

THIS TENANCY AT WILL is dated <<date>> **BETWEEN:**

(1) <<Landlord's Name>>, a company of the <<Country of Incorporation of Landlord's Company>> under number <<Landlord's Company Number>> whose registered office is at <<Landlord's Address>>

(2) <<Tenant's Name>>, a company of the <<Country of Incorporation of Tenant's Company>> under number <<Tenant's Company Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant') and

1. Definitions and Interpretation

1.1 In this agreement, the words and expressions used shall have the meanings ascribed to them in this agreement, unless otherwise requires, the following definitions shall apply:

'Permitted Use' means the use of the Premises for the purpose of <<insert description of permitted use>>

'Premises' means the premises comprised in the schedule hereto (the 'Schedule') together with any fixtures, fittings, furniture and equipment included in the schedule

'Rent' means the sum of money payable by the Tenant to the Landlord in respect of the Premises, exclusive of value added tax.

2. Grant of tenancy at will

2.1 The Landlord lets the Premises to the Tenant on a tenancy at will beginning on and in accordance with the terms of this agreement.

2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will between them.

3. Tenant's covenants

3.1 The Tenant shall pay the Rent to the Landlord and without any deduction or set-off on the first day of every month and on the day of the month corresponding to the first day of the month in which the Rent is due and including the [last day of the month].

3.2 The Tenant shall not:

3.2.1 use the Premises for any purpose other than the Permitted Use;

3.2.2 assign under a lease or otherwise dispose of the whole or any part of the Premises;

3.2.3 share occupation of the Premises with any other person;

3.2.4 make any alterations to the Premises;

3.2.5 put any sign or notice on the Premises without the prior written consent of the Landlord;

3.2.6 allow any other person to use the Premises for any purpose other than the Permitted Use;

3.2.7 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of the Premises;

3.2.8 <<insert any other covenants>>

<<month>> <<year>> and is made

<<Country of Incorporation of Landlord's Company>> under number <<Landlord's Company Number>> whose registered office is at <<Landlord's Address>> (the 'Landlord') and

<<Country of Incorporation of Tenant's Company>> under number <<Tenant's Company Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant') and

the following definitions shall apply:

the purpose of <<insert description of permitted use>>

<<insert description of premises>> [shown for identification only and included in the schedule attached to this agreement] [including all fixtures, fittings, furniture and equipment included in the schedule attached];

per month exclusive of value added tax.

the Premises on a tenancy at will in accordance with the terms of this agreement.

that this agreement creates a tenancy at will between them.

ded tax in respect of it in advance and without any deduction or set-off on the [first day] of every month and on the day of the month corresponding to the first day of the month in which the Rent is due and including the [last day of the month].

the Permitted Use;

the possession of or otherwise dispose of the whole or any part of the Premises;

any part of them;

the Premises;

the prior written consent of the Landlord;

on any open land including any fixtures, fittings, furniture and equipment included in the schedule attached to this agreement;

to the Landlord or to the owners or occupiers of the Premises;

- 3.3 The Tenant shall maintain 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 all rates (including water rates and outgoings whatsoever (in whatever description) which are payable by the owner or occupier of the Premises) and shall indemnify the Landlord against all rates and assessments, impositions and levies of any parochial local or of any other authority or imposed upon the Premises or arising in connection with the Premises or of a taxing or novel nature.
- 3.6 The Tenant shall pay all charges incurred by the Landlord against all charges incurred in connection with electricity telecommunications and any other services supplied to the Premises (including all standing charges and meter rents).
- 3.7 The Tenant shall pay all correspondence received at the Premises and address relevant to the Landlord's interest in the Premises.
- 3.8 The Tenant shall permit the Landlord and all others authorised by the Landlord (at any reasonable time for the purpose of ascertaining whether the covenants are being complied with and for any other purpose) to enter the Premises at the Landlord's interest in the Premises.
- 3.9 When the Tenant terminates the tenancy created by this agreement, the Tenant shall deliver to the Landlord all items belonging to it.

4. **Landlord's covenants**

- 4.1 The Landlord shall grant the Tenant (and its employees and visitors) access to the Premises and egress from the Premises (if applicable).

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

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