

# S

# A

Country of Incorporation of Landlord's  
Registration Number>> whose registered  
address is (the 'Landlord') and

per>> whose registered office is at

## M

se requires, the following terms

trial purposes;

Hours of use e.g. 8am to 6pm Monday to

ises>> [shown for identification only

ed to this agreement] [including all

ance with the schedule attached];

per month exclusive of value added

P

## L

Premises on a tenancy at will agreement.

that this agreement creates a  
er of them.

# E

ded tax in respect of it in advance  
claim on the [first day] of every  
all pay a proportionate part of the  
ing the date of this agreement to  
nth.

the Permitted Use,

ed Hours;

possession of or otherwise  
of them or any interest in them:

any part of them;

Premises:

t the prior written consent of the

any open land including any refuse;

- 3.2.8 cause any noise or disturbance to the Landlord or to the owners or occupiers of the Premises;
- 3.2.9 <<insert any other covenants which the Landlord may require to be included in the Lease>>
- 3.3 The Tenant shall keep the Premises in good order and tidy and make good any damage caused.
- 3.4 The Tenant shall obtain and maintain any licence or registration which is required in connection with the use of the Premises and shall comply with the terms and conditions of any licence or registration and all laws and regulations relating to the use of the Premises.
- 3.5 The Tenant shall pay to the Landlord all rates and taxes (including water rates and sewerage rates and any other rates and taxes of whatsoever description) which are payable by the owner or occupier of the Premises or which are imposed upon the Premises or any part thereof by law, existing or of novel nature.
- 3.6 The Tenant shall pay to the Landlord all charges incurred by the Tenant in connection with the use of the Premises including all standing charges and any other charges payable by the Tenant.
- 3.7 The Tenant shall pay to the Landlord all correspondence received at the Premises and address relevant to the Landlord's interest in the Premises.
- 3.8 The Tenant shall allow the Landlord (or any other person authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Tenant is complying with the covenants and conditions of the Lease and for any other purpose which may be required in the interest of the Landlord.
- 3.9 When the Tenant vacates the Premises, the Tenant shall deliver to the Landlord all items belonging to it.
4. **Landlord's covenants**
- 4.1 The Landlord shall grant to the Tenant (and its employees and visitors) access to and egress from the Premises (if applicable).
- 4.2 [The Landlord shall grant to the Tenant (and its employees and visitors) to use the lavatories and washrooms (if any) situated at <<describe location>> [during the Permitted Hours] (if applicable).
- 4.3 The Landlord shall pay the cost of any such services and charges which it considers appropriate and the Tenant shall pay the Rent.

Signed by <<Name>>for and on behalf of the Landlord

Signed by <<Name>>for and on behalf of the Tenant