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<p>LR1. Date of lease</p>	<p><<Insert date in full>></p>
<p>LR2. Title number(s)</p>	<p>LR2.1 Landlord's title number(s)</p> <p><i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p><<Insert Landlord's title number(s)>></p> <p>LR2.2 Other title numbers</p> <p><i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p> <p><<Insert other title number(s)>></p>
<p>LR3. Parties to this lease</p> <p><i>Give full names and addresses of all parties. For UK incorporated companies, limited liability partnerships and registered numbers in the Companies House register.</i></p> <p><i>For overseas entities, see the Landlord and Tenant (Overseas Entities) Regulations 2015.</i></p> <p>a) <i>The territory of incorporation of the Landlord</i></p> <p>b) <i>The overseas company name of the Landlord as registered in the Companies House register, the Tenant pursuant to the Landlord and Tenant (Overseas Entities) Act 2022. If the Landlord is an 'overseas entity ID number' holder, provide the ID number.</i></p> <p>c) <i>Where the entity is not registered in the Companies House register, provide the place of business and the registered number of the Landlord.</i></p> <p><i>Further details on overseas entities are found in practice guide.</i></p>	<p>Landlord</p> <p><<Insert name of Landlord>></p> <p><<Insert address of Landlord>></p> <p><<Insert company number>></p> <p>Tenant</p> <p><<Insert name of Tenant>></p> <p><<Insert address of Tenant>></p> <p><<Insert company number>></p> <p>Guarantor (if any)</p> <p><<Insert name of Guarantor>></p> <p><<Insert address of Guarantor>></p> <p><<Insert company number>></p> <p>Other parties</p> <p><i>Specify capacity of each party, for example "management company", "guarantor", etc.</i></p> <p><<Insert name of other party>></p> <p><<Insert address of other party>></p> <p><<Insert company number>></p>
<p>LR4. Property</p> <p><i>Insert a full description of the property leased</i></p> <p><i>or</i></p> <p><i>Refer to the clause, schedule or a schedule in this lease, stating the property being leased is referred to as</i></p>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</p> <p>The property [shown edged red on the plan attached to this lease and] known as <<Insert address of Property>></p>

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Where there is a letting of part of the title, a plan must be attached to the title and any floor levels must be specified

LR5. Prescribed statements etc

If this lease includes a statement in clause LR5.1, insert under that sub-clause a relevant statement or refer to the relevant schedule or paragraph of a schedule to the lease which contains the statement

In LR5.2, omit or delete those Acts which do not apply to this lease.

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.

This lease is made under, or by virtue of, provisions of:
the Leasehold Reform Act 1967
the Leasehold Reform Act 1985
the Leasehold Reform Act 1988
the Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options below

NOTE: The information you provide in this clause, here will be used as part of the information to identify the lease under rule 6 of the Land Registration Rules 2003.

including the commencement date>>

including the expiry date>>

as specified in this lease at clause/paragraph << >>

as follows:
the term>>

LR7. Premium

Specify the total premium, including VAT where payable.

premium or "none">>

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the words of the provision.

contains a provision that prohibits or restricts dispositions.

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LR9. Rights of acquisition

Insert the relevant provisions of the lease clauses or refer to the paragraph of a schedule which contains the provision

LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None

LR9.3 Landlord's contractual rights to acquire this lease

None

LR10. Restrictive covenants in the lease by the Landlord other than the Property

Insert the relevant provisions of the lease clause, schedule or part in this lease which contain the restrictive covenants

None

LR11. Easements

Refer here only to the paragraph of a schedule which sets out the easements

LR11.1 Easements granted by this lease for the benefit of the Property

Schedule 1

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

Schedule 2

LR12. Estate rent charged on the Property

Refer here only to the paragraph of a schedule which sets out the rent charged

None

LR13. Application for planning permission or other restriction

Set out the full text of the restriction and the title number entered. If you wish to use the standard form of restriction

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apply for each of them, tell us who
against which title and set out the
the restriction you are applying

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

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

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

*If the Tenant is more than one
complete this clause by omitting or
inapplicable alternative statements*

... is more than one person. They are to
... property on trust for themselves as joint

... is more than one person. They are to
... Property on trust for themselves as
... common in equal shares.]

... is more than one person. They are to
... Property on trust <<Complete as
...>]

1. Definitions and Interpretation

1.1 In this Agreement
terms shall have the following

text otherwise requires, the following

'Act of Insolvency'

- m
- (a)
- (b)
- (c)
- (d)
- (e)

... step-in connection with any voluntary
... other compromise or arrangement for the
... of the Tenant or any guarantor;

... (b) ... application for an administration order or the
... administration order in relation to the Tenant or

... (c) ... of intention to appoint an administrator,
... the prescribed documents in connection
... of an administrator, or the appointment of
... any case in relation to the Tenant or any

... (d) ... receiver or manager or an administrative
... any property or income of the Tenant or

... (e) ... a voluntary winding-up in respect of the
... or, except a winding-up for the purpose

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		<p>information or reconstruction of a solvent company in which a statutory declaration of solvency has been filed with the Registrar of Companies;</p> <p>the making of a petition for a winding-up order or a winding-up order in respect of the Tenant or any guarantor;</p> <p>the striking-off of the Tenant or any guarantor from the Register of Companies or the making of an application for the Tenant or any guarantor to be struck-off;</p> <p>the Tenant or any guarantor otherwise ceasing to exist (but excluding where the Tenant or any guarantor dies); or</p> <p>the making of an application for a bankruptcy order, the making of a petition for a bankruptcy order or the making of a bankruptcy order against the Tenant or any guarantor.</p> <p>The provisions above shall apply in relation to a partnership or firm (as defined in the Partnership Act 1890 and the Partnerships Act 1907 respectively) subject to the provisions referred to in the Insolvent Partnerships Order 1994 (as amended), and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the provisions referred to in the Limited Liability Partnerships Regulations 2001 (SI 2001/1090) (as amended).</p> <p>The definition of insolvency includes any analogous proceedings or events taken pursuant to the legislation of another jurisdiction in which the Tenant or guarantor incorporated or domiciled in such jurisdiction;</p>
<p>'Annual Rent'</p>		<p>the annual rent >> per year exclusive of VAT;</p>
<p>'Conduits'</p>		<p>the conduits for the transmission of water, gas, air, foul and drainage, electricity, oil, telephone, heating, ventilation, internet, data communications and similar services;</p>
<p>'Energy Performance Certificate'</p>		<p>the Energy Performance Certificate given to it in the Energy Performance of Buildings (Wales) Regulations 2012;</p>
<p>'Environmental Performance'</p>		<p>any one or more of the following:</p> <ul style="list-style-type: none"> the consumption of energy and associated generation of greenhouse gas emissions; the consumption of water; the generation and management; and the environmental impact arising from the use or occupation of the Premises;
<p>'Insurance'</p>		<p>the insurance policy to the Landlord of:</p>

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	<p>the Premises insured in accordance with the obligations in this Lease;</p> <p>against loss of Annual Rent;</p> <p>against public or third-party liability; and</p> <p>valuations of the Premises for insurance purposes from time to time;</p> <p>of any excess or deductible under any insurance that the Landlord incurs or will incur in reinstating the Premises following destruction or damage by an Insured Risk; and</p> <p>the amount to the amount that the insurers refuse to pay in respect of damage or destruction by an Insured Risk to the Premises because of the Tenant's act or failure to act; and</p> <p>any additional or increased premiums that the insurers may charge as a result of the carrying out or retention of any alterations or the Tenant's or any lawful occupier's use of the Premises;</p>
'Insured Risks'	<p>risks of fire (including subterranean fire), lightning, explosion, flood, subsidence, landslip, heave, earthquake, bursting or overflowing water pipes, tanks or apparatus, impact by motor vehicles or aerial devices and any articles dropped from them, terrorism, riot, civil commotion and malicious damage to the extent, in each case, that cover is generally available on normal commercial terms in the UK insurance market at the time the cover is taken out, and any other risks against which the Landlord habitually insures from time to time, subject in all cases to the terms, conditions, limitations and exclusions imposed by the insurers;</p>
'Interest'	<p>at the rate of <<rate of interest on outstanding amount>> per cent per year above the base rate for the time being applicable to the overdraft facilities of Barclays Bank plc or (if base rate or that bank ceases to exist) the London Interbank Offered Rate or any other reasonable equivalent rate notified by the Landlord to the Tenant;</p>
'Landlord'	<p>the person entitled to the immediate reversion to this Lease;</p>
'Landlord's Neighbouring Property'	<p>land and buildings owned by the Landlord near to the Premises;</p>
'Permitted Use'	<p>Permitted Use A: means use as a garage or workshop within use class [B1 and B8 and E(g)] of the Town and Country Planning (Use Classes) Order 1987]</p> <p>Permitted Use B: means use as a garage or workshop within use class [B2 and B8] of the Town and Country Planning (Use Classes) Order 1987];</p>

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'Premises'	means the premises shown in Schedule 1 to this Lease and any other premises (other than tenements) which are included in the title to the Premises as shown in paragraph LR4 at the beginning of this Lease and fittings in the Premises (as defined in clause 1.1);
'Rent'	means all sums payable by the Tenant under this Lease;
'Rent Commencement Date'	means <<date when rent is to be paid>>;
'Rent Days'	means [25 March and 25 December] in each year;
'Surveyor'	means the surveyor from time to time appointed by the Landlord;
'Tenant'	includes successors in title to the Tenant;
'Term'	means the term of this Lease as defined in paragraph LR6 at the beginning of this Lease;
'Title Matters'	means the matters relating to the title to the Premises set out in the following documents: <<insert list of documents relating to the landlord's title to the Premises>>;
'VAT'	means the tax on value added under the Value Added Tax Act 1994 (and any subsequent enactments) and references to rent or other sums payable by the Tenant are inclusive of any VAT charged or payable (whether or not it is chargeable).

1.2 Unless the context otherwise requires, the following definitions apply in this Agreement to:

- 1.2.1 "writing" or "written" includes electronic communications;
- 1.2.2 a "working day" is a day which is not a Saturday, Sunday or a bank or public holiday;
- 1.2.3 a statute or a provision of a statute means that statute or provision as amended or re-enacted from time to time;
- 1.2.4 "this Agreement" includes the Schedules as amended or re-enacted from time to time;
- 1.2.5 a Schedule is a schedule to this Agreement;
- 1.2.6 a clause or paragraph means a clause or paragraph of this Agreement (other than the Schedules).

1.3 In this Agreement:

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- 1.3.1 person includes a natural person, corporate or whether or not having separate legal personality);
- 1.3.2 singular number include the plural and vice versa;
- 1.3.3 gender include any other gender;
- 1.3.4 of the Term include any sooner determination of an by effluxion of time;
- 1.3.5 Tenant not to do an act or thing includes an t or suffer such act or thing to be done;
- 1.3.6 neglect or default of the Tenant include the act, ny occupier of the Premises and their respective
- 1.3.7 do not form part of this Lease and are not to be s construction or interpretation; and
- 1.3.8 lease include any document supplemental or ed into pursuant to its terms.

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- 1.4 The are for convenience only and shall not affect its int

2. Demise and

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- 2.1 The premises to the Tenant for the Term together with (inso grant the same) the rights set out in the First Sche Neigh reserving for the benefit of the Landlord's to the hts set out in the Second Schedule, and subject

- 2.2 The T

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- 2.2.1 equal payments in advance by bankers' standing (it if the Landlord so requires) on the Rent Days, e made on the date of this Lease for the period t Commencement Date and ending on the day ay;
- 2.2.2 o time the Insurance Rent;
- 2.2.3 om the Tenant to the Landlord under this Lease;
- 2.2.4 er this Lease.

3. Tenant's Co

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- 3.1 The e Landlord:

- 3.1.1 times and in the manner stated without any legal , set-off or counterclaim unless required by law.
- 3.1.2 this Lease is unpaid for more than <<maximum allowed to be in arrears e.g. 7 days>> (whether not), or if the Landlord refuses to accept rent so ch of covenant, the Tenant must on demand pay as rent in arrears) calculated on a daily basis on

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refused from the due date until the date on which

the Landlord against all existing and future rates, taxes, and financial impositions charged on the

(VAT) on the Rent payable; and

from the Landlord's dealing with its own interests.

the Landlord against all charges incurred relating to and surface water drainage, electricity, oil, telecommunications, internet, data communications or utilities supplied to the Premises (including all meter rents).

obtaining relief because it has been allowed during the Term, the Tenant shall make good that loss to the Landlord on demand.

to be kept in good and substantial repair and condition and to be replaced where damage results from any of the risks which the Landlord has insured under Clause 4.1.2 unless the Landlord's insurance money is refused by reason of any act, omission or negligence of the Tenant).

to be renewed or replaced all floor coverings in the Premises as often as may be necessary, and, in the final three months of the Term, renew or replace all floor coverings of a colour and quality first class.]

to be kept in good and substantial repair and condition and also in the last three months before the end of the Term, to be repainted and the external colour scheme must first be approved by the Landlord. All decoration must be carried out in a good and workmanlike manner using good quality materials that are appropriate to the Premises and to include all appropriate preparatory work.

to be kept in good and substantial repair and condition and to be replaced where damage results from any of the risks which the Landlord has insured under Clause 4.1.2 unless the Landlord's insurance money is refused by reason of any act, omission or negligence of the Tenant).

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3.1.1

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the Term, any of the Tenant's possessions remain on the Premises after the Tenant fails to remove them within <<e.g. 7 days>> requested in writing by the Landlord to do so:

(a) the Landlord may as the agent of the Tenant sell the

(b) the Tenant must indemnify the Landlord against any liability incurred by the Landlord to any third party whose possessions have been damaged by the Landlord in the mistaken belief that the possessions were those of the Tenant; and

(c) the Landlord must pay to the Tenant the sale proceeds after deducting the costs of transportation, storage and sale incurred by the Landlord.

3.1.1

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(d) the Landlord, at all reasonable times on reasonable prior notice given to the Tenant, may enter and inspect the Premises and:

(i) if the Landlord or its agents or Surveyor gives to the Tenant (or the Tenant's Surveyor) notice of any repairs or maintenance to be carried out on the Premises (or any part of the Premises) and the Tenant has failed to carry out or of any other failure by the Tenant to comply with its obligations under this Lease, to require the Tenant to rectify such failure in accordance with its obligations and/or remedy such failure in accordance with its obligations within a period of two months from the date of the notice (or such longer period as may be required); and

(ii) if the Tenant does not comply with clause 3.1.12 a), to permit the Landlord to enter the Premises and carry out the works at the expense of the Tenant and to pay to the Landlord on demand (as a contractual debt) the proper expenses of such works (including all legal costs, Surveyor's and other fees).

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(e) the Landlord is entitled to exercise any right to enter the Premises to inspect, measure, test, or otherwise inspect, or to employ surveyors, contractors, agents and professional advisors, and to do so at any reasonable time (whether or not during business hours) and, except in the case of an emergency after giving reasonable notice (which need not be in writing) to the Tenant.

3.1.1

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(f) the Landlord shall, on demand on an indemnity basis all costs, charges and expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which would be payable by the Landlord) in connection with or in consequence of the exercise of the rights conferred by clause 3.1.12.

(g) the Tenant shall comply with all the terms and conditions of the tenant covenants of this Lease;

(h) the Tenant shall comply with the Tenant's obligations in this Lease, including the obligation to give notice and service of a notice under section 146 of the Landlord and Tenant Act 1925;

(i) the Tenant shall apply to the Landlord for consent under this Lease, and the Landlord shall give consent if the application is withdrawn, or consent is granted or refused, except in cases where the Landlord is required to give consent and the Landlord unreasonably refuses to give consent.

(j) the Tenant shall carry out any works to the Premises to improve their condition and performance where the Tenant in its absolute discretion has consented to the Landlord doing so;] and

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and service of a schedule of dilapidations served
x months after the end of the Term.

3.1.1

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Premises for any illegal or immoral purpose;
e Premises as sleeping accommodation or for
poses;
arry on at the Premises any offensive, noisy or
, trade, business, manufacture, occupation or
remises only for the Permitted Use [and only
urs of 8AM and 6PM Mondays to Fridays (and not
ys or public holidays)].

3.1.1

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ons:
Premises with any adjoining premises;
y external or structural alterations to the Premises;
ny alteration to the Premises which would, or may
expected to, have an adverse effect on the asset
nergy Performance Certificate commissioned in
Premises;] and
itted in clause 3.1.17 below,] not to make any
ns or alterations of a non-structural nature to the
out the Landlord's prior written consent (such
be unreasonably withheld or delayed).

3.1.1

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hout consent from the Landlord erect, alter or
e-mountable partitioning which does not affect the
ses or adversely affect the mechanical ventilation
he Premises or have an adverse impact on the
hance of the Premises and which shall be treated
bject to the Tenant:
andlord not less than <<notice period given to
y work being carried out e.g. 2 months>> notice in
ention to carry out any such works;
ch works in a good and workmanlike manner and
with any necessary permission, consent or
ed under statute;
Premises to their former state and condition on or
of the Term if the Landlord by notice in writing
enant to do so; and
andlord of the cost of any alterations or additions
ne Tenant (except any which are trade or tenant's
ngs) as soon as practicable and so that the
ot be liable for any failure to affect any necessary
amount for which the Premises are insured unless
provided that information.]

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the Construction (Design and Management)
ply to any works carried out to the Premises

3.1.1

3.1.2

3.1.2

3.1.2

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Landlord's consent is required for them under this
the Regulations and to provide the Landlord with
health and safety file upon completion of the

, fascia notice or advertisement on the outside of
to be visible outside the Premises other than a
ant's trading name in the position specified by the
ce to the Premises, subject to that sign being of a
nd material approved by the Landlord and at the
ove any sign and make good any damage caused
satisfaction of the Landlord.

bligations in respect of the Premises:
all laws relating to the Premises or to the Tenant's
ation of the Premises;

ays of receipt by the Tenant of any notice or other
affecting the Premises to send a copy to the
without delay to take all necessary steps to comply
or other communication and take any other action
with it as the Landlord acting reasonably may

r planning permission in relation to the Premises
r written consent of the Landlord;

any planning permissions relating to or affecting

n the Construction (Design and Management)
15 and before commencing any works to make a
n under Regulation 4(8) to the effect that the
nly client for the purposes of the Regulations, to
lord a copy of the election and to fulfil the
he client;

remises equipped with all fire prevention detection
quipment which is required by law or by the insurers
s or reasonably required by the Landlord and to
quipment and allow the Landlord to inspect it from

ndlord promptly of any defect or disrepair in the
may make the Landlord liable under any law or
e; and

prior written consent of the Landlord to apply for
ormance Certificate in respect of the Premises.

or easements to be acquired over the Premises.
ay result in the acquisition of a right or easement:

st notify the Landlord; and

st help the Landlord in any way that the Landlord
event that acquisition so long as the Landlord
ant's costs and it is not adverse to the Tenant's
sts to do so.

on:

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Premises on trust for another;
another to occupy the whole or any part of the
n or share the possession or occupation of the
part of the Premises;
r underlet the whole or any part of the Premises;
part only of the Premises; and

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he Premises as a whole without the prior written
Landlord, provided that the Landlord may as a
giving consent require compliance with the
ause 3.1.23.

3.1.2

Landlord may impose in relation to an assignment of
le are:

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ee is not someone who, immediately before the
gnment, was either a guarantor of the Tenant's
er this Lease or a guarantor of the obligations
mer tenant of this Lease under an authorised
ement;

t enter into an agreement guaranteeing that the
perform all the tenant's covenants in this Lease (an
arantee Agreement") in such form as the Landlord
y require;

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nee is in the Landlord's reasonable opinion of
cial standing to enable it to comply with the
ants and conditions contained in this Lease;

of standing acceptable to the Landlord acting
ers into a guarantee and indemnity of the Tenant's
his Lease in such form as the Landlord may
uire;

L

ee enters into a rent deposit deed in such form as
ay reasonably require with the Landlord providing
not less than <<e.g. six>> months' Annual Rent
lculated as at the date of the assignment) as
assignee's performance of the tenant's covenants
th a charge over the deposit; and

no arrears of the Annual Rent or any other
ms due under this Lease and that any material
nant by the Tenant has been remedied.

3.1.2

at any time during the Term to enter the Premises
suitable part of the Premises a notice for re-letting
potential tenants and buyers to view the Premises
ccompanied by the Landlord or its agents).

3.1.2

ce:

the requirements of the Landlord's insurers and
mit to do anything which could invalidate any

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- does or omits to do anything which increases any premium payable by the Landlord to repay the premium to the Landlord on demand.
- 3.1.2 Subject to clause 3.1.2.1, the Tenant shall, in respect of all taxable supplies made to the Tenant in the course of the business of the Tenant, pay to the Landlord on the due date for making any payment or, if the due date falls on a day which is a bank holiday, on the next business day following that day, the amount of any VAT which that supply is made for VAT purposes.
- 3.1.2 The Tenant shall be obliged, under or in connection with this Lease, to reimburse to the Landlord, or to any other person any sum by way of a refund or credit for such VAT under the Value Added Tax Act 1992, of any amount equal to any VAT incurred on that sum by the Landlord or any other person, except to the extent that the Landlord or any other person is entitled to a credit for such VAT under the Value Added Tax Act 1992.
- 3.1.2 The Tenant shall indemnify the Landlord against all actions, claims, damages, expenses, charges and costs, whether by a third party, all costs, damages, expenses, charges and costs incurred by the Landlord or a third party and the Landlord's own liabilities, costs and expenses incurred in defending or settling any action, claim or proceedings, including any personal injury or death, damage to any property or loss of any right arising from:
- (a) the condition of the Premises or the Tenant's use of the Premises;
 - (b) the Tenant's rights; or
 - (c) any alterations.
- 3.1.2 In the event of any claim covered by the indemnity in clause 3.1.28, the Tenant shall:
- (a) reimburse the Landlord of the claim as soon as reasonably practicable after receiving notice of it;
 - (b) reimburse the Landlord with any information and assistance in connection with the claim that the Tenant may reasonably require, the Tenant paying to the Landlord all costs incurred by the Landlord in providing that information or assistance; and
 - (c) reimburse the Landlord with all costs (at the Tenant's cost) where it is reasonable for the Landlord to incur in order to do so.
- 3.1.3 The Tenant shall comply with all regulations set out in the Third Schedule and any other regulations made by the Landlord from time to time in relation to the Premises in connection with state management.
- 3.1.3 The Tenant shall reimburse the Landlord a fair proportion (to be determined by the Landlord) of the costs, fees and expenses properly incurred by the Landlord in connection with repairing, replacing, maintaining, cleansing and decorating the Premises and lighting any Conduits, structures or other items situated on the Premises capable of being used by the Premises in common.
- 3.1.3 The Tenant shall not, without the prior written consent of the Landlord, assign, transfer, underlease or charge of the Premises or any part thereof or by the Tenant, any undertenant or any other person, and the Tenant shall provide a certified copy of the relevant document together with a copy of the relevant registered titles to the Landlord.
- 3.1.3 The Tenant shall ensure that the Premises are subject to compulsory registration at the Land Registry, and the Tenant shall ensure that the date of this Lease to apply to the Land Registry.

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and once the registration has been completed to the relevant titles to the Landlord.

3.1.3 to deliver to the Landlord the original of this Lease and as the Landlord reasonably requires to close and to remove entries in relation to it noted against the relevant title.

3.1.3 If any guarantor of the Tenant's obligations under this Lease becomes insolvent and if the Landlord so requires to procure a deed of assignment acceptable to the Landlord enters into a deed of assignment in the same terms as the original guarantor.

4. Landlord's

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4.1 The Landlord warrants to the Tenant:

4.1.1 The Landlord shall not prevent the Tenant from paying the rents and other sums due and discharging its obligations under this Lease, to permit the Tenant to occupy and use the Premises without any interruption by the Landlord or any person claiming under or in trust for the Landlord except as is expressly permitted by the Lease.

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4.1.2 The Landlord shall insure (other than any plate glass at the Premises) the Premises by the Insured Risks for the full reinstatement value including professional fees and incidental expenses, debris removal and irrecoverable VAT, provided that the policy is subject to the following conditions:

being available in the London insurance market on terms which are acceptable to the Landlord; and

not containing any exclusions or limitations as the insurers may require.

4.1.3 The Landlord shall, following all necessary planning and other consents, to use the proceeds received (other than for loss of rent) to repair the Premises if the money has been received or (as the case may be) to reconstruct the Premises. The Landlord shall not be obliged to:

provide accommodation identical in layout or design so long as it is functionally and reasonably equivalent to that previously at the Premises; or

reconstruct the Premises if the Tenant has failed to pay any of the rents due; or

reconstruct the Premises after a notice has been served on the Tenant pursuant to clause 4.2.

4.2 If, following the destruction of the Premises, the Landlord considers it reasonable to reconstruct the Premises, the Landlord may give notice to the Tenant. On giving notice this Lease shall continue in force without prejudice to any right or remedy of the Landlord under each of the tenant covenants of this Lease. Any insurance (other than any insurance for plate glass) shall belong to the Landlord.

5. Provisos and

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5.1 The p

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5.1.1 ...length of time rent is allowed to be in arrears e.g ... becoming due (whether formally demanded or

5.1.2 ...his Lease; or

5.1.3 ...vency

the L ... Premises (or any part of them) at any time after ... will end (but this will not affect any right or remedy available

5.2 If the ... or destroyed by any Insured Risk so as to be unfit for o ... the insurance is not vitiated or payment of the insur ... wholly or in part through any act, neglect or default of the ... or a fair proportion of it will cease to be payable from ... destruction for a period of three years or until the Prem ... occupation or use by the Tenant, whichever is the short

5.3 Notth ... the Tenant the right to enforce, or to prevent the relea ... benefit of any covenants, rights or conditions to which ... are subject.

5.4 The p ... on who is not a party to this Lease has no right arising ... Contracts (Rights of Third Parties) Act 1999 to enforce

5.5 The ... hat nothing in this Lease constitutes or shall const ... warranty that the Premises may lawfully be used for an ... s Lease.

5.6 The T ... at it has not entered into this Lease in reliance on any r ... y made by or on behalf of the Landlord.

6. **Notices**

6.1 Any n ... connection with this Lease must be in writing and sent ... st or special delivery to or otherwise delivered to or left ... recipient under clause 6.2 or to any other address in the ... e recipient has specified as its address for service by gi ... rking days' notice under this clause 6.

6.2 A not

6.2.1 ... d liability partnership registered in the United ... ed at its registered office;

6.2.2 ... or incorporated in a country outside the United ... rved at the address for service in the United ... set out in the deed or document to which they are ... d address has been given at their last known address

6.2.3 ... erved:

... he Landlord, at any postal address in the United ... n from time to time for the registered proprietor on ... r set out in paragraph LR2.1 at the beginning of ... if no such address is given, at its last known ... United Kingdom;

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the Tenant, at the Premises;

a guarantor, at the address of that party set out in the document under which they gave the guarantee; and any other party, at their last known address in the document.

6.3 Any notice shall be deemed as served on the second working day after the date of posting by prepaid first-class post or special delivery or at the recipient's address or left at the recipient's address if delivered to or not collected.

6.4 If a notice is served on a day that is not a working day or after 5:00PM on a working day, it shall be deemed as served at 9:00AM on the immediately following working day.

6.5 Service by email is not a valid form of service under this Lease.

7. **[Termination]**

7.1 The Tenant may terminate this Lease at any time [after <<insert date>>] by giving the Landlord not less than <<notice period to terminate lease e.g. 3 or 6 months>> notice. The termination shall take effect at any time.

7.2 If the Tenant terminates this Lease in accordance with Clause 7, this will not affect the rights of any party to the Lease or any obligation in this Lease.

7.3 The Tenant shall remain liable to the Tenant all payments of Rent that relate to a period of the Lease up to the end of this Lease.]

8. **[Termination]**

8.1 The Tenant may terminate this Lease at any time [after <<insert date>>] by giving the Landlord not less than <<notice period to terminate lease e.g. 3 or 6 months>> notice. The termination shall take effect at any time.

8.2 This Clause shall not apply to the date following a notice given by the Tenant if the Tenant has not paid the Rent due up to the date of determination and gives possession of the Premises and leaves behind no continuing underleases.

8.3 [The Tenant's obligation under Clause 8 is personal to the Tenant named in paragraph 8.1 and shall not be assigned. This Clause shall end on the date of the first deed of assignment of the Lease or on the date when that Tenant ceases to exist.]

8.4 If the Tenant terminates this Lease in accordance with Clause 8, this will not affect the rights of any party to the Lease or any obligation in this Lease.

8.5 The Tenant shall remain liable to the Tenant all payments of Rent that relate to a period of the Lease up to the end of this Lease.]

9. **Exclusion of liability**

9.1 The Tenant shall not be liable for the grant of this Lease (or as the case may be, for the Tenant's failure to actually bound to enter into this Lease) the Landlord shall not be liable for the grant of this Lease in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.

9.2 The Tenant shall not be liable for any declaration made by the Tenant (or a person on behalf of the Tenant) made in the form set out in paragraph 7] [statutory declaration in the form set out in schedule 2 to the 2003 Order.

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9.3 The [] applicable, the person who made the declaration on the [] with the Tenant's authority.

9.4 The [] agree pursuant to section 38A(1) of the Landlord and Tenant (Covenants) Act 1995 (sections 24 to 28 (inclusive) of the Landlord and Tenant (Covenants) Act 1995) in relation to the tenancy created by this Lease.

9.5 The [] confirm that there is no agreement to which the []

9.6 [The [] before the grant of this Lease (or as the case may be, if the [] is contractually bound to enter into this Lease) the [] Landlord must give to the [] a notice in the form set out in schedule 1 to the Regulated Tenancies (England and Wales) Order 2003.

9.7 The [] they made a [declaration in the form set out in paragraph 8] of [] in the form set out in paragraph 8] of []

9.8 The [] of applicable, the person who made the declaration on the [] so with the Guarantor's authority.

10. **[Guarantor's obligations]**

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10.1 The [] Landlord that the Tenant will comply with all the obligations set out in this Lease. If the Tenant defaults, the Guarantor must indemnify and comply with those obligations;

10.1.1 The [] Landlord as primary obligor, and separate to the obligations set out in 10.1.1 above, to indemnify the Landlord against all losses and expenses caused to the Landlord by the Tenant (including the rents or comply with the Tenant's covenants and obligations set out in supplemental documents to this Lease); and

10.1.2 The [] Landlord as primary obligor to indemnify the Guarantor for all losses, costs, damages and expenses caused to the Guarantor by the Tenant proposing or entering into any company, partnership, scheme of arrangement or other scheme having the effect of impairing, compromising or releasing the Guarantor from its obligations of the Guarantor in this clause 10.

10.2 If the Guarantor, in its sole discretion notifies the Guarantor within three months of the date of disclaimer or forfeiture of this Lease or the Tenant being struck off the register of companies, the Guarantor must, within ten days of the date of notification, by its option either:

10.2.1 The [] cost (including payment of the Landlord's costs) of the Lease of the Premises:

(a) The [] and taking effect on the date of the disclaimer or forfeiture of this Lease or the Tenant being struck off the register of companies and ending on the date when this Lease is terminated if the disclaimer, forfeiture or striking-off had not occurred;

(b) The [] and other sums payable at the date of the disclaimer or which would be payable save for any other sums payable;

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rent review date on the term commencement date
se if there is a rent review under this Lease that
at term commencement date that has not been
with the rent being reviewed as at the date of the
review);

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review dates on each Rent Review Date under
falls on or after the term commencement date of
and

the same terms and conditions as this Lease; or

10.2.

arrears of the rents, any outgoings and all other
lease plus the amount equivalent to the total of the
all other sums due under this Lease that would be
of 6 months following the disclaimer, forfeiture or

10.3 If cla
under

Guarantor must pay the Landlord's costs (on a full
in respect of the grant of the lease.

10.4 If cla
relea
will n

on receipt of the payment in full, the Landlord must
s future obligations under this clause 10 (but that
rights in relation to any prior breaches).

10.5 The C

not be reduced or discharged by:

a)

son to enforce in full, or any delay in enforcement
or any concession allowed to the Tenant or any

b)

g any right or remedy against the Tenant for any
s due under this Lease or observe the Tenant's
lease;

c)

ndlord to accept any rent or other payment due

d)

lease (except that a surrender of part will end the
liability in respect of the surrendered part);

e)

counterclaim that the Tenant or the Guarantor may

f)

disability or change in the constitution or status of
ntor or of any other person who is liable, or of the

g)

merger by any party with any other person, any
quisition of the whole or any part of the assets or
ty by any other person;

h)

rrerence in relation to the Guarantor of an Act of

i)

an a release by the Landlord by deed.

10.6 The C
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in competition with the Landlord in the insolvency
ake any security, indemnity or guarantee from the
nt's obligations under this Lease.

10.7 The C
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ed from its future obligations under this Lease at

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- a) this Lease expires;
- b) is released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or
- c) releases the Guarantor in accordance with clause

11. Applicable

- 11.1 This with contractual obligations arising out of or in connection with law of England and Wales.
- 11.2 Subject to any provisions in this Lease requiring a dispute to be settled by arbitration, the courts of England and Wales have exclusive jurisdiction to determine any dispute arising out of or in connection with this Lease in relation to any non-contractual obligations.
- 11.3 Any proceedings brought in the courts of England and Wales in relation to this Lease, including in relation to any non-contractual obligations, shall be subject to the jurisdiction of the court of competent jurisdiction.

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THIS LEASE has been signed and delivered on the day on which it has been dated

[Execution clauses]

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

<<Affix seal here>>

Director

Director/Secretary

OR (alternative completion)

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

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative completion)

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

Signature:

Director

Signature of witness

E

S

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause for an individual)

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

Signature: _____

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

A

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[Execution clauses]

Executed as a deed
the common seal of
<<Tenant's Name>>
in the presence of

<<Affix seal here>>

Director _____

Director/Secretary _____

OR (alternative clause)

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

Signature: _____

Director

Signature: _____

[Director][Secretary]

OR (alternative clause)

Executed as a deed
<<Tenant's Name>>

Signature: _____

E

acting by a director
presence of

Director

Signature of witness

Name (in BLOCK C

Address

OR (execution clat

individual)

Signed as a deed b
<<Tenant's Name>>
in the presence of

Signature:

Signature of witness

Name (in BLOCK C

Address

[Execution clauses

Executed as a deed
the common seal of
<<Guarantor's Nam
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative co

e)

Executed as a deed
<<Guarantor's Nam
acting by [a director
secretary] [two dire

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative co

e)

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

Signature:

Director

Signature of witness

Name (in BLOCK C

Address _____

OR (execution clau

an individual)

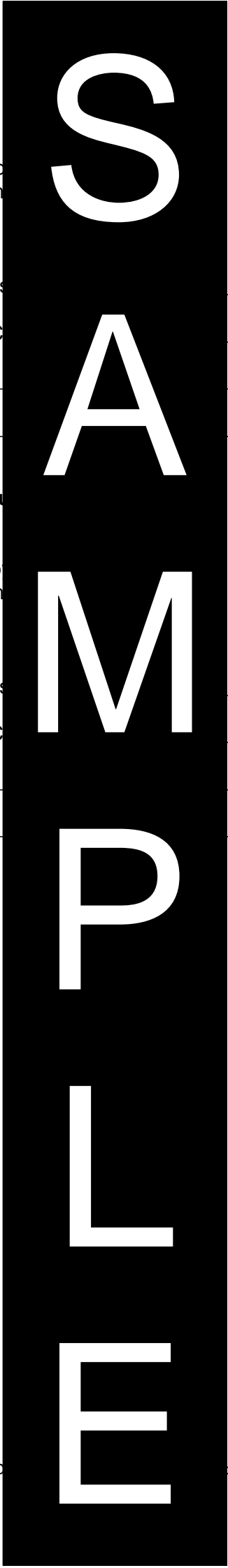
Signed as a deed b
<<Guarantor's Nam
in the presence of

Signature:

Signature of witness

Name (in BLOCK C

Address _____



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nts Granted to the Tenant

1. The right to
mains for the
oil, telephone
supplies or u

Conduits connecting the Premises to the public
air, foul and surface water drainage, electricity,
ations, internet, data communications and similar
remises.

2. The right to
by the Landl

ne Premises from any adjoining premises owned

3. [The right in

rd and all others authorised by the Landlord to:

a) use f
Prem
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attac

aining access on foot only to and egress from the
ourtyards and emergency escapes within the
erty [which are shown edged green on the plan

b) use f
with
Prop

gaining access to and egress from the Premises
estate roads within the Landlord's Neighbouring
ged blue on the plan attached to this Lease];

c) <<ins

ghts to be granted to the Tenant>>.]

4. [Except as r
neighbouring
Wheeldon v

ant of this Lease does not include any right over
2 of the Law of Property Act 1925 and the rule in
this Lease.

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Rights Reserved to the Landlord

1. The right to install, maintain, repair, replace, test, inspect, use, air, foul and surface water drainage, electricity, gas, oil, telephony, television, radio, heating, ventilation, air conditioning, internet, data communications and similar services, and to install, maintain, repair, replace, test, inspect, use, and remove any equipment, conduits, cables, pipes, ducts, or other apparatus, supplies or services, and to install, maintain, repair, replace, test, inspect, use, and remove any equipment, conduits, cables, pipes, ducts, or other apparatus, supplies or services, at the Premises, including any adjoining or neighbouring premises through the Premises.
2. The right to:
 - a) review the Environmental Performance of the Premises including to inspect, test, inspect, and remove any equipment within or relating to the Premises and to prevent or reduce the risk of environmental damage;
 - b) estimate the rebuilding cost of the Premises for insurance or other purposes.
3. If the relevant works are to be carried out, the right to enter the Premises, and to carry out the following works:
 - 3.1 build, alter, repair, maintain, or replace any party walls on or adjacent to the Premises; and
 - 3.2 inspect, test, inspect, rebuild or carry out other works upon any adjoining or neighbouring premises, and to prevent or reduce the risk of environmental damage.
4. [Where the Tenant, with the Landlord's (in the Landlord's discretion) consents, the right to enter the Premises to carry out works to improve their Environmental Performance.]
5. The right to enter the Premises, and to carry out the following works, if required to do so for any purpose, or for any other reasonable purposes in connection with this Lease:
 - a) give the Tenant 7 (seven) working days' prior notice (except in the case of emergency repairs, the Landlord must give as much notice as may be reasonably practicable);
 - b) observe the Tenant's business as reasonably practicable; and the Landlord must give as much notice as may be reasonably practicable;
 - c) observe the Tenant's business as reasonably practicable; and the Landlord must give as much notice as may be reasonably practicable;
 - d) cause the Tenant's business as reasonably practicable; and the Landlord must give as much notice as may be reasonably practicable;
 - e) cause the Tenant's business as reasonably practicable; and the Landlord must give as much notice as may be reasonably practicable;
 - f) repair, maintain, or replace any party walls on or adjacent to the Premises, and to prevent or reduce the risk of environmental damage; and the Landlord must give as much notice as may be reasonably practicable;
 - g) when carrying out works, obtain the Tenant's approval to the location, method, and timing of the works, and to any other material matters relating to the preparation and carrying out of the works;
 - h) remain on the Premises for no longer than is reasonably necessary; and
 - i) when carrying out works, exercise any rights outside the normal business hours.
6. [The right to enter the Premises, and to carry out the following works, if required to do so for any purpose, or for any other reasonable purposes in connection with this Lease:
 - a) install, maintain, repair, replace, test, inspect, use, and remove any equipment on the roof of the Premises and a route as the Landlord may require.]

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Rule – Regulations

1. Not without the Landlord's written consent to keep any inflammable, volatile, or dangerous substances on the Premises.
2. To make any alterations to the Premises under paragraph 1 in writing accompanied by all necessary information to the reasonable satisfaction of the Landlord that the alterations are necessary for the Tenant's business and will be kept in accordance with the Regulations.
3. When requested by the Landlord to provide a copy of any document relating to the Tenant's compliance with the Regulations of Asbestos Regulations 2012 at the Premises.
4. To obtain, maintain and comply with the terms and conditions of the necessary licence or registration which is required in connection with the Permitted Use and regulations relevant to the Permitted Use.
5. Not to obstruct or interfere with the use of the Landlord's Neighbouring Property.
6. No vehicles or trailers are allowed to remain in any service area within the Landlord's Neighbouring Property for longer than is reasonably necessary for the purposes of loading or unloading goods or supplies and no vehicles may remain overnight.
7. To comply with all traffic regulations on the estate roads within the Landlord's Neighbouring Property.
8. Not to place or deposit any flammable waste or refuse in the bins but to dispose of such waste or refuse in accordance with the byelaws and in consultation with the Local Authority.
9. Not to overload the Premises nor any machinery or equipment at the Premises for the purpose of serving the Premises.
10. Not without the Landlord's written consent to allow any item to be stored or left on any open land within the Landlord's Neighbouring Property, materials, tools, machinery or refuse.

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