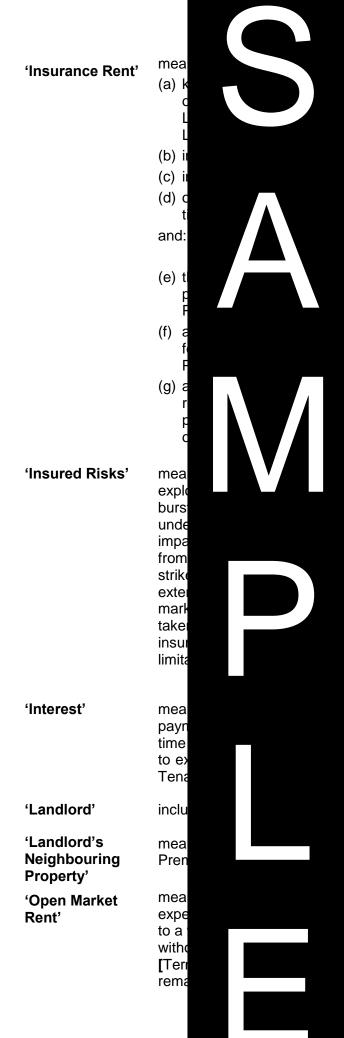


	(i) th pi a	cation for a bankruptcy order, the or a bankruptcy order or the making of the Tenant or any guarantor.
	The plimited Limited modif (SI 19 define modif Regu Act of may l relatid releva	<ul> <li>apply in relation to a partnership or d in the Partnership Act 1890 and the 1907 respectively) subject to the ne Insolvent Partnerships Order 1994, and a limited liability partnership (as Partnerships Act 2000) subject to the the Limited Liability Partnerships 90) (as amended).</li> <li>analogous proceedings or events that e legislation of another jurisdiction in nor incorporated or domiciled in such</li> </ul>
'Annual Rent'	mean under	year exclusive of VAT as reviewed
'Arbitration'	mean arbitra agree Chief Surve	Arbitration Act 1996 by a single ndlord and Tenant or in default of President (or the Chief Officer or acting ng of the Royal Institution of Chartered cation of the Landlord or the Tenant;
'Conduits'	mean surfac telecc suppl	nsmission of water, gas, air, foul and electricity, oil, telephone, heating, data communications and similar
'Energy Performance Certificate'	has th (Engla EPC i	the Energy Performance of Buildings ons 2012 and is also referred to as an
'Environmental	mean	ng:
Performance'	(a)	nergy and associated generation of ns;
	(b)	.,
	(c)	inagement; and
	(d)	al impact arising from the use or s;
'Independent Expert'	mean in det Office Institu Landl	agreed by the Landlord and Tenant or nated by the President (or the Chief er) for the time being of the Royal reyors at the written request of the
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#### rd of:

ured in accordance with the Landlord's after any discount is allowed to the ommission is allowed or paid to the

nnual Rent; third party liability; and Premises for insurance purposes from

or deductible under any insurance curs or will incur in reinstating the ction or damage by an Insured Risk; it that the insurers refuse to pay uction by an Insured Risk to the Tenant's act or failure to act; and d premiums that the insurers may carrying out or retention of any e Tenant's or any lawful occupier's use

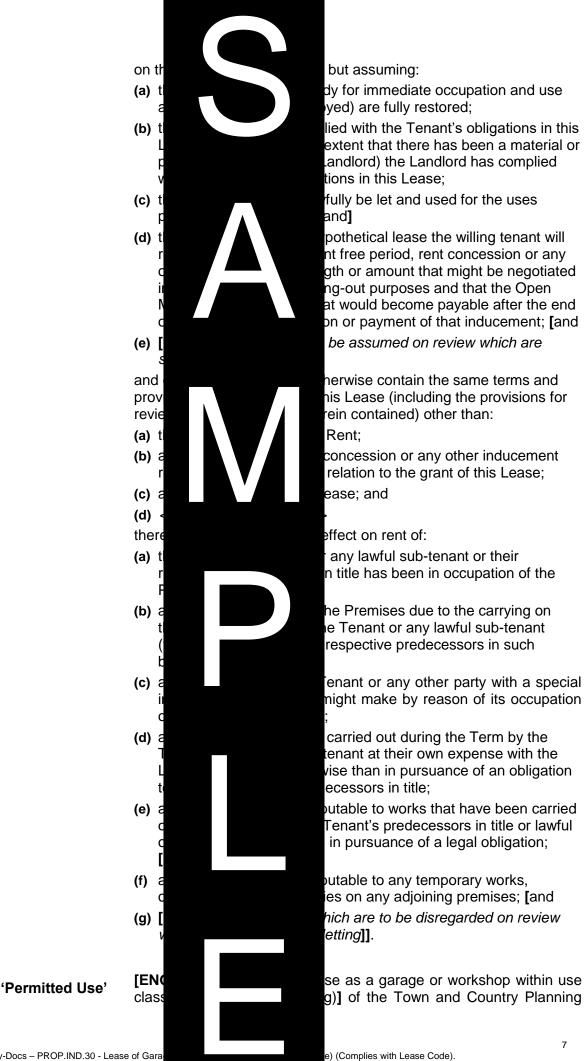
hcluding subterranean fire), lightning, sidence, landslip, heave, earthquake, pipes, tanks or apparatus, damage to as pipes or electricity wires or cables, erial devices and any articles dropped cles, terrorism, riot, civil commotion, urbances and malicious damage to the over is generally available on normal ance market at the time the insurance is against which the Landlord reasonably subject in all cases to any excesses, posed by the insurers;

of <<rate of interest on outstanding t per year above the base rate for the plc or (if base rate or that bank ceases lent rate notified by the Landlord to the

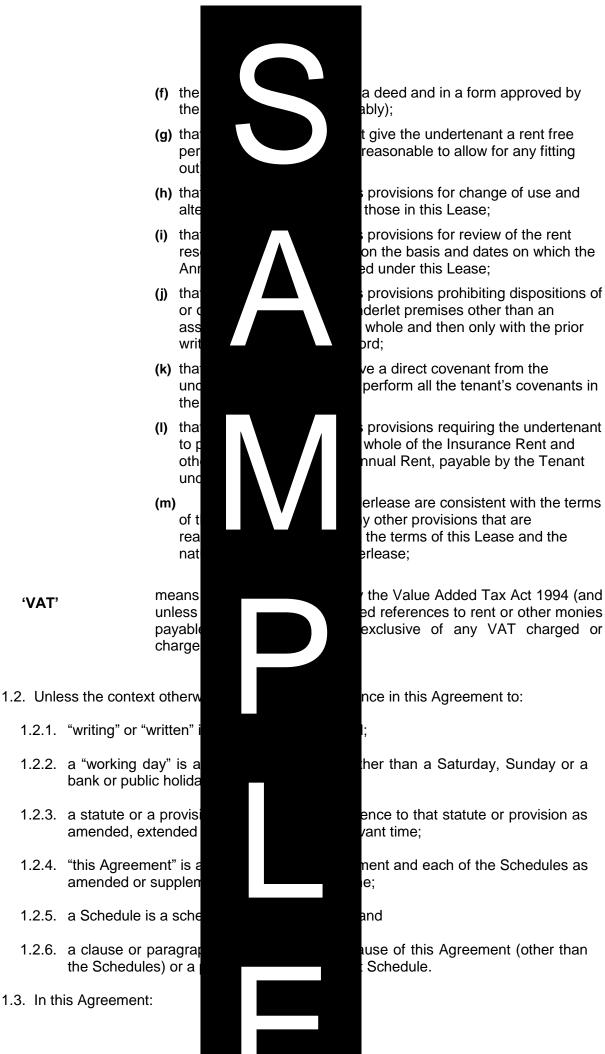
the immediate reversion to this Lease;

owned by the Landlord near to the

h the Premises as a whole might be vant Review Date by a willing landlord market with vacant possession and term of years equivalent to the emaining at that time or (if the term then ars) for a term of five years] but starting



	(Use		
	OR		
	<b>[WA</b> class Class		as a garage or workshop within use the Town and Country Planning (Use
'Premises'	mea this I (othe	Λ	d in paragraph LR4 at the beginning of her fixtures and fittings in the Premises nd fittings);
'Rent'	mea		rent by this Lease;
'Rent Commencement Date'	mea		is first to be paid>>;
'Rent Days'	mea each		29 September and 25 December] in
'Review Date'	mea Revi		f the years < <years>&gt;] and "Relevant ed accordingly;</years>
'Surveyor'	mea Lanc		ect from time to time appointed by the
'Tenant'	inclu		nd assigns;
'Term'	mea Leas holdi		paragraph LR6 at the beginning of this ension or continuation of it or period of
'Title Matters'	mea < <in Pren</in 		set out in the following documents: affecting the landlord's title to the
'Underletting	mea		
Requirements'	<b>(a)</b> ti n [		rent not less than the then open ses, payable in advance on the Rent
	<b>(b)</b> ti L		des sections 24 to 28 (inclusive) of the 1954;
	<b>(c)</b> t c		of the underlease expires at least three his Lease;
	(d) t r		granted for a fine or premium or a
	(e) t a C		d by the Landlord, a person of standing d enters into a guarantee and indemnity the underlease;
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- 1.3.1. any reference t unincorporated bo
- 1.3.2. words importing th
- 1.3.3. words importing a
- 1.3.4. references to the otherwise than by
- 1.3.5. any covenant by t to permit or suffer
- 1.3.6. references to the occupier of the Pre
- 1.3.7. the clause headin account in its cons
- 1.3.8. references to this entered into pursu
- 1.3.9. any consent or ap including a require the Landlord wher mortgage.
- 1.4. The headings in this *i* interpretation.

#### 2. Demise and Rent

- 2.1. The Landlord leases the as the Landlord can excepting and reservin rights set out in the Sec
- 2.2. The Tenant must pay a
  - 2.2.1. the Annual Rent t by direct debit if th be made on the Commencement [
  - 2.2.2. on demand from ti
  - 2.2.3. any other sums du
  - 2.2.4. any VAT payable

# 3. Tenant's Covenants

- 3.1. The Tenant covenants
  - 3.1.1. To pay the Rent equitable deduction









a natural person, corporate or g separate legal personality); le the plural and vice versa;

her gender;

any sooner determination of the Term

act or thing includes an obligation not one;

nant include the act or default of any ve servants and agents;

is Lease and are not to be taken into

nent supplemental or collateral to it or

Landlord shall be construed as also sent or approval of any mortgagee of val is required under the terms of the

enience only and shall not affect its

nt for the Term together with (insofar ghts set out in the First Schedule, andlord's Neighbouring Property the ect to the Title Matters.

vance by bankers' standing order (or on the Rent Days, the first payment to the period beginning on the Rent ay before the next Rent Day;

Rent;

Landlord under this Lease; and

manner stated without any legal or unless required by law.

- 3.1.2. If any sum due ur time rent is allowe or not), or if the L covenant, the Te arrears) calculate due date until the
- 3.1.3. To pay or indemr duties, charges, a

a) tax (

b) any

- 3.1.4. To pay or indemn gas, air, foul and telecommunication utilities supplied t rents).
- 3.1.5. If the Landlord los to the Tenant to m
- 3.1.6. To keep the Pren and tidy except the
  - a) this ob risks a unless of any
  - b) the Te state o Lease Lease
- 3.1.7. [To clean and rep necessary and, in with floor covering
- 3.1.8. To decorate the reasonably neces Term. Any change Landlord. All deco good quality mate appropriate prepa
- 3.1.9. To keep any parts free from obstructi

3.1.10. At the end of the 1

a) to retu require for more than <<maximum length of days>> (whether formally demanded t rent so as not to waive a breach of pay Interest (recoverable as rent in amount unpaid or refused from the s made.

all existing and future rates, taxes, harged on the Premises except for:

ent payable; and

lord's dealing with its own interests.

all charges incurred relating to water, e, electricity, oil, telephone, heating, nunications and similar supplies or ing all standing charges and meter

it has been allowed during the Term Landlord on demand.

antial repair and condition and clean

where damage results from any of the ord has insured under clause 4.1.3 isurance money is refused by reason ant **[**; and

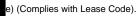
ed to put the Premises in any better an they were in at the date of this chedule of condition annexed to this

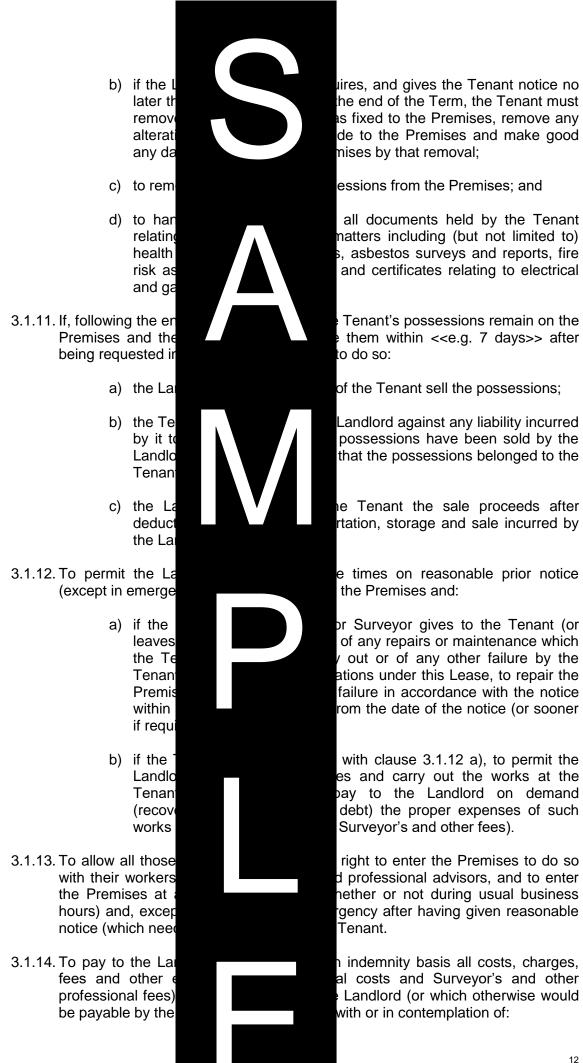
the Premises as often as reasonably of the Term, renew and replace them first approved by the Landlord.]

e of the Premises as often as is three months before the end of the scheme must first be approved by the it in a good and proper manner using ate to the Premises and include all

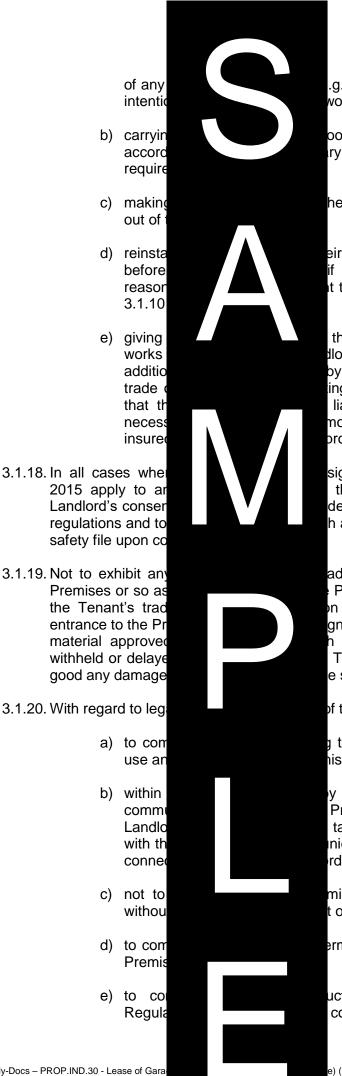
are not built upon clean and tidy and

Landlord in the repair and condition





a)	the ent	ovenants of this Lease;
	any br prepar Proper	ligations in this Lease, including the ptice under section 146 of the Law of
	any ap that a refuse reason	or consent under this Lease, whether or consent is granted or lawfully ere the Landlord is required to act reasonably refuses to give consent;
	[carryii Perfori conser	nises to improve their Environmental ant in its absolute discretion, has g so;] and
e)	the pre later th	a schedule of dilapidations served no and of the Term.
3.1.15. With regard	l to use	
a)	not to	illegal or immoral purpose;
	not to resider	s sleeping accommodation or for
	not to danger and	Premises any offensive, noisy or s, manufacture, occupation or thing;
	to use the ho holiday	he Permitted Use [and only between ondays to Fridays (and not on bank
3.1.16. With regard	to alte	
a)	not to	ny adjoining premises;
b)	not to I	ctural alterations to the Premises;
	not to reasor rating i	the Premises which would, or may ave an adverse effect on the asset d in respect of the Premises; and
	save a additio withou unreas with cla	1.17 below, not to make any internal on-structural nature to the Premises tten consent (such consent not to be red) subject to the Tenant complying
3.1.17. The Tenan alterations character, performanc	of a value,	Landlord make internal additions or which do not adversely affect the tory compliance or energy efficiency Tenant:
a)	giving	an < <notice given="" landlord<="" period="" td="" to=""></notice>
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.g. 2 months>> notice in writing of its works:

ood and workmanlike manner and in ry permission, consent or approval

he Premises caused by the carrying

eir former state and condition on or if the Landlord by notice in writing t to do so in accordance with clause

the plans and specifications of the lord of the cost of any alterations, by the Tenant (except any which are ings) as soon as practicable and so liable for any failure to effect any mount for which the Premises are brovided that information.

sign and Management) Regulations the Premises (whether or not the der this Lease), to comply with these h a copy of the completed health and

advertisement on the outside of the Premises other than a sign showing n specified by the Landlord at the gn being of a size, design, layout and approval not to be unreasonably Term to remove any sign and make e satisfaction of the Landlord.

of the Premises:

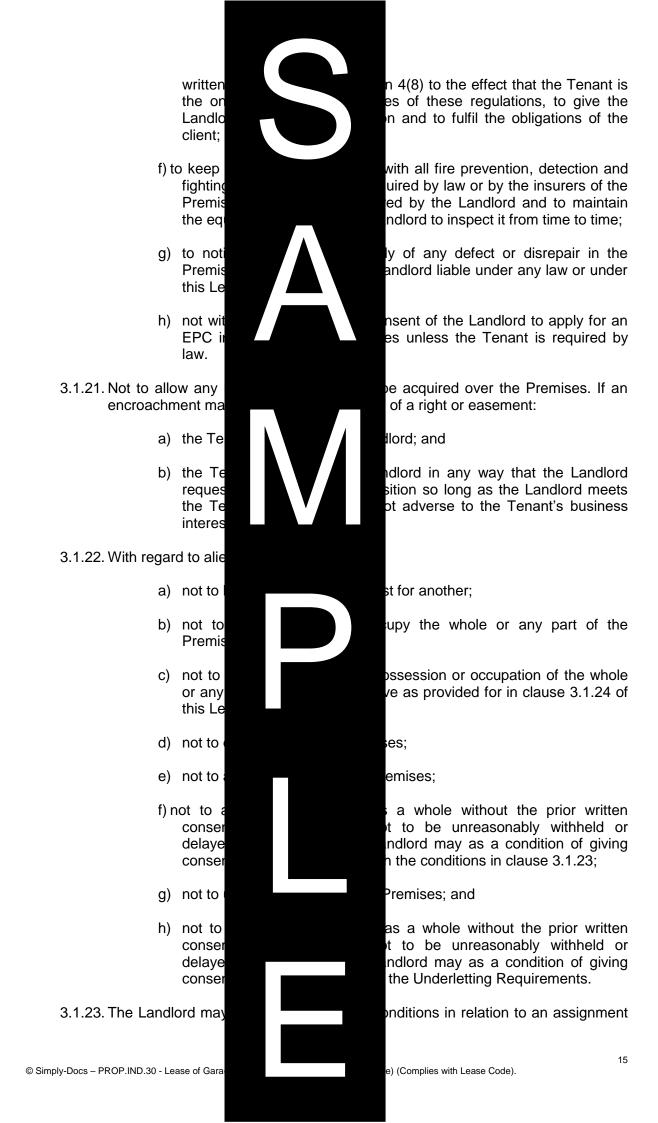
to the Premises or to the Tenant's nises:

y the Tenant of any notice or other Premises to send a copy to the take all necessary steps to comply nication and take any other action in rd acting reasonably may require;

mission in relation to the Premises t of the Landlord;

ermissions relating to or affecting the

uction (Design and Management) commencing any works to make a



of the Premises as by the Landlord ar

- a) the Te assign "Autho may re
- b) If the guarar Tenan favour which Author
- c) a guar accept guarar such fo
- d) (as an deposi with th six>> I the as tenant

that outs arrea Land

e) that the financi and co

Nothing subject to an assig so.

- 3.1.24. The Tenant may s they are in the sa Landlord and Tena is created.
- 3.1.25. The Tenant may lending institution
- 3.1.26. To permit the Lan and keep on any and to allow pote times (accompani
- 3.1.27. With regard to insi

each condition is reasonably required

n agreement guaranteeing that the enant's covenants in this Lease (an nent") in such form as the Landlord

Authorised Guarantee Agreement to e assignee under this Lease, and the larantor will enter into a guarantee in reasonably required by the Landlord gnor will comply with the terms of the ent;

ignment, who is a person of standing cting reasonably) and enters into a Tenant's covenants of this Lease in reasonably require;

r) that the assignee enters into a rent the Landlord may reasonably require r a deposit of not less than <<e.g. us VAT) (calculated as at the date of r the assignee's performance of the e with a charge over the deposit;

of the Annual Rent or any other er this Lease (provided that these t of a legitimate dispute with the

lord's reasonable opinion of sufficient comply with the Tenant's covenants Lease.

ent the Landlord from giving consent ondition nor from refusing consent to mstance where it is reasonable to do

Premises with other companies while hin the meaning of section 42 of the no relationship of landlord and tenant

lease to a bank or other reputable e Landlord.

the Term to enter the Premises to fix ises a notice for re-letting or for sale to view the Premises at reasonable agents).

- a) to com do or c
- b) if the insurar premiu
- 3.1.28. To pay VAT in res with this Lease or on which that sup
- 3.1.29. Where the Tenani Landlord or any o an amount equal person, except to such VAT under th
- 3.1.30. The Tenant must made by a third payable to a third incurred in defend personal injury or arising from:
  - a) the sta
  - b) the exe
  - c) the car
- 3.1.31. In respect of any must:
  - a) give n practic
  - b) provide the cla
     Tenan
     providi
  - c) mitigat Landlo
- 3.1.32. To comply with the reasonable regula of good estate ma
- 3.1.33. To pay on demar Landlord) of the o insuring, repairing lighting any Condu being used by the
- 3.1.34. Within 21 days a Premises (whethe

s of the Landlord's insurers and not to could invalidate any insurance; and

o do anything which increases any the Landlord to repay the increased nand.

es made to the Tenant in connection g any payment or, if earlier, the date pses.

onnection with this Lease, to pay the way of a refund or indemnity, to pay that sum by the Landlord or other ord or other person obtains credit for 1994.

against all actions, claims, demands ges, expenses, charges and taxes s own liabilities, costs and expenses n, claim or demand in respect of any roperty and infringement of any right

remises or the Tenant's use of them;

hts; or

ns.

emnity in clause 3.1.30, the Landlord

the claim as soon as reasonably e of it;

ormation and assistance in relation to y reasonably require, subject to the all costs incurred by the Landlord in sistance; and

s cost) where it is reasonable for the

the Third Schedule and any other ord from time to time in the interests

proportion (to be determined by the properly incurred by the Landlord in , cleansing and (where appropriate) ems which are used or are capable of h other premises.

ansfer, underlease or charge of the ertenant or any other person) to send

a certified copy of the relevant regist

- 3.1.35. If this Lease is su one month of the registration and or of the relevant title
- 3.1.36. At the end of the such other docum this Lease and to registered title.
- 3.1.37. To notify the Land and if the Landlord Landlord enters in the original guarar

# 4. Landlord's Covenants

- 4.1. The Landlord covenant
  - 4.1.1. Subject to the Ter its obligations und the Premises wit claiming under or Lease.
  - 4.1.2. Save where the T will obtain any EP
  - 4.1.3. To insure the Pr reputable insurers Insured Risks for incidental expens provided that the limitations as the i
  - 4.1.4. Subject to obtain insurance money which the money Premises. The La

	1 1011100	0	
		a)	prov acco Prer
		b)	repa Insu
		c)	repa purs
4.1.5.	If reasor	nably	/ requ
		a)	full d









gether with updated official copies of

istration at the Land Registry, within apply to the Land Registry for first een completed to send official copies

andlord the original of this Lease and asonably requires to close the title to on to it noted against the Landlord's

ncy occurs in relation to a guarantor that another person acceptable to the th the Landlord in the same terms as

t other sums due and complying with he Tenant to have quiet enjoyment of the Landlord or any other person except as otherwise permitted by the

to commission an EPC, the Landlord g the Term at its own cost.

plate glass at the Premises) with ms against loss or damage by the cost including professional fees and clearance and irrecoverable VAT, oject to such excesses, exclusions or

ing and other consents, to use all oss of rent) to repair the damage for (as the case may be) to rebuild the d to:

ntical in layout or design so long as equivalent to that previously at the

nant has failed to pay any of the

es after a notice has been served

rovide:

surance policy;

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- c) detai
- 4.2. If, following damage t Landlord (acting reason the Premises, the Land within six months from On giving notice this Le right or remedy of the this Lease. Any procee shall belong to the Land

# 5. Provisos and Agreement

- 5.1. The parties agree that i
  - 5.1.1. any rent is unpaid 21 days>> after be
  - 5.1.2. the Tenant breach
  - 5.1.3. there is an Act of

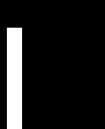
the Landlord ma and on doing so available to the

- 5.2. If the Premises are of destruction is caused occupation or use, the from the date of dam Premises are again fit period.
- 5.3. If the Premises or any or destruction is cause occupation or use and period of three years terminate this Lease wi
- 5.4. If the Premises or any or destruction is cause occupation or use and the Landlord may give damage or destruction its intention to reinstat this Lease with immedi referred to within six m the Tenant may termina the Landlord.
- 5.5. Nothing in this Lease g or modification of the adjoining premises are

S









irrent year's premium; and

eived or receivable by the Landlord.

Premises by an Insured Risk, the impossible or impractical to reinstate Lease by giving notice to the Tenant remises was damaged or destroyed. this shall be without prejudice to any ny breach of the tenant covenants of er than any insurance for plate glass)

t is allowed to be in arrears e.g 14 or mally demanded or not); or

(or any part of them) at any time after this will not affect any right or remedy

(other than where the damage or f the Tenant) so as to be unfit for portion of it will cease to be payable a period of three years or until the the Tenant, whichever is the shorter

troyed (other than where the damage of the Tenant) so as to be unfit for for occupation or use by the end of a ge or destruction, either party may ving written notice to the Landlord.

troyed (other than where the damage of the Tenant) so as to be unfit for on was caused by an uninsured risk, nant within six months of the date of a) giving the Tenant written notice of andlord's own cost; or b) terminating d does not give the Tenant the notice nage or destruction of the Premises, diate effect by giving written notice to

to enforce, or to prevent the release s, rights or conditions to which any

- 5.6. The parties agree that solely by virtue of the terms of this Lease.
- 5.7. The Tenant acknowled representation or warra allowed by this Lease.
- 5.8. The Tenant acknowled representation or warra

### 6. Notices

- 6.1. Any notice given under by pre-paid first class the address of the reci Kingdom that the recip than ten working days'
- 6.2. A notice served on:
  - 6.2.1. a company or limi be served at its re
  - 6.2.2. a person resident must be served a set out in the dee has been given at
  - 6.2.3. anyone else must

a) in th King the t Leas the I b) in th c) in th the d d) in re Unite 6.3. Any Notice given will b of posting if sent by p notice is delivered to

6.4. If a notice is treated as a working day, it will b working day.

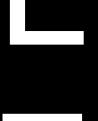
address.

6.5. Service of a notice by fa











arty to this Lease has no right arising ird Parties) Act 1999 to enforce any

ease constitutes or shall constitute a ay lawfully be used for any purpose

ed into this Lease in reliance on any If of the Landlord.

is Lease must be in writing and sent o or otherwise delivered to or left at r to any other address in the United address for service by giving not less

gistered in the United Kingdom must

country outside the United Kingdom in the United Kingdom of that party hey are a party or if no such address in the United Kingdom;

at any postal address in the United time for the registered proprietor on agraph LR2.1 at the beginning of this is given, at its last known address in

he Premises:

t the address of that party set out in which they gave the guarantee; and

, at their last known address in the

he second working day after the date r special delivery or at the time the address if delivered to or left at that

not a working day or after 5:00PM on 

form of service under this Lease.

## 7. [Termination by Landlord

- 7.1. The Landlord may dete to the Tenant not less notice in writing to take
- 7.2. If the Lease ends unde prior breach of an oblig
- 7.3. The Landlord shall refu after the determination

### 8. [Termination by Tenant

- 8.1. The Tenant may detern the Landlord not less t notice in writing to take
- 8.2. This Lease shall only t has paid all Annual R Tenant and/or any oth behind no continuing u
- 8.3. [The break right in this the beginning of this Le transfer of the Lease of
- 8.4. If the Lease ends unde prior breach of an oblig
- 8.5. The Landlord shall refu after the determination

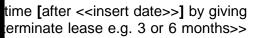
#### 9. [Guarantor's Covenant

- 9.1. The Guarantor:
  - 9.1.1. Guarantees to the obligations in this itself and comply v
  - 9.1.2. Covenants with the under an Authoris the Landlord on a Lease;
  - 9.1.3. Covenants with th in clause 9.1.1 ar costs, damages a pay the rents or supplemental doc
  - 9.1.4. Covenants with t against all losses, Tenant proposing









ot affect the rights of any party for any

ments of Rent that relate to a period

he [after <<insert date>>] by giving to erminate lease e.g. 3 or 6 months>>

ce given by the Tenant if the Tenant o the date of determination and the cupation of the Premises and leave

e Tenant named in paragraph LR3 at late of the first deed of assignment or enant ceases to exist.]

ot affect the rights of any party for any

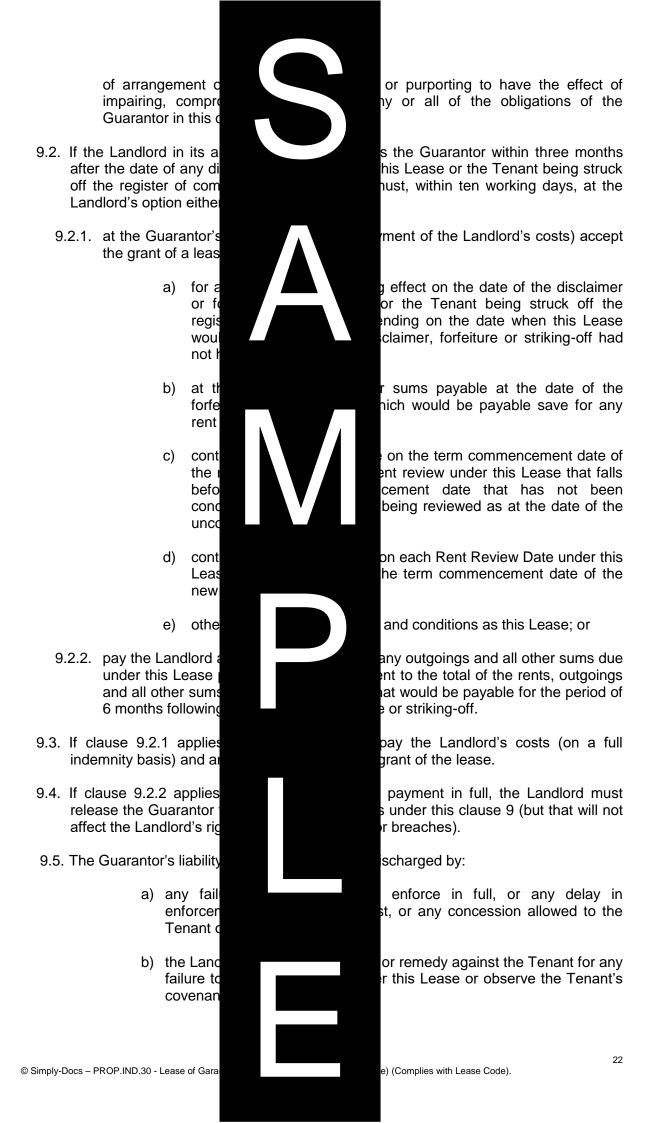
ments of Rent that relate to a period

ant will comply with all the Tenant's aults, the Guarantor will pay the rents

I guarantee the Tenant's obligations nt if such a guarantee is required by pursuant to clause 3.1.23 (b) of this

bligor, and separate to the covenant nify the Landlord against all losses, he Landlord by the Tenant's failure to s covenants in this Lease (and any d

obligor to indemnify the Landlord penses caused to the Landlord by the pany voluntary arrangement, scheme



- c) any refuunder th
- d) any varia Guarante
- e) any righ may hav
- f) any deat of the Te the Land
- g) any ama restructu or under
- h) the exist Insolven
- i) anything
- 9.6. The Guarantor must no the Tenant and must no in respect of the Tenan
- 9.7. The Guarantor shall be earlier of:
  - a) The dat
  - b) The dat Lease pr
  - c) The dat clause 9

# 10. Applicable Law and Juris

- 10.1.This Lease and any no will be governed by the
- 10.2.Subject to clause 10.3 settled by an expert exclusive jurisdiction to Lease, including in rela
- 10.3. Any party may seek to out of or in connection obligations, in any cou

THIS LEASE has been execu dated ccept any rent or other payment due

ot that a surrender of part will end the ect of the surrendered part);

im that the Tenant or the Guarantor

r change in the constitution or status f any other person who is liable, or of

any party with any other person, any f the whole or any part of the assets y other person;

elation to the Guarantor of an Act of

e by the Landlord by deed.

ith the Landlord in the insolvency of emnity or guarantee from the Tenant Lease.

e obligations under this Lease at the

expires;

from the tenant covenants under this nd Tenant (Covenants) Act 1995; or

the Guarantor in accordance with

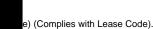
arising out of or in connection with it es.

this Lease requiring a dispute to be ourts of England and Wales have sing out of or in connection with this al obligations.

courts of England and Wales arising ng in relation to any non-contractual n.

ered on the day on which it has been

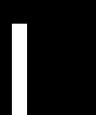
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23











[Execution clauses for landlord		
Executed as a deed by affixing the common seal of < <landlord's name="">&gt; in the presence of</landlord's>		< <affix here="" seal="">&gt;</affix>
Director		
Director/Secretary		
OR (alternative company exe		
Executed as a deed by << <landlord's name="">&gt;</landlord's>	nature:	
acting by [a director and its secretary] [two directors]	nature:	Director
		[Director][Secretary]
OR (alternative company exe		
Executed as a deed by < <landlord's name="">&gt; acting by a director in the presence of</landlord's>	nature:	Director
Signature of witness		
Name (in BLOCK CAPITALS)		
Address		
OR (execution clause where	al)	
Signed as a deed by < <landlord's name="">&gt; in the presence of</landlord's>		
Signature of witness		
Name (in BLOCK CAPITALS)		
Address		
[Execution clauses for tenant:]		
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Executed as a deed by affixing the common seal of < <tenant's name="">&gt; in the presence of</tenant's>	S	< <affix here<="" seal="" th=""><th>3&gt;&gt;</th></affix>	3>>
Director			
Director/Secretary			
OR (alternative company exe			
Executed as a deed by < <tenant's name="">&gt; acting by [a director and its secretary] [two directors]</tenant's>		nature: nature:	Director
		[Director]	[Secretary]
OR (alternative company exe			
Executed as a deed by < <tenant's name="">&gt; acting by a director in the presence of</tenant's>		nature:	Director
Signature of witness			
Name (in BLOCK CAPITALS)			
Address			
OR (execution clause where			
Signed as a deed by < <tenant's name="">&gt; in the presence of</tenant's>			
Signature of witness			
Name (in BLOCK CAPITALS)			
Address	-		
Execution clauses for guarant			
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Executed as a deed by affixing the common seal of < <guarantor's name="">&gt; in the presence of</guarantor's>	< <a>affix seal here</a>	<del>3</del> >>
Director		
Director/Secretary		
OR (alternative company exe		
Executed as a deed by	nature:	
< <guarantor's name="">&gt; acting by [a director and its secretary] [two directors]</guarantor's>	nature:	Director
	[Dir	ector][Secretary]
OR (alternative company exe		
Executed as a deed by < <guarantor's name="">&gt; acting by a director in the presence of</guarantor's>	nature:	Director
Signature of witness		
Name (in BLOCK CAPITALS)		
Address		
OR (execution clause where	ual)	
Signed as a deed by < <guarantor's name="">&gt; in the presence of</guarantor's>		
Signature of witness		
Name (in BLOCK CAPITALS)		
Address		
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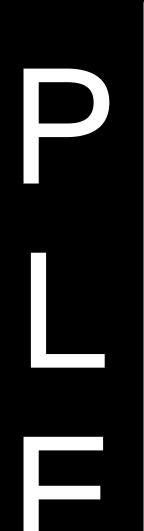
# First Scl

- The right to connect to mains for the passage oil, telephone, heating similar supplies or utiliti
- The right to support an by the Landlord.
- 3. [The right in common w
  - a) use for the purpose Premises, the for Landlord's Neighbor attached to this Lea
  - b) use for the purpose or without vehicles[which are shown e
  - c) <<insert details of a</li>
- 4. [Except as mentioned a neighbouring property, *Wheeldon v Burrows* de









# d to the Tenant

onnecting the Premises to the public of surface water drainage, electricity, internet, data communications and ses.

s from any adjoining premises owned

others authorised by the Landlord to:

on foot only to and egress from the d emergency escapes within the re shown edged green on the plan

to and egress from the Premises with he Landlord's Neighbouring Property ached to this Lease];

nted to the Tenant>>.]

Lease does not include any right over w of Property Act 1925 and the rule in

# Second Sch

- 1. The right to the pass electricity, oil, tele communications and neighbouring premises
- 2. The right to enter the P
  - a) review or measure install and to monit to prepare an EPC;
  - b) estimate the curren other purpose.
- If the relevant work Premises, the right to e
  - a) build on or into any
  - b) inspect, repair, alt adjoining premises
- 4. [Where the Tenant (i Premises to carry out Performance.]
- The right to enter the F or required to do un connection with this Lease
  - a) give the Tenant at emergency, when t practicable);
  - b) observe the Tenani by the Tenant's r available);
  - c) observe any specifi
  - d) cause as little interf
  - e) cause as little physi
  - f) repair any physical practicable;
  - g) where entering to a method of working and execution of, th
  - h) remain upon the Pr













## ed to the Landlord

, foul and surface water drainage, ecommunications, internet, data ties from and to any adjoining or the Premises.

rmance of the Premises including to vithin or relating to the Premises and

of the Premises for insurance or any

carried out without entry onto the

on or adjacent to the Premises; and

carry out other works upon any

h) consents, the right to enter the ises to improve their Environmental

hat the Landlord is expressly entitled any other reasonable purposes in dlord must:

s' prior notice (except in the case of s much notice as may be reasonably

ere that includes being accompanied int must make that representative

ord's entry set out in this Lease;

siness as reasonably practicable;

ly practicable;

lord causes as soon as reasonably

he Tenant's approval to the location, hatters relating to the preparation for,

is reasonably necessary; and

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- i) where reasonably hours of the Premis
- [The right to place plan right of access to the ro
- The right to carry out v on any adjoining prem absolute discretion con light and air to the Pren and shore up the Prem
  - a) giving the Tenant d
  - b) consulting with the
  - c) taking reasonable affect the Tenant's
  - d) taking into consider
  - e) taking reasonable dust and vibration limiting any interference
  - f) making good any pl
- The right, where neces place scaffolding and Premises in exercising
  - any scaffolding is r caused to the exteri
  - b) the scaffolding cau entrance to the Prei
  - c) the scaffolding doe and safety notices obstructed or interfe to its display; and
  - d) if the Tenant's b scaffolding, the Lan Landlord) on the ex visible to the public.
- The right to use the La and without imposing u or conditions similar to
- 10. The right to support and from the Premises.
- 11. All rights of light or ai reservation) be acquire















rights outside the normal business

nt on the roof of the Premises and a e Landlord may require.]

molition, alteration or redevelopment ers to do so) as the Landlord in its these works interfere with the flow of nnection with those works to underpin ord:

carried out;

ment of potential interference;

e works do not materially adversely iness from the Premises;

of construction and workmanship;

erference to the Premises by noise, leration the Tenant's suggestions for

emises or its contents.

equipment onto the Premises and to r of or outside any buildings on the er this Lease provided that:

onably practicable, with any damage good;

as is reasonably practicable to the

isplayed on it (except for any health by other tenant whose premises are ng) unless the Tenant has consented

structed or interfered with by the ant to display a sign (approved by the in front of the Premises so that it is

roperty for any purpose whatsoever ighbouring premises any restrictions Tenant.

ning premises owned by the Landlord

now exist or that might (but for this

- 1. Not without the Landle dangerous or explosive
- To make any applicatio information required to that the material in que in accordance with rele
- When requested by the Tenant's compliance with tenant tenan
- To obtain, maintain a connection with the Per licence or registration a
- 5. Not to obstruct the mov
- No vehicles may be p Landlord's Neighbourir purposes of loading or overnight.
- 7. To comply with all re Landlord's Neighbourin
- Not to place harmful, to of such waste or refus the Local Authority and
- Not to overload any str at the Premises nor any
- 10. Not without the Landlou on any open land include









#### ations

nt to keep any inflammable, volatile,

graph 1 in writing accompanied by all sonable satisfaction of the Landlord e Tenant's business and will be kept

copy of any document relating to the sequilations 2012 at the Premises.

or registration which is required in y with the terms and conditions of the ns relevant to the Permitted Use.

Landlord's Neighbouring Property.

main in any service area within the nan is reasonably necessary for the upplies and no vehicles may remain

ons on the estate roads within the

e or refuse in the bins but to dispose he bye-laws and in consultation with

ses nor any machinery or equipment ne Premises.

to allow any item to be stored or left , tools, machinery or refuse.

# Fourth

- The Annual Rent shall I Rent payable from that was payable immediate been payable save for Rent as at the Relevant
- The Landlord and the T each Review Date but been unconditionally at Review Date either the before or after the Re require that the determi Expert provided that if Open Market Rent will i
- 3. The Independent Exper
  - 3.1 act as an experi
  - 3.2 invite the Landlo Market Rent wit
  - 3.3 give the Landlor submissions; an
  - 3.4 give written reas
- The Independent Expe the Tenant in such pro event that no notice of Tenant.
- 5. If the Open Market Ren
  - 5.1 the Tenant shall Rent has been a period immediat
  - 5.2 upon the amour Review Date be any) between th would have bee Rent Review Da
  - 5.3 the Tenant must after that deman calculated on a on which each in payment. If not p
- When the Open Mark Schedule, the Landlord of the yearly amount of Review Date and the n and the Tenant respect
- 7. Time is not of the esser

w Provisions

view Date. The amount of the Annual he greater of the Annual Rent which Review Date (or which would have r concession) and the Open Market

ount of the Open Market Rent before the Open Market Rent shall not have is three months before the Relevant may at any time thereafter (whether notice in writing to the other party et Rent be referred to an Independent ht so agree the determination of the pitration.





mit to him a proposal for the Open documentation;

ortunity to make counter

ich will be binding on the parties.

be borne between the Landlord and dent Expert shall determine or in the qually between the Landlord and the

ed by any Relevant Review Date:

the date when the Open Market ent at the yearly rate payable for the rant Review Date;

ally payable from such Relevant lord will demand the difference (if actually paid and the amount that I Rent been ascertained before the

e Landlord within 10 working days e rate of Barclays Bank plc ment of that difference from the date come payable to the date of eated as rent in arrear.

pursuant to the provisions of this mplete a memorandum (in duplicate) e under this Lease from the Relevant gned by or on behalf of the Landlord

g of any steps under this Schedule.