LR1. Date of lease

LR2. Title number(s)

<< Insert date in full>>

LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered.

<<Insert Landlord's title number(s)>>

LR2.2 Other title numbers

Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.

<<Insert other title number(s)>>

LR3. Parties to this I

Give full names and a parties. For UK incorplimited liability partneregistered number inc

For overseas entities,

- a) The territory of inc
- b) The overseas Companies House the Tenant pursu Crime (Transpare Act 2022. If the It 'overseas entity ID
- c) Where the entity place of business the registered nul Companies House

Further details on ov found in practice guid

LR4. Property

Insert a full descript leased

Refer to the clause, so a schedule in this le being leased is r

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

Specify capacity of each party, for example "management company", "guarantor", etc.

- << Insert name of other party>>
- << Insert address of other party>>
- <<Insert company number>>

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>>

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

LR5. Prescribed statements etc

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

In LR5.2, omit or delete those Adnot 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 the 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 st appropriate.

Do not set out here the word provision.

S

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

is lease is made under, or by to, provisions of:

Reform Act 1967

t 1985

t 1988

t 1996

ncluding

mmencement date>>

uding

piry date>>

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

as follows:

erm>>

emium or "none">>

contains a provision that prohibits or positions.

LR9. Rights of acqui

Insert the relevant paragraph of a sched contains the provision LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None

LR9.2 surre

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

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

None

None

LR10. Restrictive co lease by the Landlo other than the Prope

Insert the relevant pr clause, schedule or p in this lease which col

LR11. Easements

Refer here only to the paragraph of a scheduler sets out the easemen

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 of Property

Refer here only to the paragraph of a scheduler sets out the rent chard

LR13. Application restriction

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

None

N/A

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

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

LR14. Declaration of trust whe more than one person compared to the compared t

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

If the Tenant is more than o complete this clause by omitting o inapplicable alternative statement It is more than one person. They are to operty on trust for themselves as joint

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

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

Definitions and Interpr

1.1 In this Agreemer terms shall have

'Act of Insolvency'

(a) (b) (c) (d) (e) (e)

©Simply-Docs - PROP.IND.27 - Lease of G

text otherwise requires, the following

ep-in connection with any voluntary er compromise or arrangement for the the Tenant or any guarantor;

ation for an administration order or the on order in relation to the Tenant or any

f intention to appoint an administrator, or rescribed documents in connection with administrator, or the appointment of an ase in relation to the Tenant or any

ceiver or manager or an administrative property or income of the Tenant or any

voluntary winding-up in respect of the except a winding-up for the purpose of

mended). bn: 'Annual Rent' 'Conduits' **Energy** Performance Certificate' 'Environment Performance' ises:

h or reconstruction of a solvent company in respect tutory declaration of solvency has been filed with the Companies:

f a petition for a winding-up order or a winding-up ect of the Tenant or any guarantor;

f of the Tenant or any guarantor from the Register of r the making of an application for the Tenant or any be struck-off:

br any guarantor otherwise ceasing to exist (but ere the Tenant or any guarantor dies); or

of an application for a bankruptcy order, the of a petition for a bankruptcy order or the making of order against the Tenant or any guarantor.

bove shall apply in relation to a partnership or limited efined in the Partnership Act 1890 and the Limited 1907 respectively) subject to the modifications Insolvent Partnerships Order 1994 (SI 1994/2421) nd a limited liability partnership (as defined in the Partnerships Act 2000) subject to the modifications Limited Liability Partnerships Regulations 2001 (SI

includes any analogous proceedings or events that ursuant to the legislation of another jurisdiction in ant or guarantor incorporated or domiciled in such

I rent>> per year exclusive of VAT;

a for the transmission of water, gas, air, foul and drainage, electricity, oil, telephone, heating, ns, internet, data communications and similar

given to it in the Energy Performance of Buildings les) Regulations 2012 and is also referred to as an

of the following:

nption of energy and associated generation of gas emissions;

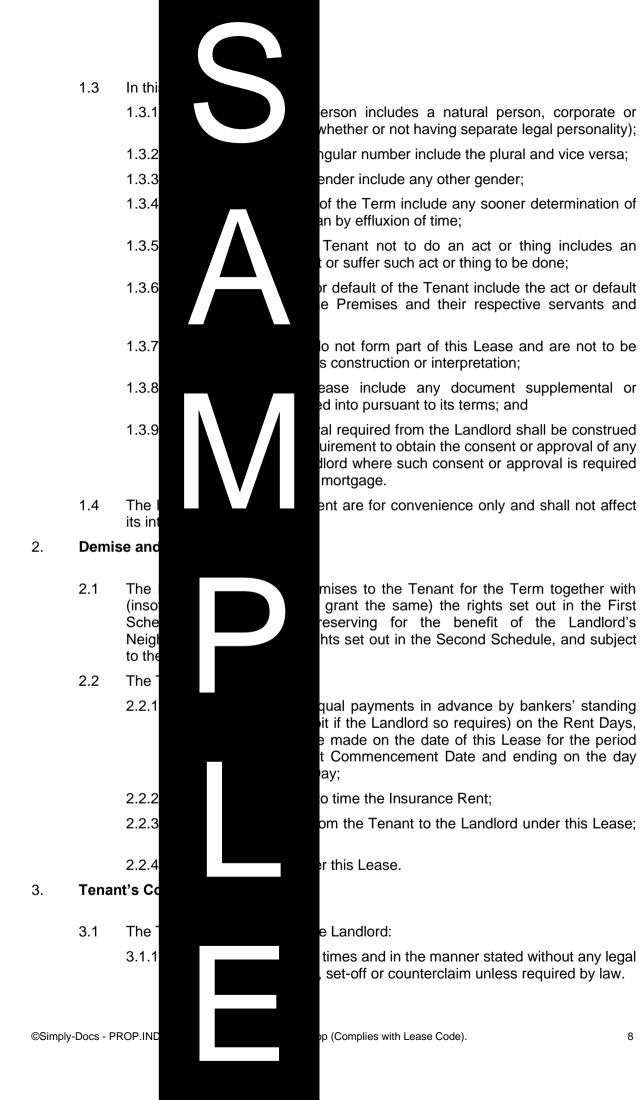
ption of water;

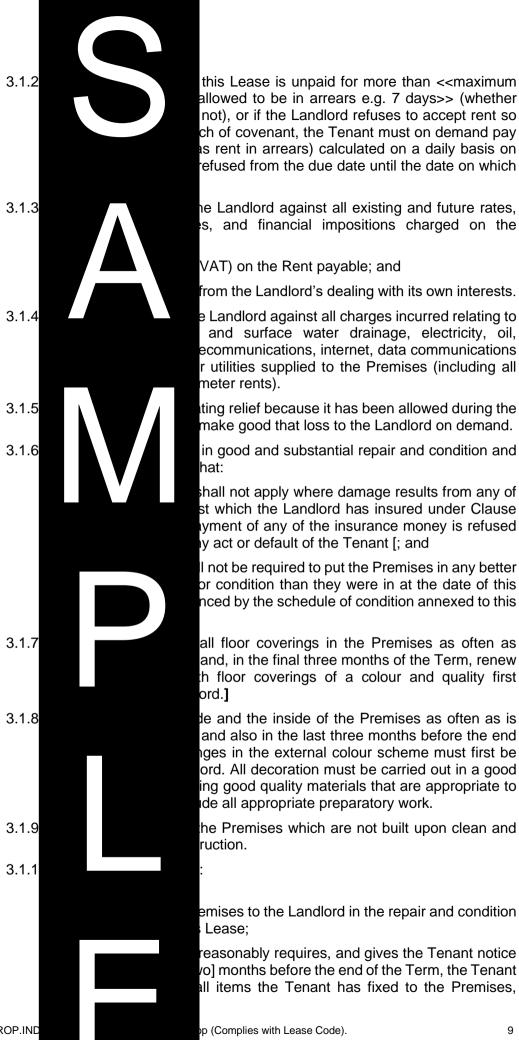
ration and management; and

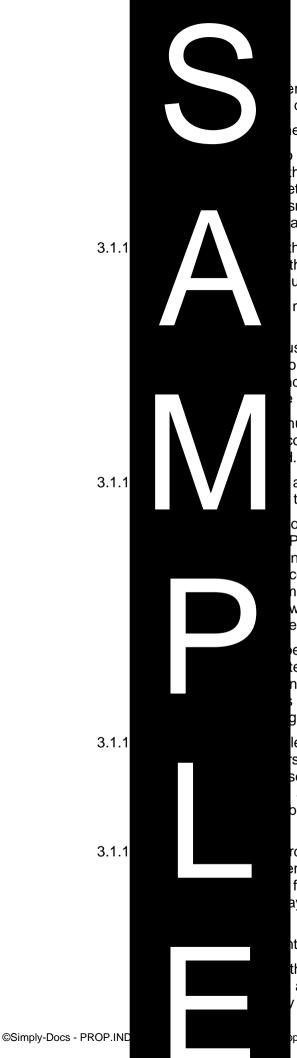
vironmental impact arising from the use or operation

the Landlord of: 'Insurance Re remises 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 st loss of Annual Rent; st public or third-party liability; and ations of the Premises for insurance purposes from any excess or deductible under any insurance Landlord incurs or will incur in reinstating the wing destruction or damage by an Insured Risk: o the amount that the insurers refuse to pay age or destruction by an Insured Risk to the ause of the Tenant's act or failure to act; and or increased premiums that the insurers may esult of the carrying out or retention of any rations or the Tenant's or any lawful occupier's use es; 'Insured Risk s of fire (including subterranean fire), lightning, flood, subsidence, landslip, heave, earthquake, ving water pipes, tanks or apparatus, damage to er, oil or gas pipes or electricity wires or cables, or other aerial devices and any articles dropped from vehicles, terrorism, riot, civil commotion, strikes, disturbances and malicious damage to the extent, in over is generally available on normal market terms ce market at the time the insurance is taken out, and gainst which the Landlord reasonably insures from ject in all cases to any excesses, limitations and ed by the insurers: 'Interest' at the rate of <<rate of interest on outstanding o>> per cent per year above the base rate for the clays Bank plc or (if base rate or that bank ceases to ble equivalent rate notified by the Landlord to the 'Landlord' on entitled to the immediate reversion to this Lease: 'Landlord's buildings owned by the Landlord near to the Neighbouring Property' Y: means use as a garage or workshop within use 'Permitted Us B8 and E(g)] of the Town and Country Planning (Use 987**1** p (Complies with Lease Code).

		deans use as a garage or workshop with deans use a garage or workshop with deans with deans with deans with deans with deans with deans	
'Premises'		described in paragraph LR4 at the beginn udes all other fixtures and fittings in the Prefixtures and fittings);	
'Rent'		erved as rent by this Lease;	
'Rent Commencemen Date'		rhich rent is first to be paid>>;	
'Rent Days'		24 June, 29 September and 25 December] in	n each
'Surveyor'		r or architect from time to time appointed	by the
'Tenant'		s in title and assigns;	
'Term'		ecified in paragraph LR6 at the beginning	of this
'Title Matters'		if any) set out in the following documents: <- fecting the landlord's title to the Premises>>>	
'VAT'		onstituted by the Value Added Tax Act 1996 operations of the control of the contr	nonies
1.2	Unless	quires, each reference in this Agreement to:	
	1.2.1	des fax but not email;	
	1.2.2	ence to any day other than a Saturday, Sunday in England and Wales;	day
	1.2.3	of a statute is a reference to that statute xtended or re-enacted at the relevant time;	or
	1.2.4	eference to this Agreement and each of or supplemented at the relevant time;	the
	1.2.5	to this Agreement; and	
	1.2.6	paragraph of the relevant Schedule.	her
			_







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

e Tenant's possessions from the Premises; and

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

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

may as the agent of the Tenant sell the

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

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

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 Premises) notice of any repairs or maintenance nt has failed to carry out or of any other failure by 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 the er if required); and

es not comply with clause 3.1.12 a), to permit the ter the Premises and carry out the works at the nse 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, ses at any reasonable time (whether or not during and, except in the case of an emergency after ble notice (which need not be in writing) to the

rd on demand on an indemnity basis all costs, or expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which avable by the Landlord) in connection with or in

it of the tenant covenants of this Lease;

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



by the Tenant for consent under this Lease, polication is withdrawn, or consent is granted or I, except in cases where the Landlord is required by and the Landlord unreasonably refuses to give

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

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

Premises for any illegal or immoral purpose;

Premises as sleeping accommodation or for oses:

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

emises only for the Permitted Use [and only urs of 8AM and 6PM Mondays to Fridays (and not so r public holidays)].

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises;

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

tted in clause 3.1.17 below, not to make any ns or alterations of a non-structural nature to the put the Landlord's prior written consent (such be unreasonably withheld or delayed) subject to plying with clauses 3.1.17 a) - e).

nout consent from the Landlord make internal of a non-structural nature which do not adversely alue, structural stability, statutory compliance or rmance of the Premises subject to the Tenant:

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

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

any damage to the Premises caused by the the works:

Premises to their former state and condition on or 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 are 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 nather 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 int's trading name in the position specified by the pe to the Premises, subject to that sign being of a and material approved by the Landlord (such easonably withheld or delayed) and at the end of y sign and make good any damage caused to the of the Landlord.

ligations in respect of the Premises:

all laws relating to the Premises or to the Tenant's ation of the Premises;

lys of receipt by the Tenant of any notice or other affecting the Premises to send a copy to the ithout delay to take all necessary steps to comply or other communication and take any other action with it as the Landlord acting reasonably may

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

any planning permissions relating to or affecting

n the Construction (Design and Management) 15 and before commencing any works to make a under regulation 4(8) to the effect that the Tenant t for the purposes of these regulations, to give the y of the election and to fulfil the obligations of the

mises equipped with all fire prevention, detection ipment which is required by law or by the insurers or reasonably required by the Landlord and to uipment and allow the Landlord to inspect it from

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

3.1.2 3.1.2 3.1.2

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

or easements to be acquired over the Premises.

by 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:

nother to occupy the whole or any part of the

n or share the possession or occupation of the art of the Premises save as provided for in clause ease;

art of the Premises;

the whole or any part of the Premises;

art 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 compliance with the conditions in clause 3.1.23.

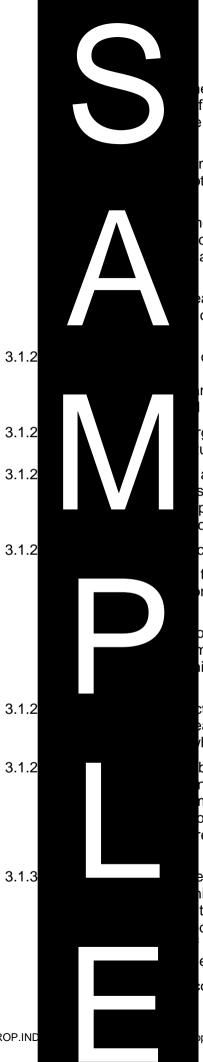
pose the following conditions in relation to an mises as a whole(provided that each condition is the Landlord and is appropriate):

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

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

 provided on assignment, who is a person of stable 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 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 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

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.

rge the whole of this lease to a bank or other lution without the consent of the Landlord.

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 companied by the Landlord or its agents).

ce:

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

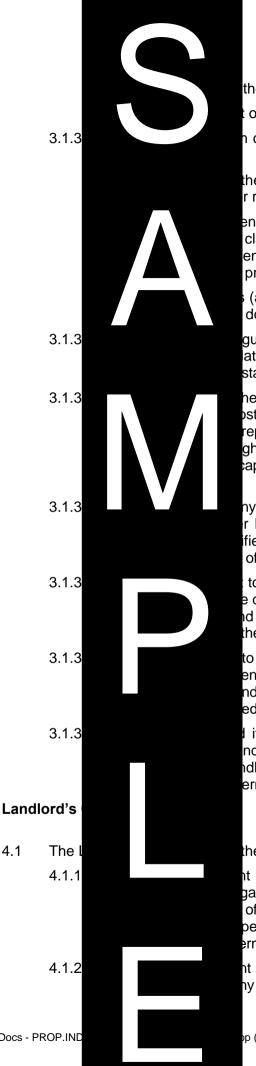
pes or omits to do anything which increases any nium payable by the Landlord to repay the ium to the Landlord on demand.

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

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

emnify the Landlord against all actions, claims, ird 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:

ondition of the Premises or the Tenant's use of



the Tenant's rights; or of any alterations.

h covered by the indemnity in clause 3.1.30, the

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

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

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

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

he Landlord a fair proportion (to be determined by sts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and ahting any Conduits, structures or other items apable of being used by the Premises in common

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

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.

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.

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

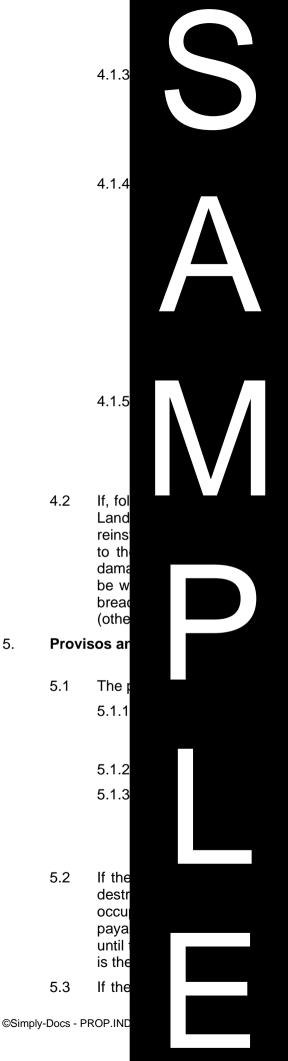
the Tenant:

ht paying the rents and other sums due and pations 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.

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

4.1

4.



(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 ovided that the obligation to insure is subject to ions or limitations as the insurers may impose.

I necessary planning and other consents, to use eceived (other than for loss of rent) to repair the noney 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 reasonably equivalent to that previously at the vided:

ld 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

mmission received or receivable by the Landlord.

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

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

his Lease; or

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).

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

re damaged or destroyed (other than where the

dama unfit the e party

the L

- 5.4 If the dama unfit unins mont the ⁻ Land Land date Leas
- 5.5 Nothi relea whick
- 5.6 The arisin enfor
- 5.7 The const for ar
- 5.8 The any r

6. **Notices**

- 6.1 Any r sent or lef in the by gi
- 6.2 A not
 - 6.2.1
 - 6.2.2

6.2.3

ed by an act or default of the Tenant) so as to be have not been made fit for occupation or use by ars from the date of damage or destruction, either e with immediate effect by giving written notice to

re damaged or destroyed (other than where the ed by an act or default of the Tenant) so as to be d the damage or destruction was caused by an may give written notice to the Tenant within six e or destruction of the Premises either: a) giving its intention to reinstate the Premises at the minating this Lease with immediate effect. If the hant the notice referred to within six months of the of the Premises, the Tenant may terminate this v giving written notice to the Landlord.

ne Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.

on who is not a party to this Lease has no right Contracts (Rights of Third Parties) Act 1999 to

hat nothing in this Lease constitutes or shall warranty that the Premises may lawfully be used s Lease.

at it has not entered into this Lease in reliance on with 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 recipient has specified as its address for service rking days' notice under this clause 6.

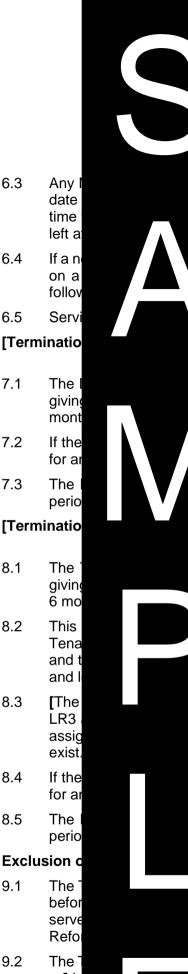
liability partnership registered in the United ed at its registered office:

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

erved:

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

he Tenant, at the Premises;



guarantor, at the address of that party set out in ument under which they gave the guarantee; and by other party, at their last known address in the

ed 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

on a day that is not a working day or after 5:00PM reated as served at 9:00AM on the immediately

nail is not a valid form of service under this Lease.

this Lease at any time [after <<insert date>>] by han <<notice period to terminate lease e.g. 3 or 6 ake effect at any time.

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

the Tenant all payments of Rent that relate to a of this Lease.1

8. [Terminatio

6.3

6.4

6.5

7.1

7.2

7.3

7.

Any date

time

The

The

8.1 The givin 6 mo

8.2 This Tena and t and I

8.3 The LR3 assid exist.

8.4 If the for ar

8.5 The perio

9. **Exclusion** d

9.1 The 7 befor serve Refo

9.2 The 7 a [de form

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

te following a notice given by the Tenant if the nt (plus VAT) due up to the date of determination ner occupiers give up occupation of the Premises a underleases.

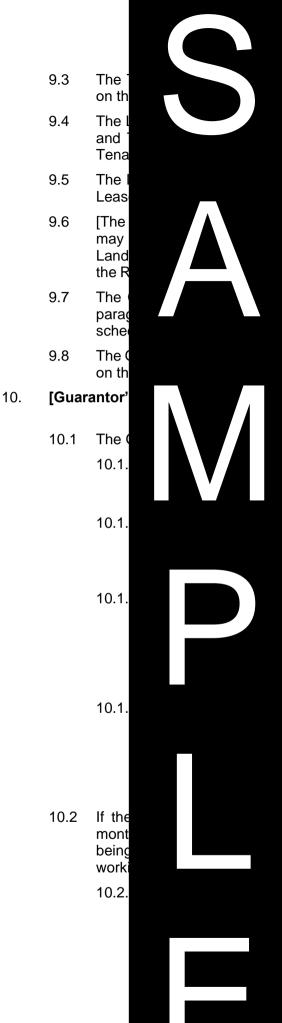
8 is personal to the Tenant named in paragraph ease and will end on the date of the first deed of ease or on the date when that Tenant ceases to

lause 8, this will not affect the rights of any party bation in this Lease.

the Tenant all payments of Rent that relate to a of this Lease.1

re the grant of this Lease (or as the case may be tually bound to enter into this Lease) the Landlord in the form set out in schedule 1 to the Regulatory (England and Wales) Order 2003.

enant (or a person on behalf of the Tenant) made out in paragraph 7] [statutory declaration in the f schedule 2 to the 2003 Order.



ipplicable, the person who made the declaration with the Tenant's authority.

agree pursuant to section 38A(1) of the Landlord ctions 24 to 28 (inclusive) of the Landlord and in relation to the tenancy created by this Lease.

confirm that there is no agreement to which the

before the grant of this Lease (or as the case s contractually bound to enter into this Lease) the intor a notice in the form set out in schedule 1 to ess Tenancies) (England and Wales) Order 2003.

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

f applicable, the person who made the declaration so with the Guarantor's authority.

ndlord that the Tenant will comply with all the this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;

andlord that they will guarantee the Tenant's Authorised Guarantee Agreement if such a by the Landlord on assignment of this Lease 23 (b) of this Lease;

andlord as primary obligor, and separate to the 1.1 and 10.1.2 above, to indemnify the Landlord s, damages and expenses caused to the Landlord e to pay the rents or comply with the Tenant's ase (and any supplemental documents to this

Landlord as primary obligor to indemnify the ses, costs, damages and expenses caused to the ant proposing or entering into any company, scheme of arrangement or other scheme having he effect of impairing, compromising or releasing tions of the Guarantor in this clause 10.

e discretion notifies the Guarantor within three isclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within ten s option either:

cost (including payment of the Landlord's costs) ase of the Premises:

ng and taking effect on the date of the disclaimer this Lease or the Tenant being struck off the panies and ending on the date when this Lease



10.2.

If cla

inder

If clai

relea

will n

The

a)

b)

c)

d)

e)

f)

g)

h)

i)

10.3

10.4

10.5

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 it 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

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 the ll other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

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

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

ot be reduced or discharged by:

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

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

dlord to accept any rent or other payment due

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

bunterclaim that the Tenant or the Guarantor may

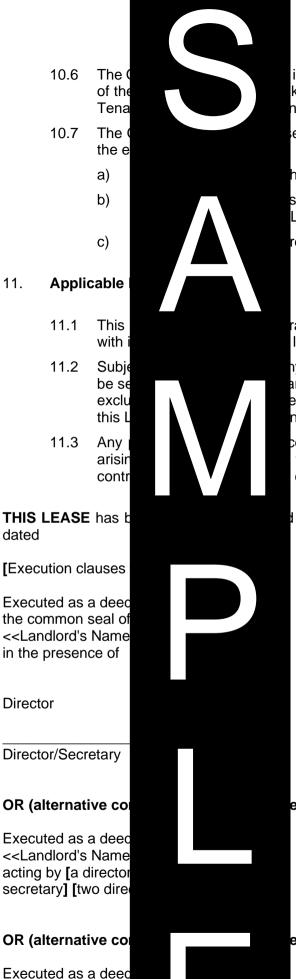
disability or change in the constitution or status of ntor or of any other person who is liable, or of the

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;

rrence in relation to the Guarantor of an Act of

in a release by the Landlord by deed.

p (Complies with Lease Code).



11.

<<Landlord's Name

©Simply-Docs - PROP.IND

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

ed from its future obligations under this Lease at

his Lease expires;

s released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or

releases the Guarantor in accordance with clause

ractual obligations arising out of or in connection law of England and Wales.

by provisions in this Lease requiring a dispute to arbitration, the courts of England and Wales have e any dispute arising out of or in connection with n to any non-contractual obligations.

e an order of the courts of England and Wales with this Lease, including in relation to any noncourt of competent jurisdiction.

and delivered on the day on which it has been

<<Affix seal here>>

Signature:

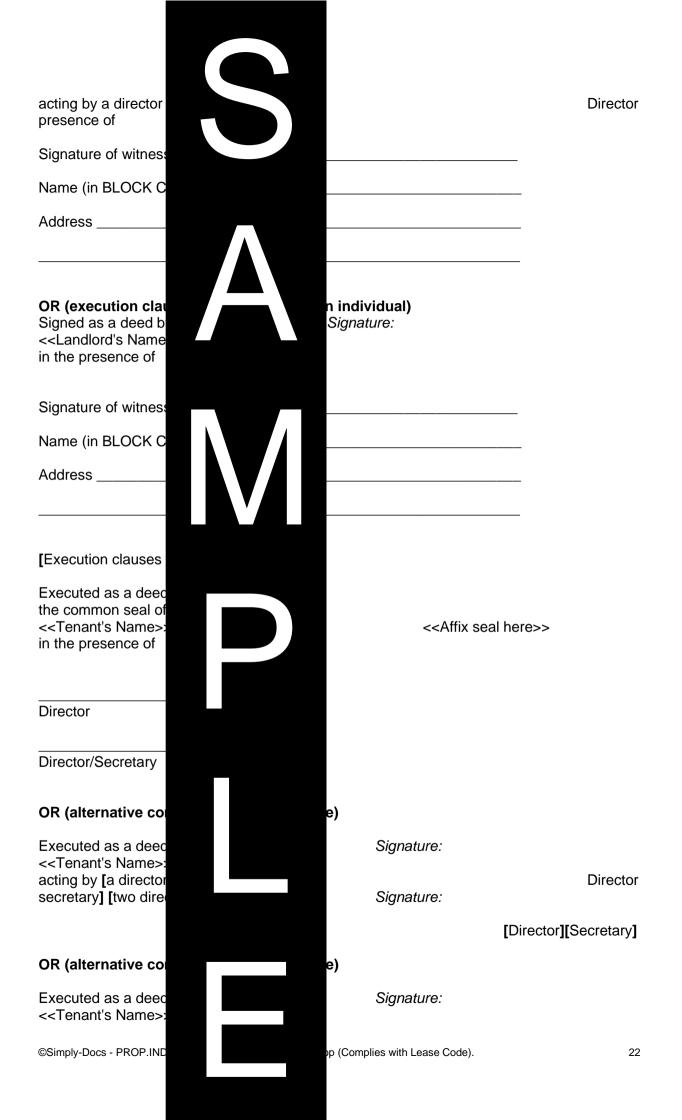
Director

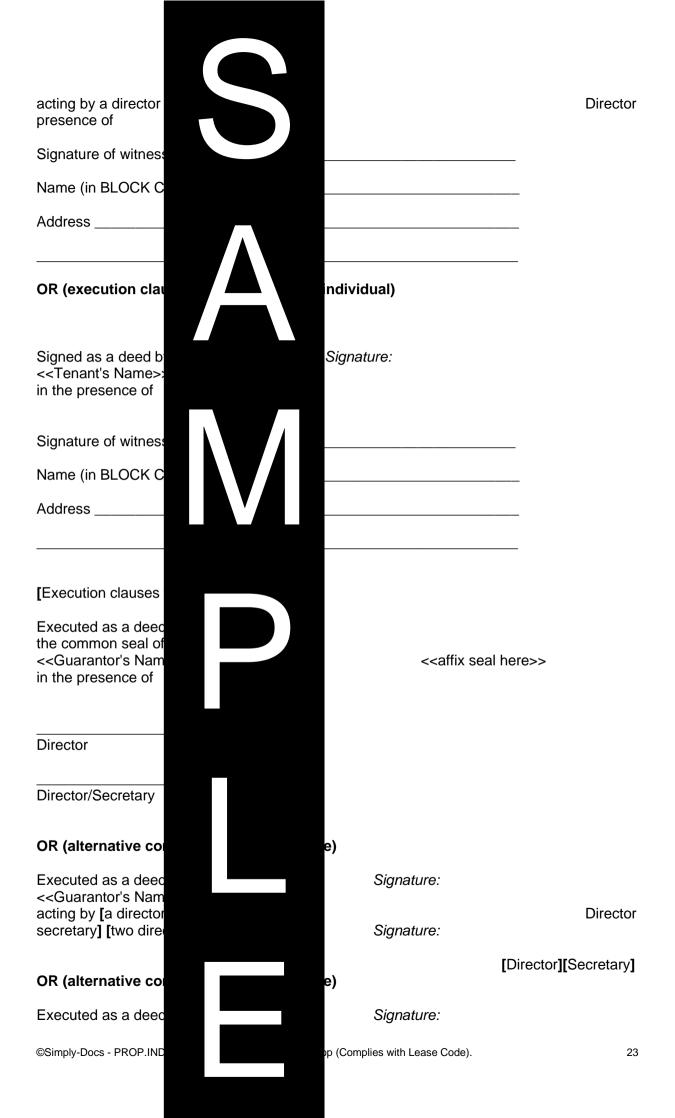
Signature:

[Director][Secretary]

Signature:

p (Complies with Lease Code).





<<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 ____

S

an individual)

Signature:

Director

nts Granted to the Tenant

- 1. The right to mains for the oil, telephon supplies or u
- 2. The right to by the Landl
- 3. [The right in
 - a) use f Prem Land attac
 - b) use f with Prope
 - c) <<ins
- 4. [Except as r neighbouring Wheeldon v

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

he Premises from any adjoining premises owned

rd and all others authorised by the Landlord to:

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

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

ghts to be granted to the Tenant>>.]

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



The right to oil, telephon supplies or Conduits at

ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar adjoining or neighbouring premises through the

mental Performance of the Premises including to equipment within or relating to the Premises and

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

cretion) consents, the right to enter the Premises s to improve their Environmental Performance.]

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

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

ents (but where that includes being accompanied ve the Tenant must make that representative

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 ks;

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

2. The right to

1.

- a) revie instal to pre
- b) estim any d
- 3. If the relevan the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the to carry out
- 5. The right to required to with this Lea
 - give a) emer pract
 - b) obse by th availa
 - c) obse
 - d) cause
 - e) cause
 - f) repai pract
 - wher g) meth for, a
 - h) rema
 - i) wher hours

- 6. [The right to right of acce
- 7. The right to cany adjoining discretion coair to the Preup the Prem
 - a) giving
 - b) cons
 - c) taking
 - d) takin
 - e) takin dust i limitir
 - f) makil
- 8. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr
 - d) if the scaffe the L is vis
- 9. The right to under the without important conditions si
- 10. The right to from the Pre
- All rights of reservation)

or equipment on the roof of the Premises and a route as the Landlord may require.

lction, demolition, alteration or redevelopment on it others to do so) as the Landlord in its absolute ot these works interfere with the flow of light and onnection with those works to underpin and shore ord:

e works to be carried out;

to the management of potential interference;

nsure that the works do not materially adversely arry out its business from the Premises;

ern standards of construction and workmanship;

duce any interference to the Premises by noise, en into consideration the Tenant's suggestions for

nage to the Premises or its contents.

plant and equipment onto the Premises and to the exterior of or outside any buildings on the rights under this Lease provided that:

soon as reasonably practicable, with any damage remises made good;

e obstruction as is reasonably practicable to the

advertising displayed on it (except for any health relating to any other tenant whose premises are by the scaffolding) unless the Tenant has

nage is obstructed or interfered with by the permit the Tenant to display a sign (approved by If the scaffolding in front of the Premises so that it

bouring Property for any purpose whatsoever and g or neighbouring premises any restrictions or pon the Tenant.

r any adjoining premises owned by the Landlord

hises that now exist or that might (but for this er land.

Not without dangerous o

2. To make any information rethe material accordance

1.

- When reque Tenant's cor
- To obtain, connection v licence or re
- Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 7. To comply Landlord's N
- 8. Not to place such waste Local Author
- 9. Not to overlo
- Not without t any open lar

ule - Regulations

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

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord that y 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.

y licence or registration which is required in d to comply with the terms and conditions of the d regulations relevant to the Permitted Use.

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

fic regulations on the estate roads within the

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

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

n consent to allow any item to be stored or left on naterials, tools, machinery or refuse.

