

THIS TENANCY AT WILL is dated **BETWEEN:**

(1) <<Landlord's Name>>, a company of the <<Country of Incorporation of Landlord's Company>> under number <<Landlord's Registration Number>> whose registered office is at <<Landlord's Address>> (the 'Landlord') and

(2) <<Tenant's Name>>, a company of the <<Country of Incorporation of Tenant's Company>> under number <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant').

1. Definitions and Interpretation

In this agreement, except where the context otherwise requires, the following terms shall have the following meanings:

'Permitted Use' means the use of the Premises as a workshop;
'Premises' means the premises <<Premises>> [shown for identification only in an attached to this agreement] and all fixtures and fittings in accordance with the schedule of fixtures and fittings;
'Rent' means the sum of money payable by the Tenant to the Landlord in addition to the Permitted Use per month exclusive of value added tax.

2. Grant of Tenancy at Will

- 2.1 The Landlord lets the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term of the Premises.

3. Tenant's Covenants

- 3.1 The Tenant shall pay the Rent to the Landlord and without any deduction or set off on the first day of every month and on the day of the month following the date of this agreement to the Landlord and including the [last day of the month].
- 3.2 The Tenant shall not:
 - 3.2.1 use the Premises for any purpose other than the Permitted Use;
 - 3.2.2 assign under lease or otherwise the possession of or otherwise dispose of the Premises or any part of them or any interest in them;
 - 3.2.3 share occupation of the Premises with any part of them;
 - 3.2.4 make any alterations to the Premises;
 - 3.2.5 put any sign on the Premises without the prior written consent of the Landlord;
 - 3.2.6 allow any third party to use the Premises on any open land including any goods materials or refuse;

to the Landlord or to the owners or
uses;

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an and tidy and make good any

without any licence or registration which shall be the sole use of the Premises and shall not require any licence or registration and all laws of the Premises.

to indemnify the Landlord against all rates, taxes, assessments, impositions and levies, whether parochial, local or of any other authority, or imposed upon the Premises or the Landlord, or of any novel nature.

lord against all charges incurred
ricity telecommunications and any
ncluding all standing charges and

er correspondence received at the
relevant to the Landlord's interest

and all others authorised by the
reasonable time for the purpose of
repairment are being complied with and
the Landlord's interest in the Premises.

at the termination of the tenancy
items belonging to it.

1. *Journal of the American Medical Association*, 2000; 284: 1361-1366.

Employees and visitors) access to and
 ing premises (if applicable).

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

10. *Journal of the American Medical Association*, 2000; 283: 2689-2694.