

SAMPLE

LR1. Date of lease	<<Insert date in full>>
LR2. Title number(s)	LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i> <<Insert Landlord's title number(s)>> LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i> <<Insert other title number(s)>>
LR3. Parties to this lease <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> <i>For overseas entities,</i> <i>a) The territory of incorporation</i> <i>b) The overseas company's registered office in the Companies House register, the Tenant pursuant to the Tenant's Crime (Transparency) Regulations 2014, the Act 2022. If the land is not an 'overseas entity ID'.</i> <i>c) Where the entity is not a company, the place of business and the registered number in the Companies House register.</i> <i>Further details on overseas entities can be found in practice guide.</i>	Landlord <<Insert name of Landlord>> <<Insert address of Landlord>> <<Insert company number>> Tenant <<Insert name of Tenant>> <<Insert address of Tenant>> <<Insert company number>> Guarantor (if any) <<Insert name of Guarantor>> <<Insert address of Guarantor>> <<Insert company number>> Other parties <i>Specify capacity of each party, for example "management company", "guarantor", etc.</i> <<Insert name of other party>> <<Insert address of other party>> <<Insert company number>>
LR4. Property <i>Insert a full description of the property being leased or</i> <i>Refer to the clause, schedule or a schedule in this lease stating the property being leased is</i>	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. The land and building[s] [shown edged red on the plan attached to this lease and] known as <<Insert address of Property>>

S

A

M

P

L

E

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

LR5. Prescribed statements etc

If this lease includes a statement that complies with LR5.1, insert under that sub-paragraph the 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 Landlord and Tenant (Covenants) Rules 2003.

This lease is made under, or by virtue of, provisions of:
Leasehold Reform Act 1967
Leasehold Reform Act 1985
Leasehold Reform Act 1988
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 provided to identify the lease under rule 6 of the Landlord and Tenant (Covenants) Rules 2003.

including the commencement date>>

including the expiry date>>

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

as follows:
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.

STAMP

LR9. Rights of acquisition

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

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 covenants

None

LR11. Easements

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

None

LR13. Application for restriction

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

N/A

<p>apply for each of them, tell us who they are, and the title against which title and set out the restriction you are applying.</p> <p>Standard forms of restriction are set out in Schedule 4 to the Land Registration Act 2003.</p>	
<p>LR14. Declaration of trust when there is more than one person completing the form as Tenant</p> <p>If the Tenant is one person, omit the alternative statements.</p> <p>If the Tenant is more than one person, complete this clause by omitting or inserting the applicable alternative statement.</p>	<p>... is more than one person. They are to hold the property on trust for themselves as joint tenants.</p> <p>... is more than one person. They are to hold the property on trust for themselves as tenants in common in equal shares.]</p> <p>... is more than one person. They are to hold the property on trust <<Complete as appropriate>>]</p>

1. Definitions and Interpretation

1.1 In this Agreement, unless the context otherwise requires, the following terms shall have the following meanings:

‘Act of Insolvency’	means	
	(a)	... in connection with any voluntary arrangement or compromise or arrangement for the benefit of the Tenant or any guarantor;
	(b)	... for an administration order or the making of an order in relation to the Tenant or any guarantor;
	(c)	... of intention to appoint an administrator, or the presentation of prescribed documents in connection with the appointment of an administrator, or the appointment of an administrator in relation to the Tenant or any guarantor;
	(d)	... receiver or manager or an administrative receiver in respect of the property or income of the Tenant or any guarantor;
	(e)	... voluntary winding-up in respect of the Tenant or any guarantor, except a winding-up for the purpose of...

S

A

M

P

L

E

	<p>on or reconstruction of a solvent company in respect of a statutory declaration of solvency has been filed with the Companies;</p> <p>of a petition for a winding-up order or a winding-up order of the Tenant or any guarantor;</p> <p>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>or any guarantor otherwise ceasing to exist (but not where the Tenant or any guarantor dies); or</p> <p>of an application for a bankruptcy order, the making of a petition for a bankruptcy order or the making of an order against the Tenant or any guarantor.</p> <p>above shall apply in relation to a partnership or limited liability partnership (as defined in the Partnership Act 1890 and the Limited Liability Partnerships Act 1907 respectively) subject to the modifications made by the Insolvent Partnerships Order 1994 (SI 1994/2421) and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the modifications made by the Limited Liability Partnerships Regulations 2001 (SI 2001/1099 as amended).</p> <p>includes any analogous proceedings or events that arise pursuant to the legislation of another jurisdiction in which the Tenant or guarantor incorporated or domiciled in such jurisdiction;</p>
'Annual Rent'	<p>al rent>> per year exclusive of VAT;</p>
'Conduits'	<p>a for the transmission of water, gas, air, foul and drainage, electricity, oil, telephone, heating, gas, internet, data communications and similar services;</p>
'Energy Performance Certificate'	<p>given to it in the Energy Performance of Buildings (England and Wales) Regulations 2012 and is also referred to as an EPC;</p>
'Environmental Performance'	<p>of the following:</p> <ul style="list-style-type: none"> consumption of energy and associated generation of greenhouse gas emissions; consumption of water; operation and management; and environmental impact arising from the use or operation of the premises;

S A M P L E

‘Insurance Re	<p>to the Landlord of:</p> <p>premises insured in accordance with the Landlord’s this Lease (after any discount is allowed to the before any commission is allowed or paid to the</p> <p>st loss of Annual Rent;</p> <p>st public or third-party liability; and</p> <p>tations of the Premises for insurance purposes from</p> <p>f any excess or deductible under any insurance</p> <p>e Landlord incurs or will incur in reinstating the</p> <p>owing destruction or damage by an Insured Risk;</p> <p>o the amount that the insurers refuse to pay</p> <p>age or destruction by an Insured Risk to the</p> <p>ause of the Tenant’s act or failure to act; and</p> <p>l or increased premiums that the insurers may</p> <p>esult of the carrying out or retention of any</p> <p>trations or the Tenant’s or any lawful occupier’s use</p> <p>es;</p>
‘Insured Risk	<p>s of fire (including subterranean fire), lightning,</p> <p>, flood, subsidence, landslip, heave, earthquake,</p> <p>ving water pipes, tanks or apparatus, damage to</p> <p>er, oil or gas pipes or electricity wires or cables,</p> <p>or other aerial devices and any articles dropped from</p> <p>ehicles, terrorism, riot, civil commotion, strikes,</p> <p>disturbances and malicious damage to the extent, in</p> <p>cover is generally available on normal market terms</p> <p>ce market at the time the insurance is taken out, and</p> <p>against which the Landlord reasonably insures from</p> <p>ject in all cases to any excesses, limitations and</p> <p>ed by the insurers;</p>
‘Interest’	<p>at the rate of <<rate of interest on outstanding</p> <p>o>> per cent per year above the base rate for the</p> <p>lays Bank plc or (if base rate or that bank ceases to</p> <p>ole equivalent rate notified by the Landlord to the</p>
‘Landlord’	<p>on entitled to the immediate reversion to this Lease;</p>
‘Landlord’s Neighbouring Property’	<p>d buildings owned by the Landlord near to the</p>
‘Permitted Us	<p>Y: means use as a garage or workshop within use</p> <p>B8 and E(g)] of the Town and Country Planning (Use</p> <p>987]</p>

		means use as a garage or workshop within use [insert and B8] of the Town and Country Planning (Use Classes) Regulations 1988 (as amended);
‘Premises’		as described in paragraph LR4 at the beginning of this Lease (and includes all other fixtures and fittings in the Premises and all fixtures and fittings);
‘Rent’		as reserved as rent by this Lease;
‘Rent Commencement Date’		the date (which rent is first to be paid>>;
‘Rent Days’		[insert 4 June, 29 September and 25 December] in each year;
‘Surveyor’		the surveyor or architect from time to time appointed by the Landlord;
‘Tenant’		the person who is in title and assigns;
‘Term’		the term specified in paragraph LR6 at the beginning of this Lease;
‘Title Matters’		the documents (if any) set out in the following documents: <<insert the documents affecting the landlord's title to the Premises>>;
‘VAT’		as constituted by the Value Added Tax Act 1994 (and including any expressly stated references to rent or other monies payable by the Tenant are exclusive of any VAT charged or payable by the Tenant);

- 1.2 Unless otherwise stated, all references in this Agreement to:
- 1.2.1 a reference to a person includes his successors in title but not email;
 - 1.2.2 a reference to any day other than a Saturday, Sunday or Bank Holiday in England and Wales;
 - 1.2.3 a reference to a statute is a reference to that statute or to that statute as amended, extended or re-enacted at the relevant time;
 - 1.2.4 a reference to this Agreement and each of the Schedules is a reference to this Agreement and each of the Schedules as amended or supplemented at the relevant time;
 - 1.2.5 a reference to this Agreement; and
 - 1.2.6 a reference to a clause of this Agreement (other than a clause in a paragraph of the relevant Schedule).

- 1.3 In this Lease:
- 1.3.1 the word "person" includes a natural person, corporate or otherwise (whether or not having separate legal personality);
 - 1.3.2 the words "singular" and "plural" include the plural and vice versa;
 - 1.3.3 the words "gender" and "he" include any other gender;
 - 1.3.4 the words "periods" of the Term include any sooner determination of the Term by effluxion of time;
 - 1.3.5 the words "require the Tenant not to do an act or thing" includes an obligation not to permit or suffer such act or thing to be done;
 - 1.3.6 the words "act or default of the Tenant" include the act or default of the Tenant, the Premises and their respective servants and agents;
 - 1.3.7 the words "shall" do not form part of this Lease and are not to be construed as imposing a duty of construction or interpretation;
 - 1.3.8 the words "documents" include any document supplemental or ancillary to this Lease entered into pursuant to its terms; and
 - 1.3.9 the words "consent" and "approval" required from the Landlord shall be construed to mean the requirement to obtain the consent or approval of any person or body to whom such consent or approval is required by law or mortgage.
- 1.4 The provisions of this Lease are for convenience only and shall not affect the operation of the law.
2. **Demise and Rent**
- 2.1 The Landlord demises to the Tenant for the Term together with the right to use (insofar as it may be necessary to grant the same) the rights set out in the First Schedule, and the Tenant shall, in exercising the rights set out in the First Schedule, reserve for the benefit of the Landlord's rights set out in the Second Schedule, and subject to the provisions of the Third Schedule.
- 2.2 The Tenant shall pay to the Landlord:
- 2.2.1 equal payments in advance by bankers' standing order (or by direct debit if the Landlord so requires) on the Rent Days, the first of which shall be made on the date of this Lease for the period from the Commencement Date and ending on the day of the first Rent Day;
 - 2.2.2 to time the Insurance Rent;
 - 2.2.3 from time to time the Insurance Rent;
 - 2.2.4 from time to time the Insurance Rent;
- 2.2.4 The Tenant shall pay to the Landlord under this Lease.
3. **Tenant's Covenants**
- 3.1 The Tenant shall observe and comply with the following covenants:
- 3.1.1 The Tenant shall not at any time and in the manner stated without any legal right of set-off or counterclaim unless required by law.

3.1.2

if this Lease is unpaid for more than <<maximum allowed to be in arrears e.g. 7 days>> (whether or not), or if the Landlord refuses to accept rent so much of covenant, the Tenant must on demand pay as rent in arrears) calculated on a daily basis on refused from the due date until the date on which

3.1.3

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.

3.1.4

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).

3.1.5

noting relief because it has been allowed during the make good that loss to the Landlord on demand.

3.1.6

in good and substantial repair and condition and that:

shall not apply where damage results from any of that which the Landlord has insured under Clause payment of any of the insurance money is refused by act or default of the Tenant [; and

shall not be required to put the Premises in any better or condition than they were in at the date of this annexed by the schedule of condition annexed to this

3.1.7

all floor coverings in the Premises as often as and, in the final three months of the Term, renew all floor coverings of a colour and quality first order.]

3.1.8

the outside and the inside of the Premises as often as is and also in the last three months before the end of the Term. Changes in the external colour scheme must first be agreed with the Landlord. All decoration must be carried out in a good and lasting manner using good quality materials that are appropriate to the Premises and include all appropriate preparatory work.

3.1.9

the Premises which are not built upon clean and sound foundations.

3.1.10

the Premises:

the Premises to the Landlord in the repair and condition at the end of the Lease;

the Landlord reasonably requires, and gives the Tenant notice of [two] months before the end of the Term, the Tenant shall remove all items the Tenant has fixed to the Premises,

S

operations the Tenant has made to the Premises and the damage caused to the Premises by that removal;

the Tenant's possessions from the Premises; and

to the Landlord all documents held by the Tenant with and safety matters including (but not limited to) safety assessments, asbestos surveys and reports, assessments and reports, and certificates relating to gas systems.

3.1.1

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

may as the agent of the Tenant sell the

A

must indemnify the Landlord against any liability to any third party whose possessions have been sold to the Landlord in the mistaken belief that the possessions were the Tenant's; and

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

3.1.1

M

at all reasonable times on reasonable prior notice to enter and inspect the Premises and:

or its agents or Surveyor gives to the Tenant (or the Landlord) notice of any repairs or maintenance which 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 remedy such failure in accordance with clause 3.1.12 b) (whether or not during the term of the Lease and, except in the case of an emergency after 48 hours notice (which need not be in writing) to the Landlord); and

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).

3.1.1

P

is entitled to exercise any right to enter the Premises to inspect, measure, test, photograph, film, take sound recordings, or to employ its agents, contractors, agents and professional advisors, at any reasonable time (whether or not during the term of the Lease and, except in the case of an emergency after 48 hours notice (which need not be in writing) to the Landlord).

3.1.1

L

shall, on demand on an indemnity basis all costs, 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 this clause.

of the tenant covenants of this Lease;

the Tenant's obligations in this Lease, including the giving and service of a notice under section 146 of the Law of Property Act 1925;

E

S

by the Tenant for consent under this Lease, 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

A

works to the Premises to improve their Performance where the Tenant in its absolute discretion has consented to the Landlord doing so;] and

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

3.1.1

M

Premises for any illegal or immoral purpose;

the Premises as sleeping accommodation or for any other purpose;

carry on at the Premises any offensive, noisy or disruptive trade, business, manufacture, occupation or

Premises only for the Permitted Use [and only between the hours of 8AM and 6PM Mondays to Fridays (and not on public holidays)].

3.1.1

P

ons:

Premises with any adjoining premises;

any external or structural alterations to the Premises;

any alteration to the Premises which would, or may be expected to, have an adverse effect on the asset or the PC commissioned in respect of the Premises; and

permitted in clause 3.1.17 below, not to make any alterations or alterations of a non-structural nature to the Premises without the Landlord's prior written consent (such consent may be unreasonably withheld or delayed) subject to complying with clauses 3.1.17 a) - e).

3.1.1

L

without consent from the Landlord make internal alterations of a non-structural nature which do not adversely affect the value, structural stability, statutory compliance or performance of the Premises subject to the Tenant:

Landlord not less than <<notice period given to the Landlord by work being carried out e.g. 2 months>> notice in writing to carry out any such works;

each works in a good and workmanlike manner and in accordance with any necessary permission, consent or approval required under statute;

any damage to the Premises caused by the works;

Premises to their former state and condition on or before the end of the Term if the Landlord by notice in writing requests the Tenant to do so in accordance with clause 3.1.17; and

E

S

Landlord copies of the plans and specifications of the works forming the Landlord of the cost of any alterations, works carried out by the Tenant (except any which are the Tenant's fixtures or fittings) as soon as practicable after completion. The Landlord will not be liable for any failure to effect any increase in the amount for which the Premises are insured if the Tenant has provided that information.

3.1.1

A

the Construction (Design and Management) Regulations 2015 apply to any works carried out to the Premises and the Landlord's consent is required for them under this clause. The Tenant must comply with these regulations and to provide the Landlord with a completed health and safety file upon completion of the works.

3.1.1

, fascia notice or advertisement on the outside of the Premises to be visible outside the Premises other than a sign of the Tenant's trading name in the position specified by the Landlord. The sign must be of a size and material approved by the Landlord (such approval may be reasonably withheld or delayed) and at the end of the lease the Tenant must remove the sign and make good any damage caused to the Premises by the sign of the Landlord.

3.1.2

M

Obligations in respect of the Premises:

comply with all laws relating to the Premises or to the Tenant's occupation of the Premises;

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

P

obtain any planning permission in relation to the Premises or any other written consent of the Landlord;

comply with any planning permissions relating to or affecting the Premises.

L

comply with the Construction (Design and Management) Regulations 2015 and before commencing any works to make a contract under regulation 4(8) to the effect that the Tenant shall be deemed to be the contractor for the purposes of these regulations, to give the Landlord a copy of the election and to fulfil the obligations of the Regulations.

E

ensure the Premises are equipped with all fire prevention, detection and alarm equipment which is required by law or by the insurers or is or reasonably required by the Landlord and to maintain such equipment and allow the Landlord to inspect it from time to time.

notify the Landlord promptly of any defect or disrepair in the Premises and may make the Landlord liable under any law or regulation; and

3.1.2

3.1.2

3.1.2

S

A

M

P

L

E

prior written consent of the Landlord to apply for
of the Premises unless the Tenant is required

or easements to be acquired over the Premises.
may 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:

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 save as provided for in clause
ease;

part of the Premises;

the whole or any part of the Premises;

part only of the Premises; and

ne Premises as a whole without the prior written
Landlord (not to be unreasonably withheld or
ded that the Landlord may as a condition of giving
e compliance with the conditions in clause 3.1.23.

pose the following conditions in relation to an
mises as a whole(provided that each condition is
y the Landlord and is appropriate) :

ll 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;

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

e provided on assignment, who is a person of
otable to the Landlord (acting reasonably) and
arantee and indemnity of the Tenant's covenants
in such form as the Landlord may reasonably

ve to a guarantor) that the assignee enters into a
ed in such form as the Landlord may reasonably
e Landlord providing for a deposit of not less than
onths' Annual Rent (plus VAT) (calculated as at

S

the assignment) as security for the assignee's
of the tenant's covenants in this Lease with a
the deposit;

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

A

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
reasonable condition nor from refusing consent to
other circumstance where it is reasonable to do

3.1.2

occupation of the Premises with other companies
same corporate group (within the meaning of
ndlord and Tenant Act 1954) as long as no
and tenant is created.

M

3.1.2

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

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
accompanied by the Landlord or its agents).

3.1.2

ce:

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

P

oes or omits to do anything which increases any
mium payable by the Landlord to repay the
mium to the Landlord on demand.

3.1.2

ct of all taxable supplies made to the Tenant in
ease on the due date for making any payment or,
which that supply is made for VAT purposes.

3.1.2

bliged, under or in connection with this Lease, to
ny other person any sum by way of a refund or
mount equal to any VAT incurred on that sum by
person, except to the extent that the Landlord or
redit for such VAT under the Value Added Tax Act

L

3.1.3

emnify the Landlord against all actions, claims,
third party, all costs, damages, expenses, charges
third party and the Landlord's own liabilities, costs
d in defending or settling any action, claim or
any personal injury or death, damage to any
ent of any right arising from:

E

condition of the Premises or the Tenant's use of

S

the Tenant's rights; or
of any alterations.

3.1.30. The costs covered by the indemnity in clause 3.1.30, the

A

the Tenant of the claim as soon as reasonably
receiving notice of it;

tenant with any information and assistance in
claim that the Tenant may reasonably require,
tenant paying to the Landlord all costs incurred by
providing that information or assistance; and

s (at the Tenant's cost) where it is reasonable for
do so.

3.1.31. Regulations set out in the Third Schedule and any
ations made by the Landlord from time to time in
state management.

M

3.1.32. The Landlord a fair proportion (to be determined by
costs, fees and expenses properly incurred by the
repairing, replacing, maintaining, cleansing and
ighting any Conduits, structures or other items
capable of being used by the Premises in common

3.1.33. Any assignment, transfer, underlease or charge of
r by the Tenant, any undertenant or any other
ified copy of the relevant document together with
of the relevant registered titles to the Landlord.

P

3.1.34. To compulsory registration at the Land Registry,
e date of this Lease to apply to the Land Registry
d once the registration has been completed to
the relevant titles to the Landlord.

3.1.35. To deliver to the Landlord the original of this Lease
ents as the Landlord reasonably requires to close
nd to remove entries in relation to it noted against
ed title.

3.1.36. If an Act of Insolvency occurs in relation to a
ndlord so requires to procure that another person
ndlord enters into a deed of covenant with the
terms as the original guarantor.

4. Landlord's

L

4.1 The Landlord covenants to the Tenant:

4.1.1. Not 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
permitted by the Lease.

4.1.2. If it is required by law to commission an EPC, the
ny EPCs that are needed during the Term at its

E

4.1.3 (other than any plate glass at the Premises) with normal market terms against loss or damage by the full reinstatement cost including professional expenses, debris removal, site clearance and provided that the obligation to insure is subject to conditions or limitations as the insurers may impose.

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

modation identical in layout or design so long as n reasonably equivalent to that previously at the ovided;

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

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

4.1.5 d by the Tenant to provide:

e Landlord's insurance policy;

yment of the current year's premium; and

ommission received or receivable by the Landlord.

4.2 If, fol Land reins to the dama be w breac (othe

struction of the Premises by an Insured Risk, the considers that it is impossible or impractical to andlord may terminate this Lease by giving notice months from the date on which the Premises was ing notice this Lease shall determine but this shall ight or remedy of the Landlord in respect of any ts of this Lease. Any proceeds of the insurance plate glass) shall belong to the Landlord.

5. Provisos an

5.1 The p

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

nter the Premises (or any part of them) at any time his Lease will end (but this will not affect any right the Landlord).

5.2 If the or destroyed (other than where the damage or destr act or default of the Tenant) so as to be unfit for al Rent or a fair proportion of it will cease to be paya age or destruction for a period of three years or until t for occupation or use by the Tenant, whichever is the

5.3 If the re damaged or destroyed (other than where the

damaged or destroyed (other than where the damage or destruction was caused by an act or default of the Tenant) so as to be unfit for occupation or use by the Tenant, the Tenant may give written notice to the Landlord with immediate effect by giving written notice to the Landlord.

5.4

If the Premises are damaged or destroyed (other than where the damage or destruction was caused by an act or default of the Tenant) so as to be unfit for occupation or use by the Tenant, the Tenant may give written notice to the Landlord within six months of the date of damage or destruction of the Premises either: a) giving written notice to the Landlord of its intention to reinstate the Premises at the end of the period of six months terminating this Lease with immediate effect. If the Tenant does not reinstate the Premises within six months of the date of the damage or destruction of the Premises, the Tenant may terminate this Lease by giving written notice to the Landlord.

5.5

Nothing in this Lease shall release the Tenant from its obligations which are subject to the provisions of the Lease.

5.6

The provisions of the Lease arising from the provisions of the Lease shall not be enforceable by any person who is not a party to this Lease.

5.7

The provisions of the Lease shall constitute a warranty that the Premises may lawfully be used for any purpose permitted by this Lease.

5.8

The Tenant acknowledges that it has not entered into this Lease in reliance on any representation made by or on behalf of the Landlord.

6. Notices

6.1

Any notice or other communication sent to the Landlord or left at the Landlord's address in the United Kingdom by giving written notice under this clause 6.

6.2

A notice or other communication sent to the Landlord or left at the Landlord's address in the United Kingdom by giving written notice under this clause 6.

6.2.1

Any notice or other communication sent to the Landlord or left at the Landlord's address in the United Kingdom by giving written notice under this clause 6.

6.2.2

Any notice or other communication sent to the Landlord or left at the Landlord's address in the United Kingdom by giving written notice under this clause 6.

6.2.3

Any notice or other communication sent to the Landlord or left at the Landlord's address in the United Kingdom by giving written notice under this clause 6.

Any notice or other communication sent to the Landlord or left at the Landlord's address in the United Kingdom by giving written notice under this clause 6.

S

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 served as served on the second working day after the date of the notice, 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 left at the recipient's address.

6.4 If a notice is served on a day that is not a working day or after 5:00PM, it shall be treated 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 notice to the Landlord of not less than <<notice period to terminate lease e.g. 3 or 6 months>> to 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 arising from this Lease.

7.3 The Tenant shall remain liable to the Landlord for the Tenant all payments of Rent that relate to a period of not less than <<insert period>> of this Lease.]

8. **[Termination]**

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

8.2 This Clause shall not apply to the termination of the Lease following a notice given by the Tenant if the Tenant is liable for the Rent (plus VAT) due up to the date of determination and the Tenant and its successors in title and its licensees and sub-tenants and licensees give up occupation of the Premises and all underleases.

8.3 [The Clause 8 is personal to the Tenant named in paragraph 1.1 of the Lease and will 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 arising from this Lease.

8.5 The Tenant shall remain liable to the Landlord for the Tenant all payments of Rent that relate to a period of not less than <<insert period>> 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 grant of this Lease) the Landlord shall not be bound to enter into this Lease) the Landlord shall not be bound to enter into 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 the grant of this Lease (or as the case may be, for the grant of this Lease) the Landlord shall not be bound to enter into this Lease in the form set out in paragraph 7] [statutory declaration in the form set out in schedule 2 to the 2003 Order.

A

M

P

L

E

S

A

M

P

L

E

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
n;

nt 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);

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
inder
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
ights 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) ease (except that a surrender of part will end the
ility in respect of the surrendered part);

e) ounterclaim 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) rrence in relation to the Guarantor of an Act of

i) an a release by the Landlord by deed.

- 10.6 The Guarantor shall not be in competition with the Landlord in the insolvency of the Tenant and shall not make any security, indemnity or guarantee from the Tenant's obligations under this Lease.
- 10.7 The Guarantor shall be released from its future obligations under this Lease at the end of the term of this Lease at:
- a) the expiry of this Lease expires;
 - b) the Guarantor is released from the tenant covenants under this Lease in accordance with the Landlord and Tenant (Covenants) Act 1995; or
 - c) the Guarantor releases the Guarantor in accordance with clause 10.6.
11. **Applicable Law**
- 11.1 This Lease shall be governed by the law of England and Wales and the contractual obligations arising out of or in connection with this Lease shall be subject to the law of England and Wales.
- 11.2 Subject to any provisions in this Lease requiring a dispute to be referred to arbitration, the courts of England and Wales have exclusive jurisdiction to hear any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations.
- 11.3 Any order of the courts of England and Wales made in relation to this Lease, including in relation to any non-contractual obligations, shall be enforceable in the courts of England and Wales.

THIS LEASE has been made 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>>

Signature:

acting by a director
presence of

Director

Signature of witness _____

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 _____

[Execution clauses]

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

<<Affix seal here>>

Director _____

Director/Secretary _____

OR (alternative completion)

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

Signature: _____

Director

Signature: _____

[Director][Secretary]

OR (alternative completion)

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

Signature: _____

acting by a director
presence of

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

OR (execution clause for an individual)

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

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

[Execution clauses]

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

<<affix seal here>>

Director

Director/Secretary

OR (alternative clause for a company)

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

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative clause for a company)

Executed as a deed

Signature:

<<Guarantor's Name
acting by a director
presence of

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

OR (execution clause for an individual)

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

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

S
A
M
P
L
E

S

Rights Granted to the Tenant

1. The right to use the Premises for the purpose of connecting the Premises to the public mains for the supply of water, gas, air, foul and surface water drainage, electricity, telecommunications, internet, data communications and similar supplies or use.
2. The right to use the Premises from any adjoining premises owned or occupied by the Landlord.
3. [The right in and to the Premises shall be enjoyed by the Tenant and all others authorised by the Landlord to:
 - a) use for the purpose of obtaining access on foot only to and egress from the Premises by means of the courtyards and emergency escapes within the Premises [which are shown edged green on the plan attached to this Lease];
 - b) use for the purpose of obtaining access to and egress from the Premises by means of the estate roads within the Landlord's Neighbouring Premises [which are shown edged blue on the plan attached to this Lease];
 - c) <<insert any other rights to be granted to the Tenant>>.]
4. [Except as mentioned in paragraph 3, the Tenant's interest in the Premises under this Lease does not include any right over the Premises or any part of the Premises in contravention of section 62 of the Law of Property Act 1925 and the rule in *Wheeldon v Burrows* (1969) 1 W.L.R. 1632.]

A

M

P

L

E

Rights Reserved to the Landlord

1. The right to install, maintain, repair, replace, alter, remove, or otherwise deal with any pipes, conduits, air, foul and surface water drainage, electricity, gas, heating, ventilation, air conditioning, internet, data communications and similar services, equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises; and
2. The right to:
 - a) review, inspect, test, maintain, repair, replace, alter, remove, or otherwise deal with any equipment within or relating to the Premises and any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises; and
 - b) estimate, and arrange for, 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, or any part of the Premises, for the purpose of:
 - a) building, maintaining, repairing, replacing, altering, removing, or otherwise dealing with any structure or party walls on or adjacent to the Premises; and
 - b) inspecting, testing, maintaining, repairing, replacing, altering, removing, or otherwise dealing with any structure, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises.
4. [Where the Tenant consents (in its sole discretion) consents, the right to enter the Premises for the purpose of inspecting, testing, maintaining, repairing, replacing, altering, removing, or otherwise dealing with any structure, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises.]
5. The right to enter the Premises for the purpose of:
 - a) giving notice of any works to be carried out to the Tenant, or any other person, in writing, at least 7 working days' prior notice (except in the case of emergency repairs, where the Landlord must give as much notice as may be reasonably practicable);
 - b) observing the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, (but where that includes being accompanied by the Tenant, or any other person, the Tenant must make that representative available to the Landlord);
 - c) observing the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, in accordance with the Landlord's entry set out in this Lease;
 - d) causing any works to be carried out to the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, in a manner that causes the Tenant's business as reasonably practicable;
 - e) causing any works to be carried out to the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, in a manner that causes the Tenant's business as reasonably practicable;
 - f) repairing any works to be carried out to the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, in a manner that causes the Landlord causes as soon as reasonably practicable;
 - g) where any works to be carried out to the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, obtain the Tenant's approval to the location, method, timing, and any other material matters relating to the preparation and carrying out of the works;
 - h) remain on the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, for no longer than is reasonably necessary; and
 - i) where any works to be carried out to the Premises, or any part of the Premises, or any other equipment or fixtures, whether installed in, on, over, under or adjacent to the Premises or adjoining or neighbouring premises through the Premises, exercise any rights outside the normal business hours.

6. [The right to use the roof of the Premises and a route as the Landlord may require.]
7. The right to carry out any construction, demolition, alteration or redevelopment on any adjoining premises (or to permit others to do so) as the Landlord in its absolute discretion may require, provided that these works do not materially interfere with the flow of light and air to the Premises and that the Tenant is to be kept in connection with those works to underpin and shore up the Premises and the roof:
- giving notice to the Landlord of the works to be carried out;
 - consenting to the management of potential interference;
 - taking steps to ensure that the works do not materially adversely affect the Tenant's ability to carry out its business from the Premises;
 - taking steps to ensure that the works comply with all relevant standards of construction and workmanship;
 - taking steps to ensure that the works do not produce any interference to the Premises by noise, dust or vibration, taking into consideration the Tenant's suggestions for limiting such interference;
 - making good any damage to the Premises or its contents.
8. The right, with the consent of the Landlord, to place scaffolding on the exterior of or outside any buildings on the Premises in connection with the works referred to in paragraph 7, subject to the following rights under this Lease provided that:
- any scaffolding is erected as soon as reasonably practicable, with any damage to the Premises made good;
 - the scaffolding is erected as is reasonably practicable to the minimum extent necessary;
 - the scaffolding is not used for advertising displayed on it (except for any health and safety notices relating to any other tenant whose premises are adjacent to the Premises by the scaffolding) unless the Tenant has obtained the prior written consent of the Landlord;
 - if the scaffolding obstructs or interferes with the signage of the Premises, the Landlord shall permit the Tenant to display a sign (approved by the Landlord) on the scaffolding in front of the Premises so that it is visible to the public.
9. The right to use the Premises for any purpose whatsoever and without imposing any restrictions or conditions upon the Tenant.
10. The right to use the Premises for any adjoining premises owned by the Landlord and the Tenant.
11. All rights of reservation.

S

1. Not without the written consent of the Landlord to keep any inflammable, volatile, or dangerous substances on the Premises.

A

2. To make any alterations to the Premises or to the material structure of the Premises in accordance with the requirements of the Landlord.

M

3. When requested by the Landlord to provide a copy of any document relating to the Premises or the Tenant's compliance with the Asbestos Regulations 2012 at the Premises.

P

4. To obtain, maintain and renew any licence or registration which is required in connection with the Permitted Use and to comply with the terms and conditions of the licence or registration and any regulations relevant to the Permitted Use.

L

5. Not to obstruct or interfere with the use of the Landlord's Neighbouring Property.

E

6. No vehicles or trailers shall be allowed to remain in any service area within the Premises for longer than is reasonably necessary for the purpose of loading or unloading goods or supplies and no vehicles may remain overnight.

7. To comply with any traffic regulations on the estate roads within the Premises.

8. Not to place or deposit any refuse or waste in the bins but to dispose of such waste in accordance with the byelaws and in consultation with the Local Authority.

9. Not to overload or use the Premises for any purpose other than the Permitted Use.

10. Not without the written consent of the Landlord to allow any item to be stored or left on the Premises or in any open area adjacent to the Premises.

Rule – Regulations

1. Not without the written consent of the Landlord to keep any inflammable, volatile, or dangerous substances on the Premises.

2. To make any alterations to the Premises or to the material structure of the Premises in accordance with the requirements of the Landlord.

3. When requested by the Landlord to provide a copy of any document relating to the Premises or the Tenant's compliance with the Asbestos Regulations 2012 at the Premises.

4. To obtain, maintain and renew any licence or registration which is required in connection with the Permitted Use and to comply with the terms and conditions of the licence or registration and any 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 shall be allowed to remain in any service area within the Premises for longer than is reasonably necessary for the purpose of loading or unloading goods or supplies and no vehicles may remain overnight.

7. To comply with any traffic regulations on the estate roads within the Premises.

8. Not to place or deposit any refuse or waste in the bins but to dispose of such waste in accordance with the byelaws and in consultation with the Local Authority.

9. Not to overload or use the Premises for any purpose other than the Permitted Use.

10. Not without the written consent of the Landlord to allow any item to be stored or left on the Premises or in any open area adjacent to the Premises.