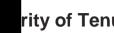
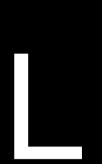
- 1. Generally speaking, busine remain in occupation of th for the grant of a new le security of tenure should be
- 2. Before 1 June 2004, a c offered to business tenand step procedure must be fol below. A failure to follow the
- 3. Step 1 - notice
 - The landlord must d 3.1 notice contains a "h effect of entering int
 - 3.2 The notice must be tenant becomes cor agreement for lease entered into.
 - 3.3 The landlord should terms of the new lea the notice is served it may not be valid.
- 4. Step 2 – declaration (simpl
 - 4.1 Once the landlord's proposed tenant mu declaration.
 - If the landlord's noti 4.2 (or, if applicable, be signs the "tenant's s
 - 4.3 If the landlord's not (or, if applicable, be swears the "tenant's a. solicitor who is no the lease.
 - 4.4 Both declarations a tenant has received the tenant has read of entering into a lea
- 5. Step 3 – reference in lease
 - 5.1 The new lease mus declaration or statut agreement to exclude
 - 5.2 It is good practice to simple declaration d













rity of Tenure

security of tenure, i.e. the right to ase expires and to apply to court dlord and tenant can agree that

in order to exclude the security longer required: instead, a three d tenant. The procedure is set out nant acquiring security of tenure.

o the proposed tenant. This lains to the proposed tenant the v of tenure.

ase is entered into or before the into it. So, if there is to be an ed before the agreement is

the proposed tenant until the d the lease is in its final form. If e all the terms have been agreed.

the proposed tenant, the declaration or swear a statutory

ays before the lease is granted ase is entered into) the tenant

4 days before the lease is granted ase is entered into) the tenant efore an independent solicitor, i.e. dlord or the tenant in relation to

hd they both confirm that the taining the "health warning", that tenant accepts the consequences hure.

e landlord's notice, the simple the tenant and the parties' ons 24 to 28 of the Act.

lord's notice and the tenant's th the lease.

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