Rent Days, the first Rent Day being the date on the date of this Lease for the first Rent Day and ending on the day immediately following the Rent Day.

3. Tenant's Covenants

- 3.1 The Tenant covenants to observe and perform the following covenants on behalf of themselves and the other members of the Club and all those authorised by the Club to exercise the powers of the Club:
- 3.1.1 To pay the Rent in the manner stated without any set-off or counterclaim unless required by law.
- 3.1.2 If any sum of Rent is unpaid for more than <<maximum length of time in arrears e.g. 7 days>> (whether or not the Landlord has formally demanded payment) and the Landlord refuses to accept rent so long as the sum remains unpaid, the Tenant must on demand pay interest (at the rate of <<interest rate>> per annum in arrears) calculated on a daily basis on the amount of the sum from the due date until the date on which payment is made.
- 3.1.3 To pay or discharge all rates, taxes, duties, levies, financial impositions charged on the Premises and the Tenant, except for:
- a) tax (including stamp duty) payable; and
 - b) any charges payable by the Landlord's dealing with its own interests.
- 3.1.4 To pay or discharge all charges incurred relating to water, sewerage, drainage, electricity, oil, gas, telephone, communications, internet, data, heating, cooling, supplies or utilities supplied to the Premises (including charges and meter rents).
- 3.1.5 To keep the Premises and the other areas over which rights are granted to the Tenant in a tidy and in no worse state of repair or condition than they were in on the date of this Lease [as evidenced by the schedule of condition attached to this Lease].
- 3.1.6 To keep the Premises and the other areas over which rights are granted to the Tenant in good condition and to mow grass and prune trees and shrubs to the satisfaction of the Landlord.

- 3.1.7 At the end of the Lease, the Tenant shall:
- a) To remove all of the Tenant's possessions from the Premises to the Landlord;
 - b) to repair the Premises to the condition in which they were at the start of the Lease and to pay to the Landlord in the repair and condition required;
 - c) if the Tenant has made any alterations to the Premises, to remove all items the Tenant has fixed to the Premises and to make good any alterations the Tenant has made and to make good any damage caused to the Premises;
 - d) to remove all of the Tenant's possessions from the Premises and the Landlord's Property.
- 3.1.8 If, following the end of the Lease, any of the Tenant's possessions remain on the Landlord's Property and the Tenant fails to remove them within the period of 7 days after being requested in writing by the Landlord, the Landlord shall:
- a) the Landlord may, at the discretion of the Tenant sell the possessions;
 - b) the Landlord shall be liable to the Landlord against any liability incurred by any third party whose possessions have been sold or disposed of in good faith in the mistaken belief that the possessions belong to the Landlord;
 - c) the Landlord shall pay to the Tenant the sale proceeds after deducting the costs of transportation, storage and sale incurred by the Landlord.
- 3.1.9 To permit the Landlord or Surveyor to enter and inspect the Premises and:
- a) if the Landlord or Surveyor gives to the Tenant (or leaves a copy of the notice on the Premises) notice of any repairs or maintenance which are to be carried out or of any other failure by the Tenant to comply with its obligations under this Lease, to permit the Landlord or Surveyor to remedy such failure in accordance with clause 3.1.9 b) and to enter the Premises at any reasonable time (whether or not of an emergency) after giving reasonable notice (which need not be in writing) to the Tenant;
 - b) if the Landlord or Surveyor gives to the Tenant (or leaves a copy of the notice on the Premises) notice in accordance with clause 3.1.9 a), to permit the Landlord or Surveyor to enter the Premises and carry out the works at the expense of the Tenant and to pay to the Landlord on demand (including any VAT and other debt) the proper expenses of such works (including any VAT and other fees), Surveyor's and other fees).
- 3.1.10 To allow the Landlord or Surveyor to exercise any right to enter the Premises to do so and to employ and pay any contractors, agents and professional advisors, and to employ and pay any contractors, agents and professional advisors, at any reasonable time (whether or not of an emergency) after giving reasonable notice (which need not be in writing) to the Tenant;
- 3.1.11 To pay to the Landlord and on an indemnity basis all costs,



charges, Surveyor's fees, and other expenses (including legal costs and other reasonable fees) properly incurred by the Landlord should be payable by the Landlord) in connection with:

- a) the enforcement of the covenants of this Lease;
- b) any obligations in this Lease, including the preparation of a notice under section 146 of the Law of Property Act 1925;
- c) any requirement for consent under this Lease, whether or not such consent is withdrawn or consent is granted or refused where the Landlord is required to give consent and the Landlord unreasonably refuses to give consent;
- d) the preparation of a schedule of dilapidations served on the Landlord at the end of the Term.

3.1.12 With regard to the Landlord's Property:

- a) not to use the Landlord's Property for any illegal or immoral purposes;
- b) not to use the Landlord's Property as sleeping quarters for any person for substantial purposes;
- c) not to carry out any dangerous act, trade, business, manufacturing or other activity on the premises or on the Landlord's Property which is likely to cause damage or injury to any person or property;
- d) not to cause any noise or annoyance to the Landlord, its tenants or occupiers or to the owners or occupiers of any adjoining premises;
- e) to use the Landlord's Property for the Permitted Use;
- f) to issue a membership card to the Club with a membership card which must be presented to the Landlord on request when the member is on the Landlord's Property;
- g) to ensure that the Club is in force from time to time and to provide a copy of the rules and a list of the names of the trustees on request;
- h) not to allow any person to exercise the Fishing Rights other than in accordance with the being of the Club and any person authorized by the Club in accordance with its rules;
- i) [not to allow <insert number>> boats to be on the Water and to ensure that any boats under the control of the Landlord are properly maintained;
- j) not to exercise the Fishing Rights or the rights granted in the First Schedule in a manner inconsistent with the rights of the Landlord or

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any ... the Landlord; and

k) not ... other materials on the Landlord's
Prop

3.1.13 To exerc

a) in a ... manner and only during proper
seas

b) in ac ... and byelaws in force from time to time;

c) in ac ... onable requirements of the Landlord
notif ... he to time [; and

d) so t ... number>> members of the Club are
fishi

3.1.14 [To perm ... the Water and to take and carry away
fish from ... d line only. This is a personal licence
granted t

3.1.15 To resto ... r with not less than <<number and
type(s) o ... and in the locations specified by the
Landlord

3.1.16 At the T ... oy <<number>> bailiffs to supervise
the Wate ... n it and to prevent any unauthorised
person fr ... Water.

3.1.17 Not to ... r addition to the Premises or the
Landlord ... e Tenant may construct and maintain
the follow ... at the Tenant must remove the same
before th ... requested by the Landlord: <<Insert
descriptio ... referring to attached plans and
specifica

3.1.18 To preve ... Landlord's Property and any other
property ... any damage caused or pay full
compens ... ed.

3.1.19 Not to ... a notice or advertisement on the
Landlord ... prior written consent of the Landlord.

3.1.20 To obtai ... any licence or registration which is
required ... Tenant's exercise of the Fishing Rights
and to ... and conditions of the licence or
registrati

3.1.21 Not to of ... the use of the Landlord's Property by
the Lan ... sed by the Landlord or persons
exercisin

3.1.22 To notify ... ly if the Tenant becomes aware of a
third part ... dlord's Property or attempting to take
fish from ... sist the Landlord (at the Landlord's

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- expense against such third parties.
- 3.1.23 Not to trade, or to charge, part with or share possession of the Premises, or to exercise any Rights, save that the Tenant is permitted to do so for the trustees for the time being of the Club.
- 3.1.24 To insure the Tenant against liability incurred in relation to the exercise of the Rights and use of the Premises, including public liability, and to produce to the Landlord on demand evidence of such insurance and payment of the premium.
- 3.1.25 To pay VAT on any taxable supplies made to the Tenant in connection with the exercise of the Rights on the due date for making any payment or, if earlier, the date on which the supply is made for VAT purposes.
- 3.1.26 Where the Tenant is liable to pay or in connection with this Lease, to pay the same to any person any sum by way of a refund or indemnity in respect of any VAT incurred on that sum by the Tenant, the Landlord shall be liable to accept to the extent that the Landlord or any other person is liable to pay such VAT under the Value Added Tax Act 1994.
- 3.1.27 The Tenant shall indemnify the Landlord against all actions, claims, demands, damages, expenses, charges, costs, liabilities, third party and the Landlord's own action, or settlement of any personal injury or death, damage or loss, or management of any right arising from:
- a) the exercise of the Rights on the Premises or the Tenant's use of the Premises;
 - b) the exercise of the Rights; or
 - c) any breach of the covenants in this Lease.
- 3.1.28 In respect of any claim by the Landlord by the indemnity in clause 3.1.27, the Landlord shall:
- a) give notice of the claim as soon as reasonably practicable after the date of notice of it;
 - b) provide the Tenant with information and assistance in relation to the claim which the Tenant may reasonably require, subject to the Tenant paying all costs incurred by the Landlord in providing such information and assistance; and
 - c) mitigate the loss (to the Tenant's cost) where it is reasonable for the Landlord to do so.
- 3.1.29 To comply with any reasonable regulations made by the Landlord from time to time in the interests of good estate management.
- 3.1.30 To pay or contribute towards a fair proportion (to be determined by the Landlord) of the costs and expenses properly incurred by



binding save in or fraud.

5.3 The Landlord is, personal injury, damage to property or other loss in the Club, its members or any person under the Terms where the same results from the negligence of the Club or its employees or agents

5.4 The Landlord may not produce a valid ID card or other documentation confirming their status as a member of the Club.

5.5 The liability of the Landlord (including the trustees referred to at the top of this Lease or those to whom the liability has been lawfully assigned) is to be limited to the value of the assets of the Club that are for the time being vested in the Landlord.

5.6 Nothing in this Lease shall affect the right to enforce, or to prevent the release or modification of, any covenants, rights or conditions to which any adjoining premises are subject.

5.7 The parties agree that a person who is not a party to this Lease has no right arising solely by virtue of the Landlord's (Rights of Third Parties) Act 1999 to enforce any term of this Lease.

5.8 The Tenant acknowledges that its use of the Premises in this Lease constitutes or shall constitute a representation that the Premises may lawfully be used for any purpose permitted by the Lease.

5.9 The Tenant acknowledges that it has not entered into this Lease in reliance on any representation made by or on behalf of the Landlord.

6. Notices

6.1 Any notice given under this Lease must be in writing and sent by pre-paid post, by hand, by email or otherwise delivered to or left at the address specified in clause 6.2 or to any other address in the United Kingdom which the recipient has specified as its address for service by giving written notice under this clause 6.

6.2 A notice served on:

6.2.1 a company registered in the United Kingdom shall be served at its registered office;

6.2.2 a person who is not a company, partnership registered in the United Kingdom or a person who is not a partner in a partnership registered in the United Kingdom shall be served at the address for service in the United Kingdom specified in the deed or document to which they are a party or, if no such address has been given at their last known address;

6.2.3 anyone else shall be served at:

- a) in the United Kingdom, at any postal address in the United Kingdom specified in the deed or document to which they are a party or, if no such address is given, at its last known address in the United Kingdom;
- b) outside the United Kingdom, at any postal address in the United Kingdom specified in the deed or document to which they are a party or, if no such address is given, at its last known address in the United Kingdom;

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- b) in the ... the Premises;
- c) in the ... at the address of that party set out in ... which they gave the guarantee; and
- d) in re ... y, at their last known address in the United

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- 6.3 Any Notice give ... ved on the second working day after the date of post ... st class post or special delivery or at the time the not ... at the recipient's address if delivered to or left at that
- 6.4 If a notice is tre ... ay that is not a working day or after 5:00PM on a v ... treated as served at 9:00AM on the immediately foll
- 6.5 Service of a no ... ot a valid form of service under this Lease.

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7. [Termination by Land

- 7.1 The Landlord m ... at any time [after <<insert date>>] by giving to the Te ... ce period to terminate lease e.g. 3 or 6 months>> not ... ct at any time.
- 7.2 If the Lease en ... this will not affect the rights of any party for any pri ... n in this Lease.
- 7.3 The Landlord sh ... all payments of Rent that relate to a period after the ... se.]

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8. [Termination by Tenan

- 8.1 The Tenant ma ... at any time [after <<insert date>>] by giving to the La ... ce period to terminate lease e.g. 3 or 6 months>> r ... ffect at any time.
- 8.2 This Lease sha ... g a notice given by the Tenant if the Tenant has pai ... up to the date of determination and gives up posse ... s and leaves behind no continuing underleases.
- 8.3 If the Lease en ... this will not affect the rights of any party for any pri ... n in this Lease.
- 8.4 The Landlord sh ... all payments of Rent that relate to a period after the ... se.]

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9. Exclusion of Security

- 9.1 The Tenant cor ... nt of this Lease (or as the case may

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be before the T
Landlord served
the Regulatory
2003.

bound to enter into this Lease) the
in the form set out in schedule 1 to
(England and Wales) Order

9.2 The Tenant com
made a [declara
in the form set o

or a person on behalf of the Tenant)
in paragraph 7] [statutory declaration
chedule 2 to the 2003 Order.

9.3 The Tenant co
Tenant's behalf

who made the declaration on the
authority.

9.4 The Landlord a
Landlord and T
Landlord and Te
by this Lease.

pursuant to section 38A (1) of the
ections 24 to 28 (inclusive) of the
ded in relation to the tenancy created

10. [Guarantor's Covenants]

10.1 The Guarantor:

10.1.1 Guarant
Tenant's
Guarant

at the Tenant will comply with all the
lease. If the Tenant defaults, the
and comply with those obligations;

10.1.2 Covenan
covenan
losses, o
Tenant's
covenan
Lease);

primary obligor, and separate to the
to indemnify the Landlord against all
enses caused to the Landlord by the
ents or comply with the Tenant's
any supplemental documents to this

10.1.3 Covenan
Landlord
the Land
voluntary
having o
releasing
10.

as primary obligor to indemnify the
s, damages and expenses caused to
posing or entering into any company
e of arrangement or other scheme
effect of impairing, compromising or
tions of the Guarantor in this clause

10.2 If the Landlord
months after th
Tenant being st
ten working day

n notifies the Guarantor within three
er or forfeiture of this Lease or the
companies, the Guarantor must, within
n either:

10.2.1 at the C
costs) ac

ncluding payment of the Landlord's
of the Premises:

a) for a
or fo
regis

g effect on the date of the disclaimer
or the Tenant being struck off the

b) endi
disc

his Lease would have ended if the
g-off had not happened;

c) at th

ams payable;

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11. Applicable Law and Jurisdiction

11.1 This Lease and any obligations arising out of or in connection with it will be governed by the law of England and Wales.

11.2 Subject to clause 11.1, any dispute arising out of or in connection with the obligations in this Lease requiring a dispute to be settled by arbitration, the courts of England and Wales shall have exclusive jurisdiction to determine any dispute arising out of or in connection with the obligations in relation to any non-contractual obligations.

11.3 Any party may apply to the courts of England and Wales for an order of the courts of England and Wales, including in relation to any non-contractual obligations, including in relation to any non-competent jurisdiction.

THIS LEASE has been executed and entered on the day on which it has been dated

[Execution clauses for landlord]

Executed as a deed by affixing the common seal of <<Landlord's Name>> in the presence of

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by <<Landlord's Name>> acting by [a director and its secretary] [two directors]

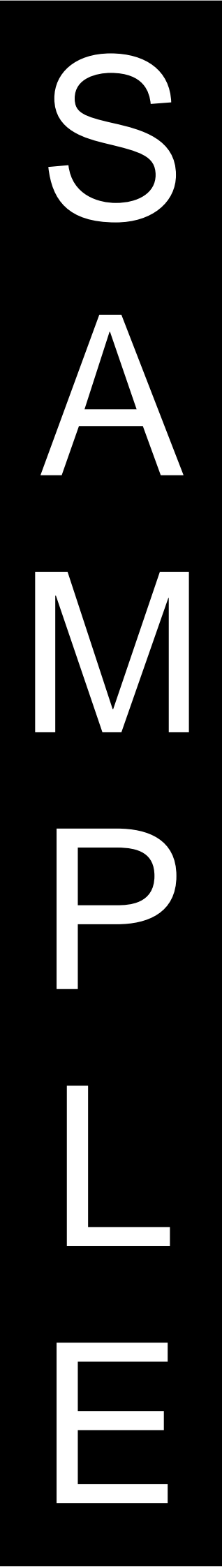
OR (alternative company execution)

Executed as a deed by <<Landlord's Name>> acting by a director in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____



obligations arising out of or in connection with it will be governed by the law of England and Wales.

Subject to clause 11.1, any dispute arising out of or in connection with the obligations in this Lease requiring a dispute to be settled by arbitration, the courts of England and Wales shall have exclusive jurisdiction to determine any dispute arising out of or in connection with the obligations in relation to any non-contractual obligations.

Any party may apply to the courts of England and Wales for an order of the courts of England and Wales, including in relation to any non-contractual obligations, including in relation to any non-competent jurisdiction.

THIS LEASE has been executed and entered on the day on which it has been dated

[Execution clauses for landlord]

Executed as a deed by affixing the common seal of <<Landlord's Name>> in the presence of

<<Affix seal here>>

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by <<Landlord's Name>> acting by [a director and its secretary] [two directors]

OR (alternative company execution)

Executed as a deed by <<Landlord's Name>> acting by a director in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where

al)

Signed as a deed by
<<Landlord's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Execution clauses for tenant:]

Signed as a deed by
<<Trustee's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

Signed as a deed by
<<Trustee's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Execution clauses for guarant

Executed as a deed by affixing
the common seal of

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<<Guarantor's Name>>
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative company execution clause)

Executed as a deed by
<<Guarantor's Name>>
acting by [a director and its
secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative company execution clause)

Executed as a deed by
<<Guarantor's Name>>
acting by a director in the
presence of

Signature:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where the deed is signed by the Guarantor)

Signed as a deed by
<<Guarantor's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____



First Schedule to the Tenant

1. The right to connect to public mains for the passage of water, gas, oil, telephone, heating, electricity, internet, data communications and similar supplies or utilities.
2. The right to support and maintain any services from any adjoining premises owned by the Landlord.
3. The right, in connection with the Fishing Rights and in common with the Landlord and all other tenants, to:
 - a) enter and pass over the route designated by the Landlord to gain access to and egress from the Parking Area;
 - b) park a vehicle in the designated area;
 - c) [use boats on the Water];
 - d) <<insert details of any other rights granted to the Tenant>>.
4. The right to prune and remove any weeds and undergrowth on the banks of the Water that are obstructing the Fishing Rights.
5. [Except as mentioned above, this Lease does not include any right over the neighbouring property, and the Tenant shall be bound by the Law of Property Act 1925 and the rule in *Wheeldon v Burrows* and any other provisions of law.]

Second Schedule to the Landlord and Tenant Act 1954

1. The right to enter onto the Premises and the Water at all times and for all purposes with any vehicle, machinery, equipment and to carry out works on the Landlord's Property even if such works are necessary for the exercise of the Fishing Rights.
2. If the relevant work is to be carried out without entry onto the Premises, the right to enter the Premises for the purpose of:
 - a) build on or into any land adjoining or adjacent to the Premises; and
 - b) inspect, repair, alter or carry out other works upon any adjoining premises.
3. The right to enter the Premises for the purpose of doing any work that the Landlord is expressly entitled to do or required to do under this Lease or for any other reasonable purposes in connection with this Lease. The Landlord must:
 - a) give the Tenant at least 14 days' prior notice (except in the case of an emergency, when the notice is not practicable);
 - b) observe the Tenant's privacy and not be accompanied by the Tenant's representative (unless the Tenant's representative is available);
 - c) observe any specific restrictions on the Landlord's entry set out in this Lease;
 - d) cause as little interference with the Tenant's activities as reasonably practicable;
 - e) cause as little physical damage to the Premises as reasonably practicable;
 - f) repair any physical damage to the Premises caused by the Landlord as soon as reasonably practicable;
 - g) where entering to do any work, obtain the Tenant's approval to the location, method of working and any other matters relating to the preparation for, and execution of, the work;
 - h) remain upon the Premises for as long a period as is reasonably necessary; and
 - i) where reasonably practicable, avoid carrying out any works outside the normal hours of use of the Premises.
4. The right to carry out works on any adjoining premises (whether or not the Landlord has absolute discretion concerning such works) if such works interfere with the flow of light and air to the Premises or if such works are necessary in connection with those works to underpin and shore up the Premises. The Landlord must:
 - a) giving the Tenant due notice of the works to be carried out;
 - b) consulting with the Tenant in relation to the prevention of potential interference;

- c) taking reasonable steps to ensure that the works do not materially adversely affect the Tenant's business from the Premises;
 - d) taking into consideration the nature and extent of construction and workmanship;
 - e) taking reasonable steps to avoid interference to the Premises by noise, dust and vibration and to consider the Tenant's suggestions for limiting any interference;
 - f) making good any premises or its contents.
5. The right to use the Land for any purpose whatsoever and without imposing upon any adjacent premises any restrictions or conditions similar to those imposed on the Premises;
 6. The right to support and use any adjoining premises owned by the Landlord from the Premises.
 7. All rights of light or air (whether or not they now exist or that might (but for this reservation) be acquired) to or from the Premises.

S A M P L E