LEASE dated the << >> day of <

BETWEEN

Landlord: <<Landlord

Tenant: <<Tenant's

DEFINITIONS

Premises: The car part

<<Address>
<<Address>
<<Address>

Term: A period of

Rent: £<< >> pe

every month

1. GRANT OF LEASE

- The Landlord grants Rent.
- 1.2 The Tenant (in concentration of Premises) is also ento gain access to reasonable regulations.

2. THE TENANT'S COVENA

The Tenant agrees with the

2.1 Rent and other pa

- 2.1.1 To pay the I off and by Landlord.
- 2.1.2 If any Rent s the same sh to pay to the Bank plc.

2.2 Repair and mainte

- 2.2.1 To use the F them to de condition.
- 2.2.2 To make g Landlord's fi Landlord thr
 - a) any b
 - b) any i at the

d's address>>

address>>

<< >> day of << >> 20<< >>

in advance on the << >> day of

Term

of the Premises for the Term at the

ord and other occupiers of the access road known as [] in order emises>> in accordance with any d.

Due Date without deduction or set to the Tenant in writing by the

nent be in arrears for 7 days after hether formally demanded or not) above the base rate of Barclays

and careful manner and not allow he Premises in good and clean

to the Premises (including the any other Premises owned by the

set out in this Agreement;

pence of the Tenant or any person nt's permission.

1



2.2.3 To give the happening to the attention

2.3 Access for Landlo

- 2.3.1 To allow th together wit Premises at state of rep Landlord ha undertaken) persons.
- 2.3.2 In cases of Landlord's a notice.
- 2.3.3 During the lagent to en occupiers a notice (usua
- 2.3.4 To allow the by prior arra

2.4 Use of the Premis

- 2.4.1 To use the such other p
- 2.4.2 Not to carry
- 2.4.3 Not to do a cause dam occupiers of
- 2.4.4 Not to use the
- 2.4.5 Not to use affecting the Landlord has
- 2.4.6 Not to caus collect in or with domest
- 2.4.7 Not to displate the Premise
- 2.4.8 To comply the Landlord
- 2.4.9 Not to assi Landlord.
- 2.4.10 Not to assign
- 2.4.11 Not to sublet
- 2.4.12 Not to part w part of them
- 2.4.13 Not to do an of insurance

of any damage destruction loss or rer caused as soon as it comes to

with Landlord's written authority ecessary appliances to enter the day to inspect their condition and y necessary repairs provided the ce (with regard to the work to be nterfere with or obstruct any such

he Landlord or anyone with the remises at any time and without

to allow the Landlord and/or his ises with prospective tenants or e day and subject to reasonable

Int access to inspect the Premises rvals throughout the Term.

arking of domestic vehicles or for ed by the Landlord in writing.

or business at the Premises.

s which may be a nuisance to or the Landlord or the tenants or ses.

al or immoral purposes.

which contravenes a restriction superior leasehold) title which the attention.

ous or inflammable substance to from those needed in connection

ement that is visible from outside

ons affecting the Premises which nt's attention.

the prior written consent of the

es.

r part.

occupation of the Premises or any

make void or voidable any policy which may cause an increased

premium to sums from expenses in policy made

2.4.14 Not to alter a

2.5 **End of the Term**

- At the end Premises an for immediat
- 2.5.2 If the Tena Premises at
 - if the a) Prem Rent
 - b) if the Land agree incur

2.6 Landlord's costs

- To indemnif 2.6.1 arising from
- 2.6.2 To indemnif Landlord in

THE LANDLORD'S OBLIC 3.

The Landlord agrees to all this Agreement without inte this Agreement.

4. **TERMINATION**

- 4.1 If the Rent is at le breach of any of the forfeit this lease. T force.
- 4.2 [Either party may g time to end this lea <<6>> months from

5. **INTERPRETATION**

- 5.1 Any obligation on includes an obligati thina.
- The Landlord and

y to the Landlord on demand all y of increased premiums and all n relation to any renewal of such f this sub-clause.

e appearance of the Premises.

the Tenant's property from the ean and tidy so that they are ready

ot have been removed from the

t the Landlord from re-letting the damages at the rate equal to the ve removed all such items; and

he goods in a reasonable time the move the goods and the Tenant dlord for all reasonable expenses storage or disposal of the goods.

Il reasonable costs and expenses ment by the Tenant.

ect of any costs incurred by the s Agreement against the Tenant.

Premises on the terms set out in enant complying with the terms of

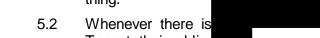
r if there has been a substantial this Agreement the Landlord may dies of the Landlord will remain in

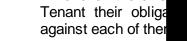
months prior written notice at any otice must not expire sooner than

ement not to do an act or thing another person to do such act or

comprising the Landlord or the against all of them jointly and

that this Agreement should be





5.3

enforceable by any Parties) Act 1999.

5.4 An obligation in this Value Added Tax in

SIGNED by <<Name of Landlord >> Landlord

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

of the Contracts (Rights of Third ney includes an obligation to pay