LR1. Date of lease

LR2. Title number(s)



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 incorp limited liability partno registered 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 or

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 property [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

A

ements prescribed under rules 179
ns in favour of a charity), 180
ns 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 Tenant's covenant to (or offer to) surrender this lease

None

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

3

Schedule 2

LR12. Estate rent or Property

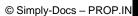
Refer here only to the paragraph of a scheduler sets out the rent chard

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



trial Unit on an Estate.

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 tenant

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 S

nt 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.]

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

1. Definitions and Interpr

1.1 In this Agreemer terms shall have

Estate.

text otherwise requires, the following

'Act of Insolvency'

means:

- (a) the or cre
- (b) the of a
- (c) the filin app
- (d) the rec
- (e) the Ter am whi Reg

nection with any voluntary arrangement or arrangement for the benefit of any ly guarantor;

for an administration order or the making relation to the Tenant or any guarantor;

ention to appoint an administrator, or the ibed documents in connection with the nistrator, or the appointment of an relation to the Tenant or any guarantor;

iver or manager or an administrative roperty or income of the Tenant or any

voluntary winding-up in respect of the except a winding-up for the purpose of a solvent company in respect of on of solvency has been filed with the

4

petition for a winding-up order or a winding-up order Tenant or any quarantor;

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

y guarantor otherwise ceasing to exist (but excluding it or any guarantor dies); or

application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankruptcy Tenant or any guarantor.

ove shall apply in relation to a partnership or limited ned in the Partnership Act 1890 and the Limited D7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (as nited liability partnership (as defined in the Limited Act 2000) subject to the modifications referred to in Partnerships Regulations 2001 (SI 2001/1090) (as

ludes any analogous proceedings or events that may the legislation of another jurisdiction in relation to a princorporated or domiciled in such relevant

nt>> per year exclusive of VAT;

otpaths, yards, halls, passageways, fire escapes, andings [which are shown edged yellow on the plan ase] and any other areas of the Estate which are common by the tenants and occupiers of the Estate, itors;

r the transmission of water, gas, air, foul and surface tricity, oil, telephone, heating, telecommunications, unications and similar supplies or utilities;

iven to it in the Energy Performance of Buildings
) Regulations 2012:

he following:

ion of energy and associated generation of semissions;

n of water;

on and management; and

onmental impact arising from the use or operation of

'Annual Rent'

'Conduits'

Certificate'

'Environmental

Performance'

'Energy Performan

'Common Parts'

'Estate'	
'Insured Risks'	A
'Interest'	
'Landlord'	Λ
'Letting Unit'	
'Permitted Use'	
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Simply-DOGS - PROP.IN	

building known as <<address of building>> with title title number>> including all additions and

re (including subterranean fire), lightning, explosion, idence, landslip, heave, earthquake, burst or pes, tanks or apparatus, impact by aircraft or other my articles dropped from them, impact by vehicles, ommotion and malicious damage and any other risks perior Landlord insures from time to time:

e rate of <<rate of interest on outstanding payments per year above the base rate for the time being of or (if base rate or that bank ceases to exist) a nt rate notified by the Landlord to the Tenant;

entitled to the immediate reversion to this Lease;

office suite or other unit of accommodation on the y accommodation provided for a porter or caretaker) ise exclusively occupied (or intended for letting or n) otherwise than solely in connection with the Estate or the provision of services to the Estate:

means use within use classes [B2, and B8 and E(g)] Intry Planning (Use Classes) Order 1987]

ans use within use classes [B1 B2 and B8] of the lanning (Use Classes) Order 1987];

'Premises'	means Lease		n paragraph LR4 at the beginning of this
	(a) the plat		other surface finishes and internal r bounding the Premises and all
	(b) eve		rindows including the glass, the frames
	(c) the Pre		alls and partitions lying within the
	(d) the Pre whi sus cor	A	ings or other surface finishes of the e of the joists or other structures to including for the avoidance of doubt the nall comprise the ceiling tiles and the n;
	(e) the sur		rfaces of the floors down to the upper tures to which the floors are fixed;
	(f) any		Premises including the guard rails of
	(g) all		Premises exclusively;
	(h) all of belonging fitting exceptions		al and water and sanitary apparatus Premises and all other fixtures and er than tenant's fixtures and fittings) not
	but the		:-
	(a) any about the structure of the columns of the c		er than any matters expressly included erside of the joists or structures to which w the upper surfaces of the joists or s are fixed including the floor slab the oor slab of the balcony (if any); joists and other load bearing parts of ternal or structural walls or load bearing ept those surface finishes and coverings ors expressly included above; ing which do not serve the Premises
'Rent'	means		nt by this Lease;
'Rent Commencement Date'	means		first to be paid>>;
'Rent Days'	means year;		September and 25 December] in each
'Retained Property'	means not limi		hich are not Letting Units including (but
	(a) the (b) all		the Estate except any that exclusively

Estate.

		S
'Superior Lan	dlord'	
'Superior Leas	se'	A
'Surveyor'		
'Tenant'		
'Term'		\mathbf{R}
'Title Matters'		
'VAT'		
1.2	Unles	
	1.2.1 1.2.2	
	1.2.3	
	1.2.4	
	1.2.5	
	1.2.6	
1.3	In this	
	1.3.2	
	1.3.3	
	1.3.4	
© Simply-Docs –	PROP INI	

dual Letting Unit;

he structure, walls, foundations and roofs which are Premises and would not be included in the other the Estate if they were let on the same basis as the

ho is for the time being landlord under the Superior

ated <<date>> and made between (1) <<name of <name of tenant>>:

r or architect from time to time appointed by the ase may be, the Superior Landlord;

in title and assigns;

ecified in paragraph LR6 at the beginning of this

(if any) set out in the Superior Lease and in the s: <<insert list of documents affecting the landlord's >>;

onstituted by the Value Added Tax Act 1994 (and pressly stated references to rent or other monies nt are exclusive of any VAT charged or chargeable).

requires, each reference in this Agreement to:

ludes fax but not email;

erence to any day other than a Saturday, Sunday day in England and Wales;

on of a statute is a reference to that statute or or re-enacted at the relevant time;

reference to this Agreement and each of the dor supplemented at the relevant time;

ule to this Agreement; and

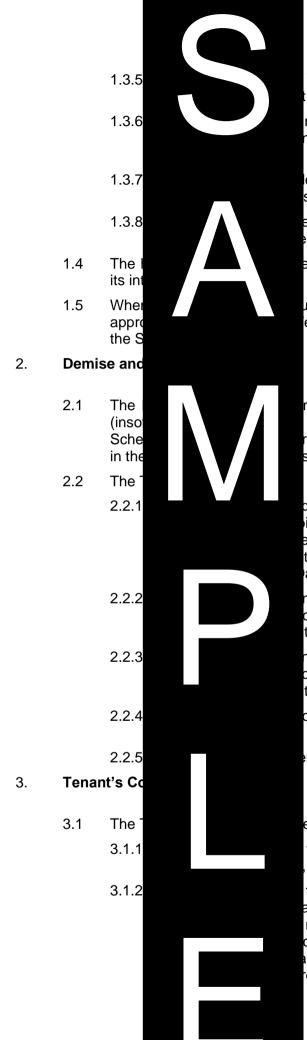
s a reference to a clause of this Agreement (other a paragraph of the relevant Schedule.

erson includes a natural person, corporate or whether or not having separate legal personality);

ngular number include the plural and vice versa;

ender include any other gender;

of the Term include any sooner determination of an by effluxion of time;



Tenant not to do an act or thing includes an tor suffer such act or thing to be done;

neglect or default of the Tenant include the act, ny occupier of the Premises and their respective

o not form part of this Lease and are not to be s construction or interpretation; and

ease include any document supplemental or each distribute and to its terms.

ent are for convenience only and shall not affect

uired under this Lease to obtain the consent or enant shall also obtain the consent or approval of

mises to the Tenant for the Term together with grant the same) the rights set out in the First rying for the benefit of the Estate the rights set out subject to the Title Matters.

qual payments in advance by bankers' standing it if the Landlord so requires) on the Rent Days, a made on the date of this Lease for the period t Commencement Date and ending on the day av:

nied by a copy of the relevant insurance rent centage>> per cent of the insurance rent payable the Superior Lease;

hied by a copy of the relevant service charge centage>> per cent of the service charge payable the Superior Lease;

om the Tenant to the Landlord under this Lease;

r this Lease.

e Landlord:

times and in the manner stated without any legal, set-off or counterclaim unless required by law.

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

3.1.3 he Landlord against all existing and future rates, s, and financial impositions charged on the VAT) on the Rent payable; and from the Landlord's dealing with its own interests. 3.1.4 e Landlord against all charges incurred relating to and surface water drainage, electricity, oil. ecommunications, internet, data communications r utilities supplied to the Premises (including all meter rents). 3.1.5 ting relief because it has been allowed during the make good that loss to the Landlord on demand. in good and substantial repair and condition and 3.1.6 where damage results from any of the Insured of any of the insurance money is refused by lect or default of the Tenant). 3.1.7 all floor coverings in the Premises as often as and, in the final three months of the Term, renew h floor coverings of a colour and quality first ord.1 3.1.8 e parts (if any) and the inside of the Premises as y necessary and also in the last three months erm. Any changes in the external colour scheme by the Landlord. All decoration must be carried ber manner using good quality materials that are emises and include all appropriate preparatory 3.1.9 he Premises which are not built upon clean and ruction. 3.1.1 emises to the Landlord in the repair and condition Lease: so requires, to remove all items the Tenant has emises, remove any alterations the Tenant has remises and make good any damage caused to v 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, ments and reports, and certificates relating to as systems. 3.1.1 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 of any third party whose possessions have been idlord in the mistaken belief that the possessions the Tenant; and

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

and the Superior Landlord at all reasonable times ptice (except in emergency) to enter and inspect

the Superior Landlord or their agents or Surveyor nant (or leaves on the Premises) notice of any tenance which the Tenant has failed to carry out ailure by the Tenant to comply with its obligations se, to repair the Premises and/or remedy such rdance with the notice within a period of two e date of the notice (or sooner if required); and

es not comply with clause 3.1.12 a), to permit the e Superior Landlord to enter the Premises and orks at the Tenant's expense and to pay to the Superior Landlord on demand (recoverable as a ot) the proper expenses of such works (including 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 ple notice (which need not be in writing) to the

or, as the case may be, the Superior Landlord on nnity basis all costs, charges, fees and other gal costs and Surveyor's and other professional by the Landlord or the Superior Landlord (or be payable by them) 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, pplication is withdrawn, or consent is granted or d, except in cases where the Landlord or the lord is required to act reasonably and they efuse to give consent;

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.

3.1.1 3.1.1 3.1.1 3.1.1

remises 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 or public holidays)].

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises;

ny alteration to the Premises which would, or may expected to, have an adverse effect on the asset nergy Performance Certificate commissioned in Premises or the Estate;] and

itted in clause 3.1.17 below, not to make any ns or alterations of a non-structural nature to the but the Landlord's prior written consent (such be unreasonably withheld or delayed).

hout consent from the Landlord erect, alter or e-mountable partitioning which does not affect the g or adversely affect the mechanical ventilation or e building or have an adverse impact on the nance of the Premises or the Estate and which enant's fixture subject to the Tenant:

andlord 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;

Premises to their former state and condition on or of the Term if the Landlord by notice in writing enant to do so; and

andlord of the cost of any alterations or additions ne Tenant (except any which are trade or tenant's ngs) as soon as practicable and so that the of the liable for any failure to affect any necessary amount for which the Premises are insured unless provided that information.]

the Construction (Design and Management) ply to any works carried out to the Premises indlord's consent is required for them under this the Regulations and to provide the Landlord with ed health and safety file upon completion of the



, 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 ce to the Estate and on the entrance door to the at sign being of a size, design, layout and material ord and at the end of the Term to remove any sign amage caused to the reasonable satisfaction of

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 n under Regulation 4(8) to the effect that the nly client for the purposes of the Regulations, to lord a copy of the election and to fulfil the ne client;

mises equipped with all fire prevention detection ipment which is required by law or by the insurers s 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

prior written consent of the Landlord to apply for ormance Certificate in respect of the Premises.

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



h or share the possession or occupation of the art of the Premises:

r underlet the whole or any part of the Premises; art only of the Premises; and

he Premises as a whole without the prior written Landlord, provided that the Landlord may as a diving consent require compliance with the ause 3.1.23.

dlord may impose in relation to an assignment of

ee is not someone who, immediately before the nment, was either a guarantor of the Tenant's ler this Lease or a guarantor of the obligations mer tenant of this Lease under an authorised ement:

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:

hee is in the Landlord's reasonable opinion of cial standing to enable it to comply with the ants and conditions contained in this Lease;

of standing acceptable to the Landlord acting ers into a guarantee and indemnity of the Tenant's his Lease in such form as the Landlord may uire:

ee enters into a rent deposit deed in such form as ay reasonably require with the Landlord providing not less than <<e.g. six>> months' Annual Rent Iculated as at the date of the assignment) as assignee's performance of the tenant's covenants th a charge over the deposit; and

no arrears of the Annual Rent or any other ms due under this Lease and that any material hant by the Tenant has been remedied.

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 ccompanied by the Landlord or its agents).

he requirements of the Landlord's or the Superior rers and not to do or omit to do anything which any insurance; and

bes or omits to do anything which increases any hium payable by the Landlord or the Superior pay the increased premium to the Landlord on



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.

n covered by the indemnity in clause 3.1.28, the

the Tenant of the claim as soon as reasonably 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.

nmon Parts:

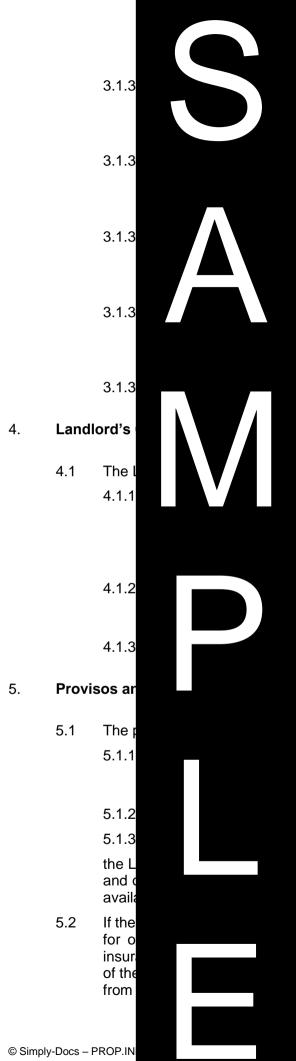
cessary steps to prevent any damage to the including (but without limitation) when bringing in ods, furniture or luggage from the Premises;

ntrance, passage, staircase, lavatories and water common Parts in a careful manner and to make tge caused by improper or careless use;

ances, passages and staircases in the Common free from obstruction at all times.

gulations set out in the Third Schedule and any lations made by the Landlord or the Superior ime in the interests of good estate management.

he Landlord a fair proportion (to be determined by osts, fees and expenses properly incurred by the erior Landlord in insuring, repairing, replacing, and (where appropriate) lighting any Conduits, ns which are used or are capable of being used nmon with other premises.



ny assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other lified 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 of 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 any guarantor of the Tenant's obligations under solvent and if the Landlord so requires to procure cceptable to the Landlord enters into a deed of blord in the same terms as the original guarantor.

ant's obligations in the Superior Lease insofar as nt with the terms of this Lease.

the Tenant:

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

en they fall due the rent service charge and I other sums properly due under the Superior

teps to enforce the obligations of the Superior or Lease.

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

nis Lease; or

vencv

Premises (or any part of them) at any time after ill end (but this will not affect any right or remedy

or destroyed by any Insured Risk so as to be unfit he insurance is not vitiated or payment of the colly or in part through any act, neglect or default t or a fair proportion of it will cease to be payable estruction for a period of three years or until the

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Notices

6.

cupation or use by the Tenant, whichever is the

he 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 se.

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

at it has not entered into this Lease in reliance on y made by or on behalf of the Landlord.

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to ecipient 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 set 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 h 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 cument under which they gave the guarantee; and ny other party, at their last known address in the n.

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.

6.3

6.4

6.5

7. [Terminatio

- 7.1 The ligiving
- 7.2 If the for ar
- 7.3 The perio

8. [Terminatio

- 8.1 The giving 6 mo
- 8.2 This Tena up po
- 8.3 [The LR3 assig exist.
- 8.4 If the for ar
- 8.5 The l

9. Exclusion d

- 9.1 The before serve Refore
- 9.2 The 1 a [de form
- 9.3 The on th
- 9.4 The l and Tena
- 9.5 The I
- 9.6 [The may Land the R
- 9.7 The parag

this Lease at any time [after <<insert date>>] by nan <<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

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

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

ate following a notice given by the Tenant if the ent due up to the date of determination and gives and leaves behind no continuing underleases.

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

lause 8, this will not affect the rights of any party

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

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.

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

pplicable, 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 I 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 antor 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



9.8 The (on th 10. [Guarantor' 10.1 The 10.1. 10.1. 10.1. 10.2 If the mont beind worki 10.2. 10.2. 10.3 If cla inder

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 as primary obligor, and separate to the 1.1 above, to indemnify the Landlord against all is and expenses caused to the Landlord by the the rents or comply with the Tenant's covenants supplemental documents to this Lease); and

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 ions 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 tens 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 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.

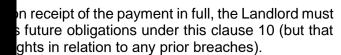


10.5 The

- a)
- b)
- c)
- d)
- e)
- f)
- g)
- h)
- i)
- 10.6 The (of the Tena
- 10.7 The (
 - a)
 - b)
 - c)

11. Applicable

- 11.1 This with
- 11.2 Subjeted be seen be excluted this L
- 11.3 Any arisin



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 s due under this Lease or observe the Tenant's ease;

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.

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

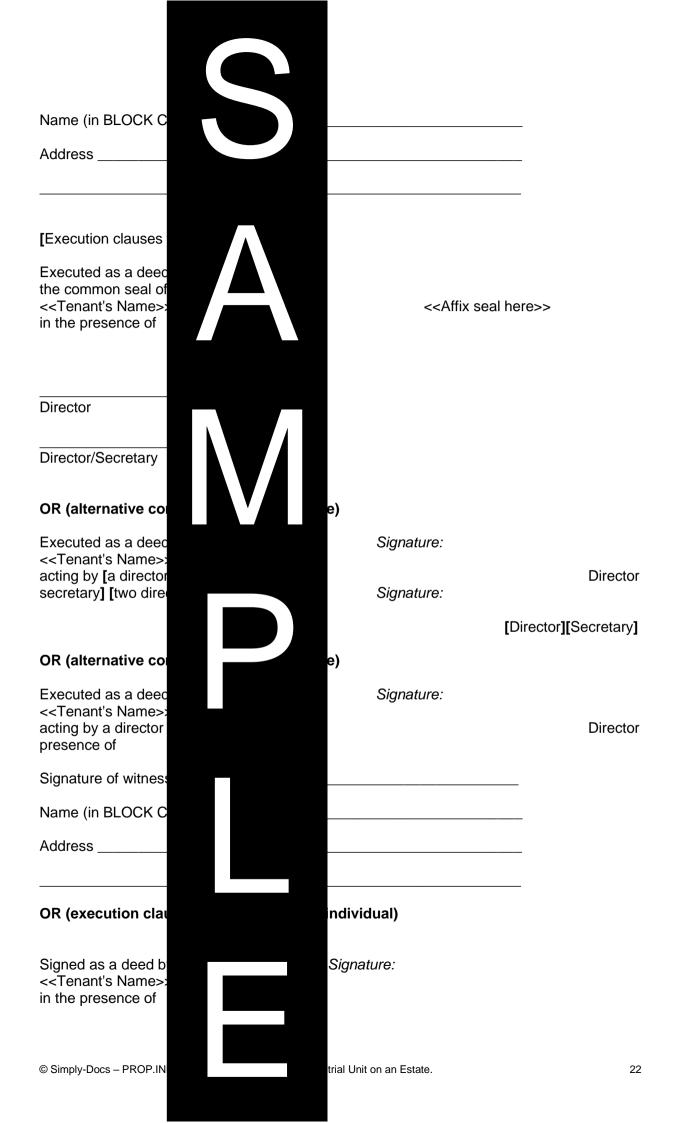
releases the Guarantor in accordance with clause

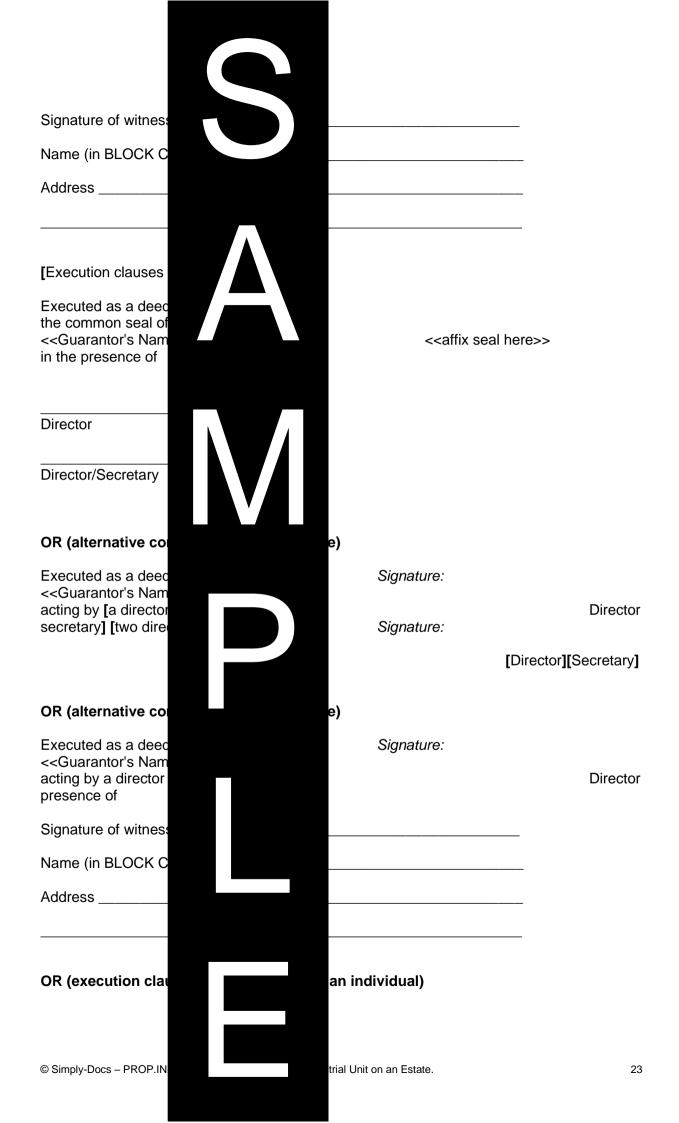
ractual obligations arising out of or in connection law of England and Wales.

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

ce an order of the courts of England and Wales with this Lease, including in relation to any non-court of competent jurisdiction.

THIS LEASE has b and delivered on the day on which it has been dated [Execution clauses Executed as a deed the common seal of <<Affix seal here>> <<Landlord's Name in the presence of Director Director/Secretary OR (alternative co Executed as a deed Signature: <<Landlord's Name acting by [a director Director secretary] [two dire Signature: [Director][Secretary] OR (alternative co Executed as a deed Signature: <<Landlord's Name acting by a director Director presence of Signature of witness Name (in BLOCK C Address _ OR (execution clai n individual) Signed as a deed b Signature: <<Landlord's Name in the presence of Signature of witness © Simply-Docs – PROP.IN trial Unit on an Estate. 21





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

Signature of witness

Name (in BLOCK C

Address __

Signature:

S

- 1. The right to mains for the oil, telephone supplies or u
- 2. The right to
- 3. The right in with other Te
 - a) use s
 - b) use s Parts Land
 - c) use f Prem [whice
 - d) use f with edge
 - e) <<ins
- 4. [Except as r neighbouring Wheeldon v

nts Granted to the Tenant

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

e Premises from the Estate.

rd and all others authorised by the Landlord and

s as are necessary to obtain access to and egress

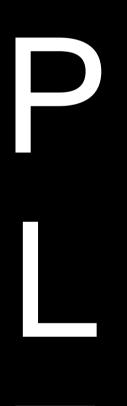
nale lavatories and water closets in the Common ne be allocated by the Landlord or the Superior nant (whether or not in common);

aining access on foot only to and egress from the tyards and emergency escapes within the Estate n on the plan attached to this Lease];

gaining access to and egress from the Premises state roads within the Estate [which are showned 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.



1. The right to to oil, telephon supplies or neighbouring

- 2. The right to
 - a) revie instal to pre
 - b) estimany of
- 3. If the relevar the right to e
 - a) build
 - b) inspe adjoil
- 4. [Where the to carry out a
- 5. The right to or required to or with this Lea
 - a) give femer pract
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 - c) obse
 - d) cause
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 - f) repai pract
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 - h) rema
 - i) where
- 6. In an emergorestrict acce facilities are
- 7. The right to Conduits so
 - a) alterr

ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar remainder of the Estate and any adjoining or onduits at the Premises.

nmental 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 or any other reasonable purposes in connection provided that the Landlord must:

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

nents (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 (s;

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

being carried out to them, the right to close off or so long as (except in an emergency) alternative terially less convenient.

or reduce the extent of any Common Parts or

ed that are not materially less convenient; or



- b) if no mate
- 8. The right fro purposes income time to time to are reasonal
- 9. The right to any adjoining Landlord in with the flow works to und
 - a) giving
 - b) consi
 - c) takin affec
 - d) takin
 - e) takin dust limitir
 - f) makii
- The right, w place scaffo
 Premises in
 - a) any s
 - b) the s entra
 - c) the s and s obstr cons
 - d) if the scaffe the L is vis
- 11. The right to imposing up similar to the
- 12. The right to:
- All rights of reservation)

the use and enjoyment of the Premises is not

ate areas within the Common Parts for particular car parks, service roads and footpaths and from designated areas, so long as the remaining areas ended purposes.

action, demolition, alteration or redevelopment on t others to do so) as the Landlord or the Superior posiders fit (whether or not these works interfere Premises) and the right in connection with those Premises subject to the Landlord:

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 n 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

Estate for any purpose whatsoever and without hbouring premises any restrictions or conditions nant.

r the remainder of the Estate from the Premises.

nises that now exist or that might (but for this

ıle – Regulations

superior Landlord's prior written consent to keep or explosive material in the Premises.

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord and erial in question is necessary for the Tenant's ice with relevant legal requirements.

the Superior Landlord, to provide a copy of any ppliance with the Control of Asbestos Regulations

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

cles on the Estate.

d to remain in any service area within the Estate ry for the purposes of loading or unloading goods ain overnight.

egulations on the estate roads within the Estate.

ten outside the Premises, nor shall anything be

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

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

ows of the Premises without the previous written erior Landlord as to colour and type.

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

Not without

1.

information r the Superior business an

- 3. When reque document re 2012 at the I
- 4. To obtain, connection volicence or re
- Not to obstru
- No vehicles for longer the or supplies a
- To comply w
- 8. No mat, bru thrown out o
- 9. Not to place such waste Local Author
- 10. Not to overlo
- 11. No blind sho approval of t
- Not without t any open lar