

of Tenure) (Complies with Lease Code).

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

#### LR5. Prescribed statements etc

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

In LR5.2, omit or delete those A not apply to this lease.

LR6. Term for which the Proper

Include only the appropriate stat completed) from the three options

NOTE: The information you prov to, here will be used as part of th to identify the lease under rule 6 Registration Rules 2003.

#### LR7. Premium

Specify the total premium, inclu VAT where payable.

LR8. Prohibitions or restri disposing of this lease

Include whichever of the two s appropriate.

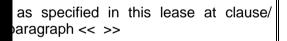
Do not set out here the wor provision.

tements prescribed under rules 179 ons in favour of a charity), 180 ons by a charity) or 196 (leases e Leasehold Reform, Housing and evelopment Act 1993) of the Land on Rules 2003.

is lease is made under, or by to, provisions of: Reform Act 1967 ct 1985 ct 1988 ct 1996

including ommencement date>>

luding xpiry date>>



s as follows: term>>

remium or "none">>

contains a provision that prohibits or spositions.

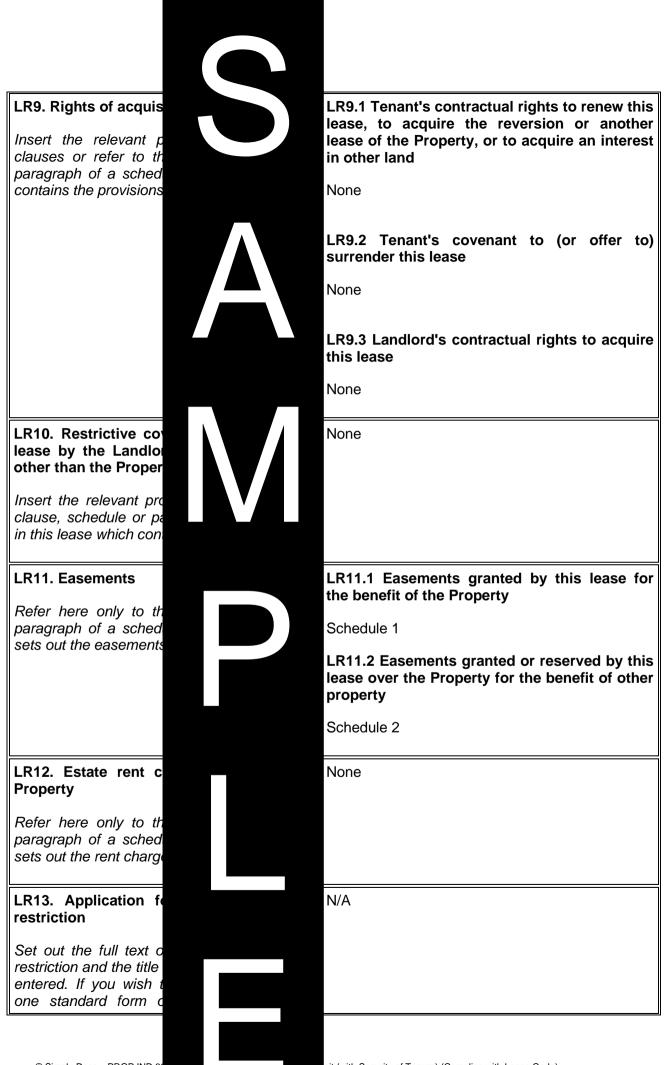






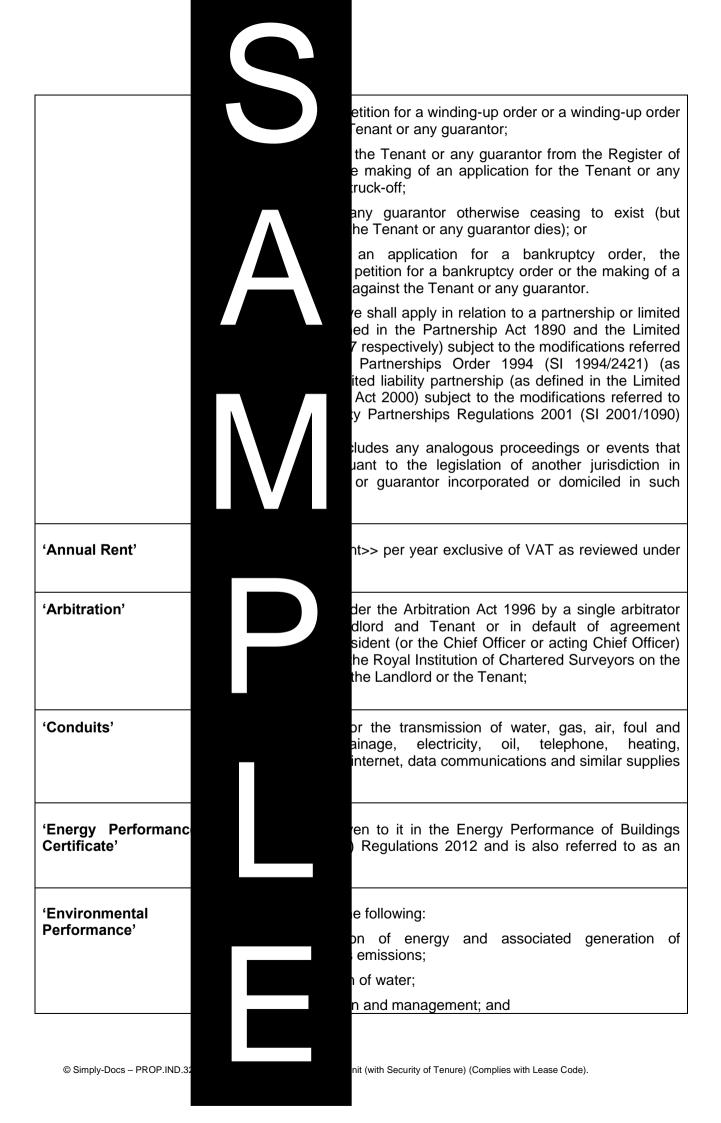






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clause to apply for eac applying against which text of the restriction Standard forms of res Schedule 4 to the La 2003. LR14. Declaration of [The Tenant is more than one person. They are to more than one per hold the Property on trust for themselves as joint Tenant tenants.1 OR If the Tenant is one pe the alternative stateme The Tenant is more than one person. They are to If the Tenant is mo hold the Property on trust for themselves as complete this clause by tenants in common in equal shares.] inapplicable alternative OR [The Tenant is more than one person. They are to hold the Property on trust <<Complete as necessary>>] 1. Definitions 1.1 In thi ere the context otherwise requires, the following terms meanings; 'Act of Insolvency' step-in connection with any voluntary arrangement npromise or arrangement for the benefit of any enant or any guarantor; n application for an administration order or the ninistration order in relation to the Tenant or any notice of intention to appoint an administrator, or of the prescribed documents in connection with the an administrator, or the appointment of an ny case in relation to the Tenant or any guarantor; of a receiver or manager or an administrative n to any property or income of the Tenant or any ent of a voluntary winding-up in respect of the uarantor, except a winding-up for the purpose of reconstruction of a solvent company in respect of declaration of solvency has been filed with the banies;



	(d) any other environmental imp of the Premises;	or operation
'Independent Expert'	means an independent valuer agr default of agreement nominated by acting Chief Officer) for the tim Chartered Surveyors at the writ Tenant;	Tenant or in hief Officer or Institution of dlord or the
'Insurance Rent'	<ul> <li>means the cost to the Landlord of:</li> <li>(a) keeping the Premises insured obligations in this Lease (after Landlord but before any comm Landlord);</li> <li>(b) insuring against loss of Annual</li> <li>(c) insuring against public or third-</li> <li>(d) obtaining valuations of the Pre</li> </ul>	andlord's o the to the oses from
	<ul> <li>time to time;</li> <li>and:</li> <li>(e) the amount of any excess or d that the Landlord incurs or will following destruction or damag</li> <li>(f) a sum equal to the amount tha damage or destruction by an Ir of the Tenant's act or failure to</li> </ul>	rance policy remises ay following ses because
	(g) any additional or increased pre as a result of the carrying out o alterations or the Tenant's or a Premises;	may require ted of the
'Insured Risks'	means the risks of fire (including s storm, flood, subsidence, land overflowing water pipes, tanks or water, oil or gas pipes or electricity other aerial devices and any art vehicles, terrorism, riot, civil co disturbances and malicious dama cover is generally available on nor market at the time the insuranc against which the Landlord rea subject in all cases to any excesse by the insurers;	ng, explosion, e, burst or underground by aircraft or n, impact by r or political ch case, that JK insurance y other risks ime to time, ions imposed
'Interest'	means interest at the rate of < <rat e.g. two&gt;&gt; per cent per year abov Barclays Bank plc or (if base ra reasonable equivalent rate notified</rat 	ng payments time being of s to exist) a enant;

'Landlord'

'Landlord's Neighbouring Property'

'Open Market Rent'



ntitled to the immediate reversion to this Lease;

ings owned by the Landlord near to the Premises;

t at which the Premises as a whole might be the Relevant Review Date by a willing landlord to a pen market with vacant possession and without term of years equivalent to the [Term][residue of t that time or (if the term then remaining is less term of five years] but starting on the Relevant uming:

are ready for immediate occupation and use and stroyed) are fully restored;

as complied with the Tenant's obligations in this t to the extent that there has been a material or by the Landlord) the Landlord has complied with igations in this Lease;

can lawfully be let and used for the uses \_ease; [and]

of the hypothetical lease the willing tenant will t of a rent-free period, rent concession or any of a length or amount that might be negotiated in or fitting-out purposes and that the Open Market at would become payable after the end of that ion or payment of that inducement; [and

atters to be assumed on review which are specific

shall otherwise contain the same terms and cts as this Lease (including the provisions for Rent herein contained) other than:

Annual Rent;

bd, rent concession or any other inducement enant in relation to the grant of this Lease;

in this Lease; and

isions>>

ed any effect on rent of:

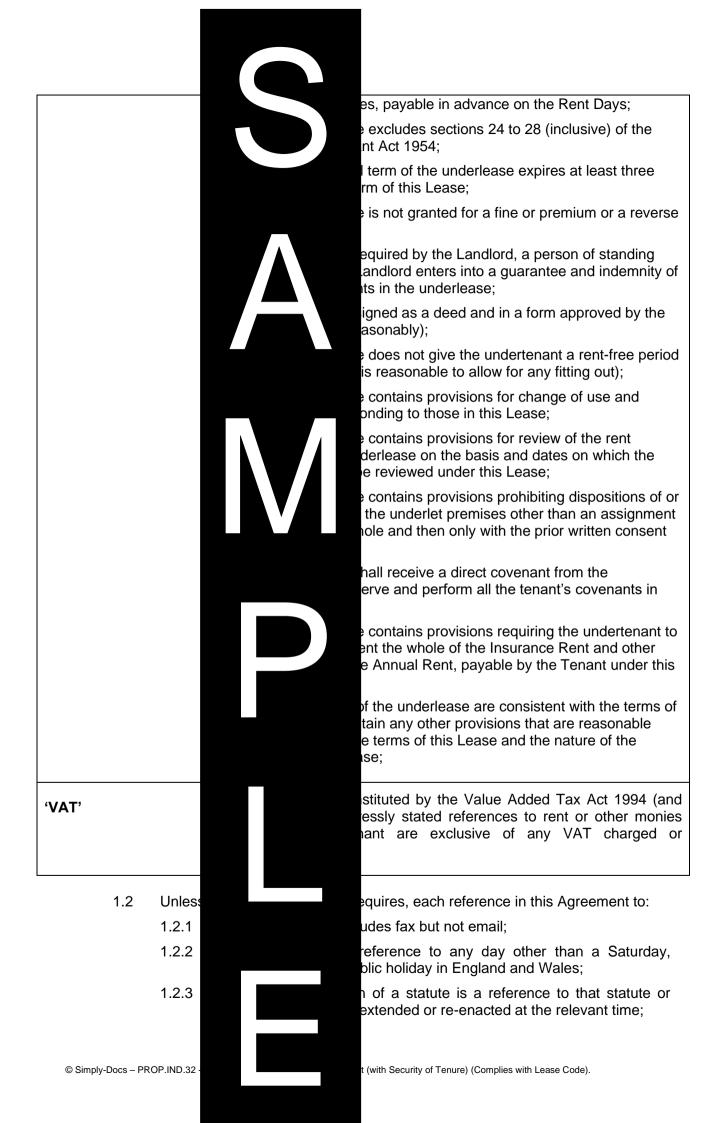
enant or any lawful sub-tenant or their respective tle has been in occupation of the Premises;

thed to the Premises due to the carrying on there the Tenant or any lawful sub-tenant (whether by ective predecessors in such business);

hat the Tenant or any other party with a special emises might make by reason of its occupation of mises;

lawfully carried out during the Term by the Tenant tenant at their own expense with the Landlord's than in pursuance of an obligation to the

	redecessors in title; rent attributable to works that have been carried out r the Tenant's predecessors in title or lawful wise than in pursuance of a legal obligation; [and] rent attributable to any temporary works, operations s on any adjoining premises; [and matters which are to be disregarded on review which is letting]].
'Permitted Use'	means use within use classes [B2, and B8 and nd Country Planning (Use Classes) Order 1987]
	eans use within use classes [B1 B2 and B8] of the Planning (Use Classes) Order 1987];
'Premises'	described in paragraph LR4 at the beginning of this all other fixtures and fittings in the Premises (other s and fittings);
'Rent'	erved as rent by this Lease;
'Rent Commencem Date'	hich rent is first to be paid>>;
'Rent Days'	24 June, 29 September and 25 December] in each
'Review Date'	in each of the years < <years>&gt;] and "Relevant construed accordingly;</years>
'Surveyor'	r or architect from time to time appointed by the
'Tenant'	in title and assigns;
'Term'	ecified in paragraph LR6 at the beginning of this tutory extension or continuation of it or period of
'Title Matters'	(if any) set out in the following documents: < <insert ecting the landlord's title to the Premises&gt;&gt;;</insert 
'Underletting Requirements'	: ase is at a rent not less than the then open market
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- 1.2.4 "this Agreen Schedules a
- 1.2.5 a Schedule
- 1.2.6 a clause or (other than t
- 1.3 In this Agreement:
  - 1.3.1 any referent unincorporat personality);
  - 1.3.2 words impor
  - 1.3.3 words impor
  - 1.3.4 references to the Term oth
  - 1.3.5 any covena obligation no
  - 1.3.6 references to of any occu agents;
  - 1.3.7 the clause h taken into ac
  - 1.3.8 references collateral to
  - 1.3.9 any consent as also inclu any mortgao required und
- 1.4 The headings in thi its interpretation.

# 2. Demise and Rent

- 2.1 The Landlord lease (insofar as the Lan Schedule, exceptin Neighbouring Prope to the Title Matters.
- 2.2 The Tenant must pa
  - 2.2.1 the Annual order (or by the first pay beginning of before the n
  - 2.2.2 on demand
  - 2.2.3 any other su and
  - 2.2.4 any VAT pay













this Agreement and each of the need at the relevant time;

ement; and

e to a clause of this Agreement raph of the relevant Schedule.

s a natural person, corporate or r not having separate legal

include the plural and vice versa;

any other gender;

clude any sooner determination of of time;

do an act or thing includes an act or thing to be done;

Tenant include the act or default nd their respective servants and

rt of this Lease and are not to be or interpretation;

any document supplemental or to its terms; and

m the Landlord shall be construed obtain the consent or approval of ere such consent or approval is age.

venience only and shall not affect

enant for the Term together with ne) the rights set out in the First the benefit of the Landlord's he Second Schedule, and subject

in advance by bankers' standing rd so requires) on the Rent Days, date of this Lease for the period nent Date and ending on the day

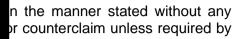
irance Rent;

to the Landlord under this Lease;

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## 3. Tenant's Covenants

- 3.1 The Tenant covena
  - 3.1.1 To pay the legal or equi law.
  - 3.1.2 If any sum of length of tim formally den as not to wa Interest (rec the amount of payment is r
  - 3.1.3 To pay or in taxes, dutie Premises ex
    - a) tax (d
    - b) any intere
  - 3.1.4 To pay or in to water, ga telephone, h and similar standing cha
  - 3.1.5 If the Landle the Term to demand.
  - 3.1.6 To keep the clean and tid
    - a) this c the ri 4.1.3 by re
    - b) the 1 bette of th anne
  - 3.1.7 [To clean a reasonably r and replace approved by
  - 3.1.8 To decorate reasonably r of the Term. approved by and proper r the Premise



unpaid for more than <<maximum in arrears e.g. 7 days>> (whether \_andlord refuses to accept rent so , the Tenant must on demand pay irs) calculated on a daily basis on e due date until the date on which

ainst all existing and future rates, al impositions charged on the

ent payable; and

andlord's dealing with its own

ainst all charges incurred relating e water drainage, electricity, oil, ns, internet, data communications lied to the Premises (including all

cause it has been allowed during od that loss to the Landlord on

ubstantial repair and condition and

where damage results from any of andlord has insured under clause of the insurance money is refused t of the Tenant [; and

uired to put the Premises in any tion than they were in at the date by the schedule of condition

ngs in the Premises as often as I three months of the Term, renew ngs of a colour and quality first

de of the Premises as often as is e last three months before the end ernal colour scheme must first be tion must be carried out in a good y materials that are appropriate to ate preparatory work.

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he Premises which are not built upon clean and ruction.

Premises to the Landlord in the repair and ed by this Lease;

reasonably requires, and gives the Tenant notice two] months before the end of the Term, the emove all items the Tenant has fixed to the ove any alterations the Tenant has made to the nake good any damage caused to the Premises

e Tenant's possessions from the Premises; and

the Landlord all documents held by the Tenant th and safety matters including (but not limited safety assessments, asbestos surveys and sk assessments and reports, and certificates rical and gas systems.

of the Term, any of the Tenant's possessions es and the Tenant fails to remove them within being requested in writing by the Landlord to do

may as the agent of the Tenant sell the

ist indemnify the Landlord against any liability o any third party whose possessions have been dlord in the mistaken belief that the possessions Tenant; and

nust pay to the Tenant the sale proceeds after osts of transportation, storage and sale incurred

rd at all reasonable times on reasonable prior gency) to enter and inspect the Premises and:

or its agents or Surveyor gives to the Tenant (or Premises) notice of any repairs or maintenance ant has failed to carry out or of any other failure o comply with its obligations under this Lease, to nises and/or remedy such failure in accordance within a period of two months from the date of poner if required); and

oes not comply with clause 3.1.12 a), to permit enter the Premises and carry out the works at xpense and to pay to the Landlord on demand a contractual debt) the proper expenses of such g all legal costs, Surveyor's and other fees).

led to exercise any right to enter the Premises to s, contractors, agents and professional advisors, mises at any reasonable time (whether or not hours) and, except in the case of an emergency

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	after h the Te		
3.1.14	To pay charge Survey Landlo conneo	s, fe ′or's rd (oi	
	a)	the e	
	b)	any t the p Law (	
	c)	any wheti lawfu to ac give	
	d)	[carry Envir discre	
	e)	the serve	
3.1.15	With re	gard	
	a)	not to	
	b)	not t resid	
	c)	not to dang thing	
	d)	to us betwo not o	
3.1.16	With re	gard	
	a)	not to	
	b)	not Prem	
	c)	not to reaso rating and	
	d)	save interr Prem conse the T	
3.1.17	The Te additio advers	ns oi	
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(which need not be in writing) to

on an indemnity basis all costs, es (including legal costs and fees) properly incurred by the be payable by the Landlord) in f:

covenants of this Lease;

bligations in this Lease, including a notice under section 146 of the

nt for consent under this Lease, thdrawn, or consent is granted or es where the Landlord is required andlord unreasonably refuses to

e Premises to improve their where the Tenant in its absolute he Landlord doing so;] and

of a schedule of dilapidations s after the end of the Term.

y illegal or immoral purpose;

sleeping accommodation or for

Premises any offensive, noisy or ess, manufacture, occupation or

or the Permitted Use [and only nd 6PM Mondays to Fridays (and holidays)].

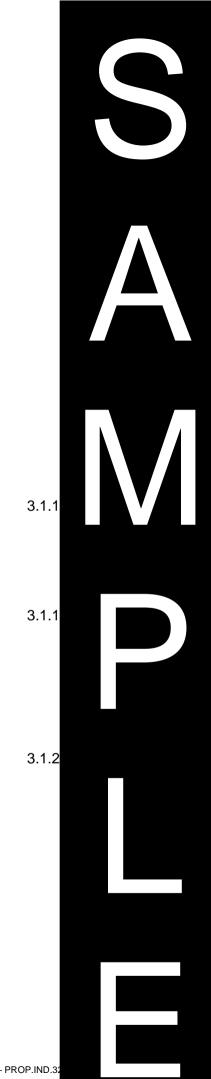
any adjoining premises;

or structural alterations to the

the Premises which would, or may ave an adverse effect on the asset oned in respect of the Premises;

3.1.17 below, not to make any s of a non-structural nature to the rd's prior written consent (such bly withheld or delayed) subject to uses 3.1.17 a) – e).

rom the Landlord make internal structural nature which do not lue, structural stability, statutory



efficiency performance of the Premises subject

dlord not less than <<notice period given to work being carried out e.g. 2 months>> notice ntention to carry out any such works;

ch works in a good and workmanlike manner and with any necessary permission, consent or ed under statute;

any damage to the Premises caused by the the works;

Premises to their former state and condition on nd of the Term if the Landlord by notice in writing uests the Tenant to do so in accordance with ); and

lord copies of the plans and specifications of the ming the Landlord of the cost of any alterations, rks carried out by the Tenant (except any which nant's fixtures or fittings) as soon as practicable Landlord will not be liable for any failure to effect increase in the amount for which the Premises ess the Tenant has provided that information.

the Construction (Design and Management) oly to any works carried out to the Premises indlord's consent is required for them under this in these regulations and to provide the Landlord inpleted health and safety file upon completion of

, fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the ce to the Premises, subject to that sign being of and material approved by the Landlord (such easonably withheld or delayed) and at the end of ny sign and make good any damage caused to ction of the Landlord.

ligations in respect of the Premises:

all laws relating to the Premises or to the doccupation of the Premises;

is 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 e notice or other communication and take any n connection with it as the Landlord acting require;

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

any planning permissions relating to or affecting

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	e)	to co Regu writte Tena to gi obliga		
	f)	to k detec the i Land to ins		
	g)	to no Prem unde		
	h)	not w an E requi		
3.1.21	Not to If an er			
	a)	the T		
	b)	the T reque meet busir		
3.1.22	With re	gard		
	a)	not to		
	b)	not t Prem		
	c)	not to whole claus		
	d)	not to		
	e)	not to		
	f)	not to conso delay givino 3.1.2		
	g)	not to		
	h)	not to consi delay giving Requ		
3.1.23	The La assigni reason	ment		
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ction (Design and Management) commencing any works to make a ation 4(8) to the effect that the he purposes of these regulations. of the election and to fulfil the

upped with all fire prevention, ent which is required by law or by s or reasonably required by the equipment and allow the Landlord

y of any defect or disrepair in the Landlord liable under any law or

onsent of the Landlord to apply for Premises unless the Tenant is

to be acquired over the Premises. acquisition of a right or easement:

hdlord; and

dlord in any way that the Landlord uisition so long as the Landlord it is not adverse to the Tenant's

ust for another;

upy the whole or any part of the

possession or occupation of the remises save as provided for in

ises:

Premises:

s a whole without the prior written t to be unreasonably withheld or Landlord may as a condition of ance with the conditions in clause

Premises: and

as a whole without the prior written t to be unreasonably withheld or Landlord may as a condition of e or more of the Underletting

wing conditions in relation to an le (provided that each condition is and is appropriate):

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Il enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease d Guarantee Agreement") in such form as the easonably require;

as given an Authorised Guarantee Agreement to obligations of the assignee under this Lease, and s a guarantor, the guarantor will enter into a favour of the Landlord in a form reasonably Landlord which guarantees that the assignor will terms of the Authorised Guarantee Agreement;

provided on assignment, who is a person of table to the Landlord (acting reasonably) and guarantee and indemnity of the Tenant's his Lease in such form as the Landlord may uire;

ve to a guarantor) that the assignee enters into a ed in such form as the Landlord may reasonably Landlord providing for a deposit of not less than onths' Annual Rent (plus VAT) (calculated as at e assignment) as security for the assignee's f the tenant's covenants in this Lease with a e deposit;

no arrears of the Annual Rent or any other ms due under this Lease (provided that these t the subject of a legitimate dispute with the

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.

shall prevent the Landlord from giving consent asonable condition nor from refusing consent to other circumstance where it is reasonable to do

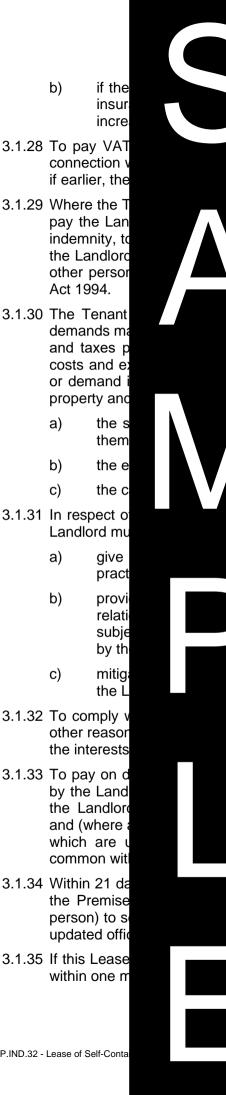
are occupation of the Premises with other are in the same corporate group (within the of the Landlord and Tenant Act 1954) as long as ord and tenant is created.

ge the whole of this lease to a bank or other ution without the consent of the Landlord.

rd at any time during the Term to enter the ep on any suitable part of the Premises a notice le and to allow potential tenants and buyers to reasonable times (accompanied by the Landlord

ce:

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



do anything which increases any by the Landlord to repay the dlord on demand.

e supplies made to the Tenant in e date for making any payment or, y is made for VAT purposes.

r in connection with this Lease. to n any sum by way of a refund or any VAT incurred on that sum by to the extent that the Landlord or VAT under the Value Added Tax

dlord against all actions, claims, sts, damages, expenses, charges and the Landlord's own liabilities. nding or settling any action, claim al injury or death, damage to any arising from:

Premises or the Tenant's use of

ghts; or

ons.

he indemnity in clause 3.1.30, the

the claim as soon as reasonably ice of it:

v information and assistance in Tenant may reasonably require, to the Landlord all costs incurred at information or assistance: and

t's cost) where it is reasonable for

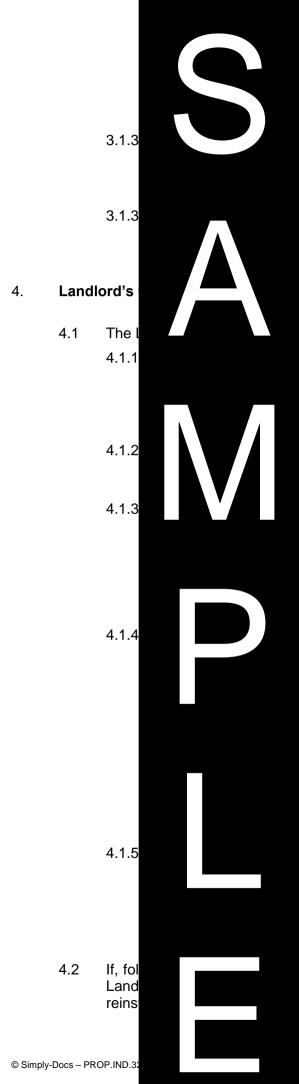
ut in the Third Schedule and any v the Landlord from time to time in nent.

a fair proportion (to be determined nd expenses properly incurred by replacing, maintaining, cleansing Conduits, structures or other items being used by the Premises in

transfer, underlease or charge of nt, any undertenant or any other e relevant document together with registered titles to the Landlord.

registration at the Land Registry, ease to apply to the Land Registry

- 3.1.34 Within 21 da
- 3.1.35 If this Lease



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

m to deliver to the Landlord the original of this documents as the Landlord reasonably requires is Lease and to remove entries in relation to it lord's registered title.

I if an Act of Insolvency occurs in relation to a Landlord so requires to procure that another he Landlord enters into a deed of covenant with ne terms as the original guarantor.

## the Tenant:

It paying the rents and other sums due and gations under this Lease, to permit the Tenant to of the Premises without any interruption by the person claiming under or in trust for the Landlord ermitted by the Lease.

nt is required by law to commission an EPC, the by EPCs that are needed during the Term at its

es (other than any plate glass at the Premises) on normal market terms against loss or damage (s for the full reinstatement cost including d incidental expenses, debris removal, site erable VAT, provided that the obligation to insure esses, exclusions or limitations as the insurers

I necessary planning and other consents, to use eceived (other than for loss of rent) to repair the money has been received or (as the case may ises. The Landlord shall not be obliged to:

nodation identical in layout or design so long as reasonably equivalent to that previously at the vided;

Id if the Tenant has failed to pay any of the ; or

d the Premises after a notice has been served use 4.2.

d by the Tenant to provide:

e Landlord's insurance policy;

ment of the current year's premium; and

commission received or receivable by the

truction of the Premises by an Insured Risk, the considers that it is impossible or impractical to indlord may terminate this Lease by giving notice

to the Tenant withi damaged or destro shall be without pre any breach of the insurance (other the Landlord.

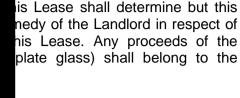
#### 5. Provisos and Agreement

- 5.1 The parties agree th
  - 5.1.1 any rent is u e.g 14 or 21 or not); or
  - 5.1.2 the Tenant b
  - 5.1.3 there is an A

the Landlord may re and on doing so this available to the Lan

- 5.2 If the Premises are destruction is cause occupation or use, payable from the da until the Premises a is the shorter period
- 5.3 If the Premises or a damage or destruct be unfit for occupa use by the end or destruction, either giving written notice
- 5.4 If the Premises or a damage or destruct be unfit for occupat an uninsured risk, th months of the date the Tenant written Landlord's own cos Landlord does not the date of damage this Lease with imm
- 5.5 Nothing in this Lear release or modificar which any adjoining
- 5.6 The parties agree t arising solely by vir enforce any terms c
- 5.7 The Tenant ackno constitute a represe for any purpose allo
- 5.8 The Tenant acknow





date on which the Premises was

he rent is allowed to be in arrears due (whether formally demanded

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

(other than where the damage or f the Tenant) so as to be unfit for ir proportion of it will cease to be tion for a period of three years or n or use by the Tenant, whichever

r destroyed (other than where the or default of the Tenant) so as to t been made fit for occupation or ars from the date of damage or Lease with immediate effect by

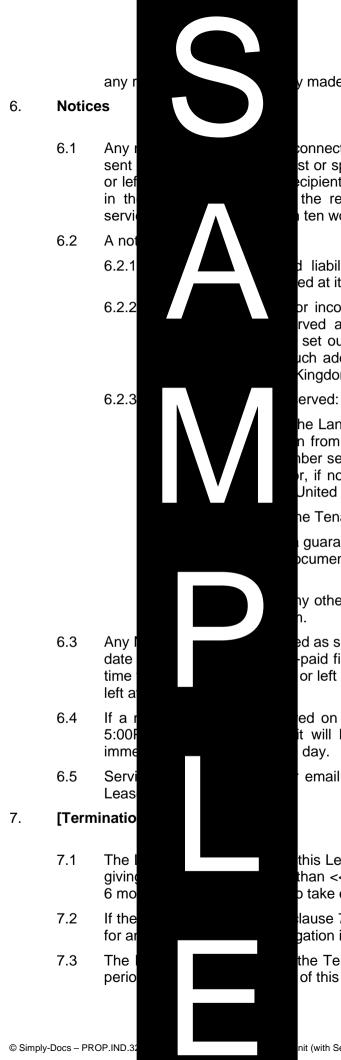
r destroyed (other than where the or default of the Tenant) so as to age or destruction was caused by tten notice to the Tenant within six n of the Premises either: a) giving to reinstate the Premises at the ease with immediate effect. If the cereferred to within six months of emises, the Tenant may terminate ritten notice to the Landlord.

right to enforce, or to prevent the covenants, rights or conditions to

a party to this Lease has no right ghts of Third Parties) Act 1999 to

this Lease constitutes or shall he Premises may lawfully be used

ered into this Lease in reliance on



y made by or on behalf of the Landlord.

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to cipient under clause 6.2 or to any other address the recipient has specified as its address for ten working days' notice under this clause 6.

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

br 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 ch address has been given at their last known Kingdom;

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

he Tenant, at the Premises:

guarantor, at the address of that party set out in cument under which they gave the guarantee;

y other party, at their last known address in the

d as served on the second working day after the paid first-class post or special delivery or at the or left at the recipient's address if delivered to or

ed on a day that is not a working day or after t will be treated as served at 9:00AM on the

email is not a valid form of service under this

this Lease at any time [after <<insert date>>] by than <<notice period to terminate lease e.g. 3 or b take effect at any time.

lause 7, this will not affect the rights of any party pation in this Lease.

the Tenant all payments of Rent that relate to a of this Lease.]

## 8. **[Termination by Tenant**

- 8.1 The Tenant may de giving to the Landle or 6 months>> notic
- 8.2 This Lease shall or Tenant has paid determination and t of the Premises and
- 8.3 [The break right in t LR3 at the beginnin assignment or trans exist.]
- 8.4 If the Lease ends u for any prior breach
- 8.5 The Landlord shall period after the determined after the determined

# 9. [Guarantor's Covenant

- 9.1 The Guarantor:
  - 9.1.1 Guarantees Tenant's obl will pay the r
  - 9.1.2 Covenants obligations guarantee is pursuant to
  - 9.1.3 Covenants v covenant in against all Landlord by Tenant's cov this Lease);
  - 9.1.4 Covenants Landlord ag the Landlord voluntary at having or pu releasing an
- 9.2 If the Landlord in i months after the c Tenant being struck ten working days, a
  - 9.2.1 at the Guara accept the g
    - a) for a or fo regis



ny time [after <<insert date>>] by e period to terminate lease e.g. 3 at any time.

notice given by the Tenant if the VAT) due up to the date of ther occupiers give up occupation ing underleases.

to the Tenant named in paragraph and on the date of the first deed of a date when that Tenant ceases to

ill not affect the rights of any party ease.

payments of Rent that relate to a

e Tenant will comply with all the he Tenant defaults, the Guarantor th those obligations;

they will guarantee the Tenant's Guarantee Agreement if such a ord on assignment of this Lease lease;

nary obligor, and separate to the above, to indemnify the Landlord s and expenses caused to the pay the rents or comply with the d any supplemental documents to

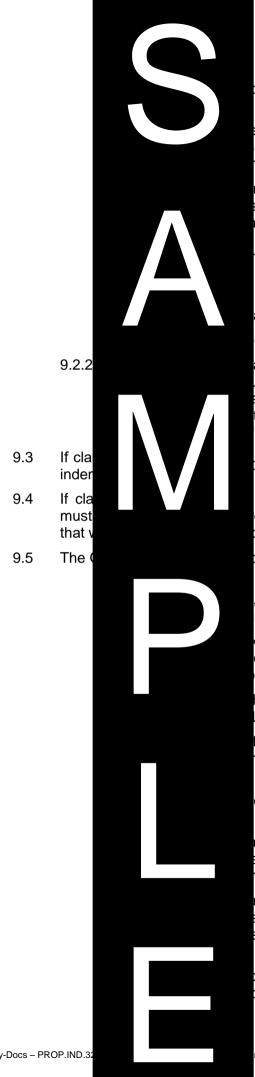
primary obligor to indemnify the amages and expenses caused to ng or entering into any company arrangement or other scheme ect of impairing, compromising or of the Guarantor in this clause 9.

otifies the Guarantor within three or forfeiture of this Lease or the anies, the Guarantor must, within ther:

g payment of the Landlord's costs) mises:

effect on the date of the disclaimer the Tenant being struck off the ding on the date when this Lease

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ded if the disclaimer, forfeiture or striking-off had

ent and other sums payable at the date of the claimer or which would be payable save for any

nt review date on the term commencement date e if there is a rent review under this Lease that t term commencement date that has not been with the rent being reviewed as at the date of ent review):

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

e same terms and conditions as this Lease; or

arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of and all other sums due under this Lease that the period of 6 months following the disclaimer,

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

on receipt of the payment in full, the Landlord om its future obligations under this clause 9 (but d's rights in relation to any prior breaches).

ot be reduced or discharged by:

any reason to enforce in full, or any delay in , any right against, or any concession allowed to ny third party;

kercising any right or remedy against the Tenant o pay the rents due under this Lease or observe venants under this Lease:

he Landlord to accept any rent or other payment Lease;

f this Lease (except that a surrender of part will tor's future liability in respect of the surrendered

et-off or counterclaim that the Tenant or the have:

pacity, disability or change in the constitution or enant, the Guarantor or of any other person who he Landlord;

tion or merger by any party with any other structuring or the acquisition of the whole or any sets or undertaking of any party by any other

r occurrence in relation to the Guarantor of an cy; or

i) anyth

- 9.6 The Guarantor mu insolvency of the guarantee from the Lease.
- 9.7 The Guarantor shal the earlier of:
  - a) The
  - b) The unde (Cove
  - c) The with

# 10. [Tenant Option to Extend

- 10.1 Provided the Tenan Tenant shall have <<insert term of yea lease expiry date>> except as modified
  - a) If the Tenan provide the is <<earlies months>>\_\_ Lease but I exercise opt expiration of notice, the T renew the te
  - b) The said op Tenant.]

# 11. Applicable Law and Juris

- 11.1 This Lease and any with it will be goverr
- 11.2 Subject to clause 1 be settled by an e have exclusive juris with this Lease, incl
- 11.3 Any party may see arising out of or in o contractual obligation

THIS LEASE has been executed dated

[Execution clauses for landlord:]

ease by the Landlord by deed.

etition with the Landlord in the take any security, indemnity or e Tenant's obligations under this

are obligations under this Lease at

se expires;

ased from the tenant covenants to the Landlord and Tenant

ses the Guarantor in accordance

any of the terms of this Lease, the Lease for an additional term of to and including <<insert extended conditions set forth in this Lease, and conditions below:

said option, then the Tenant shall ice no earlier than the date which to exercise option e.g. 12 or 9 to the expiration of the term of the which is <<last notice period to \_\_\_\_\_ (\_\_) months prior to the If the Tenant fails to provide such her or additional right to extend or

able and shall be personal to the

ons arising out of or in connection and Wales.

h this Lease requiring a dispute to he courts of England and Wales pute arising out of or in connection on-contractual obligations.

the courts of England and Wales e, including in relation to any nonetent jurisdiction.

on the day on which it has been

nure) (Complies with Lease Code).

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

Director

Director/Secretary

## OR (alternative co

Executed as a deed <<Landlord's Name acting by [a director secretary] [two dire

#### OR (alternative co

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

Signature of witness

Name (in BLOCK C

Address \_

## OR (execution clau

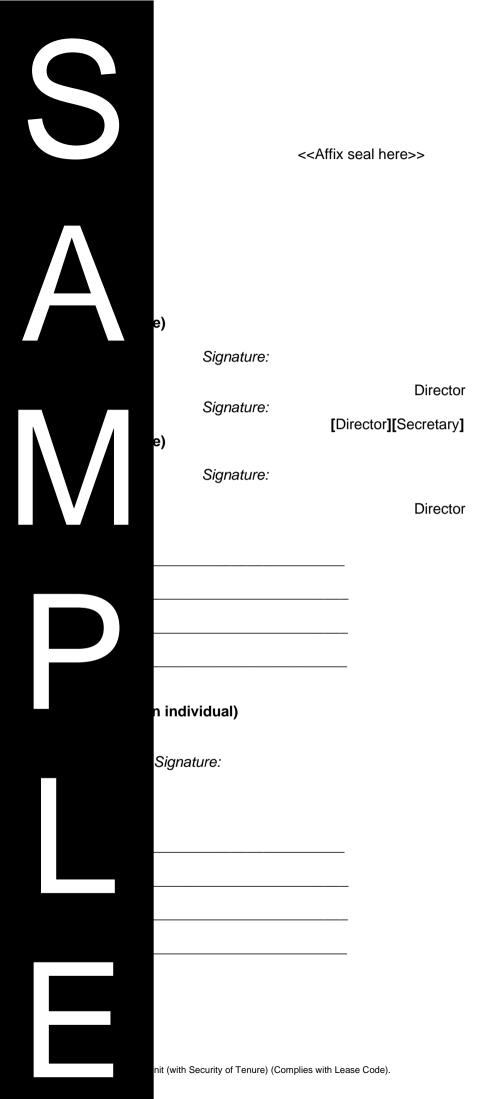
Signed as a deed b <<Landlord's Name in the presence of

Signature of witness

Name (in BLOCK C

Address \_

[Execution clauses



Executed as a deed by affixing the common seal of < <tenant's name="">&gt; in the presence of</tenant's>		Affix seal here>>
Director		
Director/Secretary		
OR (alternative company execut		
Executed as a deed by < <tenant's name="">&gt; acting by [a director and its secretary] [two directors]</tenant's>	ıre:	Director
OR (alternative company execut		[Director][Secretary]
Executed as a deed by < <tenant's name="">&gt; acting by a director in the presence of</tenant's>	ure:	Director
Signature of witness		
Name (in BLOCK CAPITALS)		
Address		
OR (execution clause where ten		
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 guarantor:]		
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Executed as a deed the common seal of <<Guarantor's Nam in the presence of

Director

Director/Secretary

#### OR (alternative co

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

#### OR (alternative co

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

Signature of witness

Name (in BLOCK C

Address \_

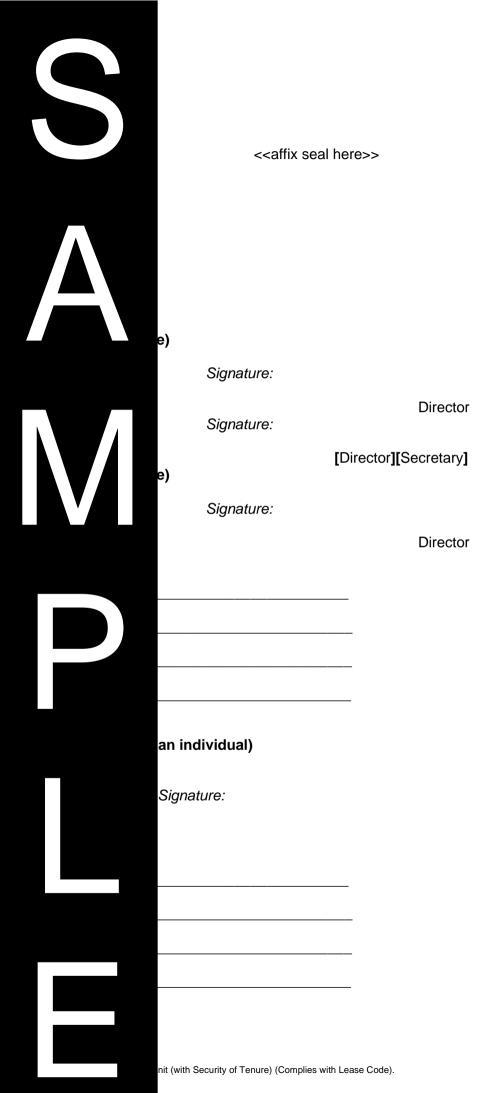
#### OR (execution clau

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

Signature of witness

Name (in BLOCK C

Address \_\_\_\_



# **First Sched**

- The right to connect to an mains for the passage of v oil, telephone, heating, t similar supplies or utilities f
- The right to support and sh by the Landlord.
- 3. [The right in common with
  - a) use for the purpose the Premises, the Landlord's Neighbo attached to this Lea
  - b) use for the purpose with or without veh Property [which are
  - c) <<insert details of a
- 4. [Except as mentioned aborneighbouring property, and *Wheeldon v Burrows* do not



### the Tenant

ecting the Premises to the public surface water drainage, electricity, arnet, data communications and

om any adjoining premises owned

rs authorised by the Landlord to:

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

to and egress from the Premises ithin the Landlord's Neighbouring e plan attached to this Lease];

ited to the Tenant>>.]

se does not include any right over Property Act 1925 and the rule in

- 1. The right to electricity, oi and similar through the
- 2. The right to
  - a) revie to ins and t
  - b) estimany of
- 3. If the relevant the right to e
  - a) build and
  - b) inspe adjoi
- 4. [Where the Premises to Performance
- 5. The right to or required t with this Lea
  - a) give emer reaso
  - b) obse acco repre
  - c) obse
  - d) cause e) cause
  - f) repai pract
  - g) wher meth for, a
  - h) rema
  - i) wher hours





r, gas, air, foul and surface water drainage, ecommunications, internet, data communications and to any adjoining or neighbouring premises

nmental Performance of the Premises including ring equipment within or relating to the Premises

rebuilding cost of the Premises for insurance or

ably carried out without entry onto the Premises,

or party walls on or adjacent to the Premises;

te, rebuild or carry out other works upon any the Landlord.

e discretion) consents, the right to enter the the Premises to improve their Environmental

anything that the Landlord is expressly entitled for any other reasonable purposes in connection dlord must:

working days' prior notice (except in the case of lord must give as much notice as may be

uirements (but where that includes being 's representative the Tenant must make that

s to the Landlord's entry set out in this Lease;

he Tenant's business as reasonably practicable;

e as reasonably practicable;

hat the Landlord causes as soon as reasonably

orks, obtain the Tenant's approval to the location, ther material matters relating to the preparation (s;

no longer than is reasonably necessary; and exercise any rights outside the normal business

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- 6. [The right to place plant, n right of access to the roof a
- The right to carry out work on any adjoining premises absolute discretion conside light and air to the Premises and shore up the Premises
  - a) giving the Tenant d
  - b) consulting with the
  - c) taking reasonable s affect the Tenant's
  - d) taking into consider
  - e) taking reasonable s dust and vibration for limiting any inter
  - f) making good any pl
- 8. The right, where necessar place scaffolding and lado Premises in exercising the
  - a) any scaffolding is damage caused to t
  - b) the scaffolding cause entrance to the Prei
  - c) the scaffolding does and safety notices a obstructed or inter consented to its dis
  - d) if the Tenant's bu scaffolding, the Lan the Landlord) on the it is visible to the pu
- The right to use the Land and without imposing upon conditions similar to those it
- The right to support and pr from the Premises.
- 11. All rights of light or air to reservation) be acquired ov

on the roof of the Premises and a andlord may require.]

lition, alteration or redevelopment to do so) as the Landlord in its se works interfere with the flow of ction with those works to underpin

arried out;

ment of potential interference;

works do not materially adversely ness from the Premises;

of construction and workmanship;

ference to the Premises by noise, beration the Tenant's suggestions

emises or its contents.

ipment onto the Premises and to f or outside any buildings on the his Lease provided that:

reasonably practicable, with any es made good;

is is reasonably practicable to the

played on it (except for any health other tenant whose premises are ffolding) unless the Tenant has

ructed or interfered with by the ant to display a sign (approved by ng in front of the Premises so that

perty for any purpose whatsoever puring premises any restrictions or t.

premises owned by the Landlord

exist or that might (but for this



- 1. Not without dangerous d
- 2. To make an information that the mate accordance
- 3. When reque Tenant's cor
- 4. Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 6. No mat, bru thrown out o
- 7. Not to place such waste Local Author
- 8. Not to overlo at the Premi
- 9. No blind sho approval of t
- 10. Not to plac Property any





tten consent to keep any inflammable, volatile, e Premises.

under paragraph 1 in writing accompanied by all to the reasonable satisfaction of the Landlord sary for the Tenant's business and will be kept in ements.

provide a copy of any document relating to the of Asbestos Regulations 2012 at the Premises.

cles on the Landlord's Neighbouring Property.

wed to remain in any service area within the or longer than is reasonably necessary for the oods or supplies and no vehicles may remain

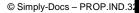
en outside the Premises, nor shall anything be

able waste or refuse in the bins but to dispose of ted by the byelaws and in consultation with the

f the Premises nor any machinery or equipment or serving the Premises.

ows of the Premises without the previous written and type.

r otherwise upon the Landlord's Neighbouring ever.



- 1. The Annual Rent payabl was payable been payabl as at the Re
- 2. The Landlor each Review been uncon Review Date before or al require that Expert provi Open Marke
- 3. The Indeper
  - 3.1 act a 3.2 invite Mark
  - 3.3 give subm
- 3.4 give
   The Indepertive the Tenant in event that n Tenant.
- 5. If the Open
  - 5.1 the T has t imme
  - 5.2 upon Revie any) would Rent
  - 5.3 the T after on a each paid

A

# Rent Review Provisions

n every Review Date. The amount of the Annual shall be the greater of the Annual Rent which e Relevant Review Date (or which would have ension or concession) and the Open Market Rent

gree the amount of the Open Market Rent before er reason) the Open Market Rent shall not have date which is three months before the Relevant the Tenant may at any time thereafter (whether v Date) by notice in writing to the other party Open Market Rent be referred to an Independent and Tenant so agree the determination of the erred to Arbitration.

# arbitrator;

enant to submit to him a proposal for the Open supporting documentation;

e Tenant an opportunity to make counter

cisions, which will be binding on the parties.

arges shall be borne between the Landlord and ne Independent Expert shall determine or in the is given equally between the Landlord and the

n ascertained by any Relevant Review Date:

ndlord until the date when the Open Market Rent ual Rent at the yearly rate payable for the period elevant Review Date;

ual Rent actually payable from such Relevant ed the Landlord will demand the difference (if Tenant has actually paid and the amount that d the Annual Rent been ascertained before the

ference to the Landlord within 10 working days t at the base rate of Barclays Bank plc calculated alment of that difference from the date on which become payable to the date of payment. If not d as rent in arrears.

scertained pursuant to the provisions of this ant shall complete a memorandum (in duplicate) ent payable under this Lease from the Relevant shall be signed by or on behalf of the Landlord

to the taking of any steps under this Schedule.

- When the Schedule, th of the yearly Review Date and the Ten
- 7. Time is not o



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