

LEASE dated the << >> day of << >>

BETWEEN

Landlord: <<Landlord's name>> of <<Landlord's address>>

Tenant: <<Tenant's name>> of <<Tenant's address>>

DEFINITIONS

Premises: The car park
<<Address>>
<<Address>>
<<Address>>

Term: A period of << >> day of << >> 20<< >>

Rent: £<< >> per << >> in advance on the << >> day of << >> Term

1. GRANT OF LEASE

- 1.1 The Landlord grants << >> of the Premises for the Term at the Rent.
- 1.2 The Tenant (in << >> << >> and other occupiers of the Premises) is also << >> access road known as [] in order to gain access to << >> Premises>> in accordance with any reasonable regulation << >>.

2. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

2.1 Rent and other payments

- 2.1.1 To pay the Rent on the Due Date without deduction or set off and by << >> to the Tenant in writing by the Landlord.
- 2.1.2 If any Rent << >> << >> be in arrears for 7 days after the same shall << >> (whether formally demanded or not) to pay to the << >> 5 above the base rate of Barclays Bank plc.

2.2 Repair and maintenance

- 2.2.1 To use the Premises in a << >> and careful manner and not allow << >> the Premises in good and clean condition.
- 2.2.2 To make good << >> to the Premises (including the << >> any other Premises owned by the Landlord through << >>:
 - a) any << >> set out in this Agreement;
 - b) any << >> << >> of the Tenant or any person << >> << >> permission.

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- 2.2.3 To give the Tenant notice of any damage destruction loss or happening to the Premises or other caused as soon as it comes to the attention of the Tenant.

2.3 **Access for Landlord**

- 2.3.1 To allow the Landlord or his agent with Landlord's written authority together with the Tenant necessary appliances to enter the Premises at any time of the day to inspect their condition and state of repair and carry out any necessary repairs provided the Landlord has given the Tenant notice (with regard to the work to be undertaken) and the Tenant does not interfere with or obstruct any such persons.

- 2.3.2 In cases of emergency the Landlord or anyone with the Landlord's authority may enter the Premises at any time and without notice.

- 2.3.3 During the Term the Landlord may allow the Landlord and/or his agent to enter the Premises with prospective tenants or other persons at any time of the day and subject to reasonable notice (usual notice).

- 2.3.4 To allow the Landlord or his agent access to inspect the Premises at intervals throughout the Term.

2.4 **Use of the Premises**

- 2.4.1 To use the Premises for the parking of domestic vehicles or for such other purposes as may be permitted by the Landlord in writing.

- 2.4.2 Not to carry out any trade or business at the Premises.

- 2.4.3 Not to do anything which may be a nuisance to or cause damage to the Premises or the Landlord or the tenants or occupiers of the Premises.

- 2.4.4 Not to use the Premises for any illegal or immoral purposes.

- 2.4.5 Not to use the Premises in any way which contravenes a restriction (including a restriction in a superior leasehold) title which the Landlord has given the Tenant's attention.

- 2.4.6 Not to cause or allow to be collected in or on the Premises any dangerous or inflammable substance to the extent that they are not from those needed in connection with the ordinary use of the Premises.

- 2.4.7 Not to display anything on the Premises which is visible from outside the Premises.

- 2.4.8 To comply with any requirements affecting the Premises which the Landlord may from time to time draw to the Tenant's attention.

- 2.4.9 Not to assign the Premises or any part of them without the prior written consent of the Landlord.

- 2.4.10 Not to assign the Premises or any part of them to any other person.

- 2.4.11 Not to sublet the Premises or any part of them.

- 2.4.12 Not to part with the Premises or any part of them or to allow the occupation of the Premises or any part of them to be taken over by any other person.

- 2.4.13 Not to do anything which may make void or voidable any policy of insurance which may cause an increased

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- premium to the Landlord on demand all sums from any of increased premiums and all expenses in relation to any renewal of such policy made of this sub-clause.
- 2.4.14 Not to alter appearance of the Premises.
- 2.5 **End of the Term**
- 2.5.1 At the end of the Term the Tenant shall remove the Tenant's property from the Premises and leave the Premises clean and tidy so that they are ready for immediate re-letting.
- 2.5.2 If the Tenant's goods have not been removed from the Premises at the end of the Term:
- a) if the Tenant fails to remove the goods, the Landlord shall be entitled to remove the goods at the rate equal to the Rent and the Tenant shall be liable to pay the Landlord for all reasonable expenses incurred in removing the goods; and
 - b) if the Tenant removes the goods in a reasonable time the Landlord shall be liable to pay the Tenant for all reasonable expenses incurred in storage or disposal of the goods.
- 2.6 **Landlord's costs**
- 2.6.1 To indemnify the Landlord for all reasonable costs and expenses incurred by the Landlord in connection with the Agreement by the Tenant.
- 2.6.2 To indemnify the Landlord in respect of any costs incurred by the Tenant in connection with the Agreement against the Tenant.
3. **THE LANDLORD'S OBLIGATIONS**
- The Landlord agrees to allow the Tenant to occupy the Premises on the terms set out in this Agreement without interference, provided the Tenant complying with the terms of this Agreement.
4. **TERMINATION**
- 4.1 If the Rent is at least 14 days in arrears or if there has been a substantial breach of any of the terms of this Agreement the Landlord may terminate this lease. The Tenant's obligations of the Landlord will remain in force.
- 4.2 [Either party may give written notice to end this lease at any time after the expiry of <<6>> months from the date of the Agreement.]
5. **INTERPRETATION**
- 5.1 Any obligation on the Tenant to do an act or thing includes an obligation on the Tenant to ensure that another person to do such act or thing.
- 5.2 Whenever there is more than one Landlord or Tenant their obligations shall be joint and several against all of them jointly and severally.
- 5.3 The Landlord and Tenant agree that this Agreement should be

enforceable by any
Parties) Act 1999.

of the Contracts (Rights of Third

5.4 An obligation in this
Value Added Tax in

they includes an obligation to pay

SIGNED by
<<Name of Landlord >>
Landlord

SIGNED by
<<Name of Tenant(s)>>
Tenant(s)

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