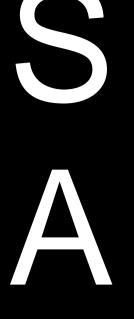
LR1. Date of lease

LR2. Title number(s)



LR3. Parties to this I

Give full names and a parties. For UK incorr limited liability partne 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 I 'overseas entity ID
- c) Where the entity place of business the registered nu Companies House

Further details on ov found in practice guid

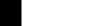
LR4. Property

Insert a full descript leased or Refer to the clause, so a schedule in this le being leased is r









LR2.2 Other title numbers

Leave blank if not registered.

<<Insert date in full>>

LR2.1 Landlord's title number(s)

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

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)>>

Title number(s) out of which this lease is granted.

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 i LR5.1, insert under that subrelevant statement or refer to schedule or paragraph of a sche lease which contains the stateme

In LR5.2, omit or delete those Ad not 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.

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 xt 1985 xt 1988 xt 1996

hcluding mmencement date>>

uding piry date>>

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

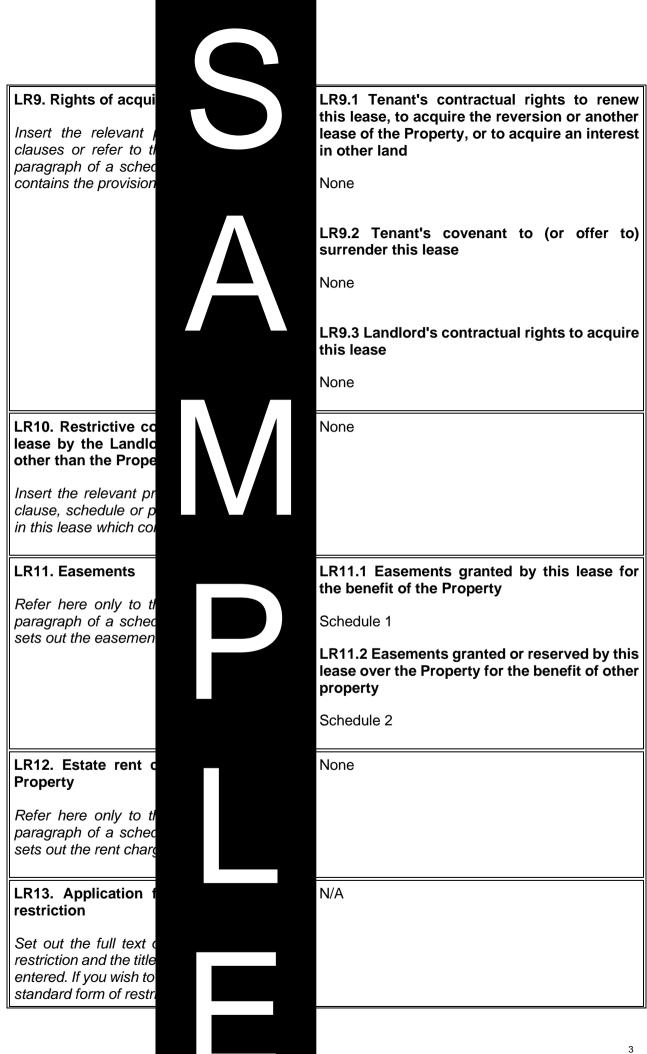
as follows: erm>>

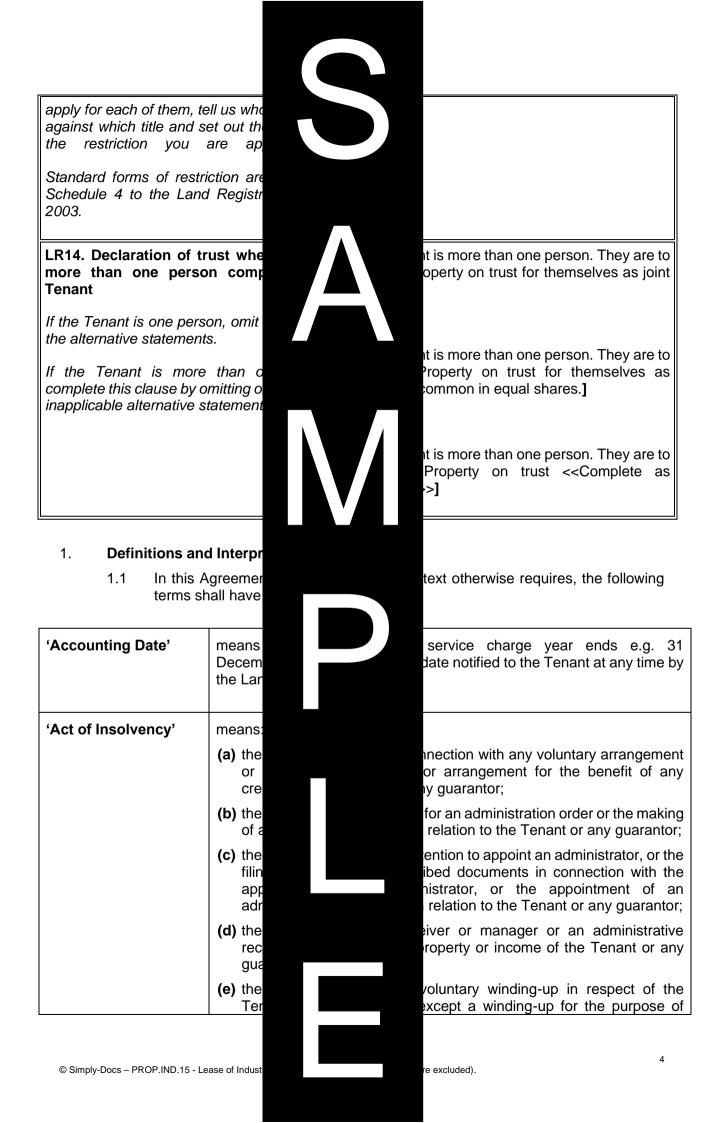
emium or "none">>

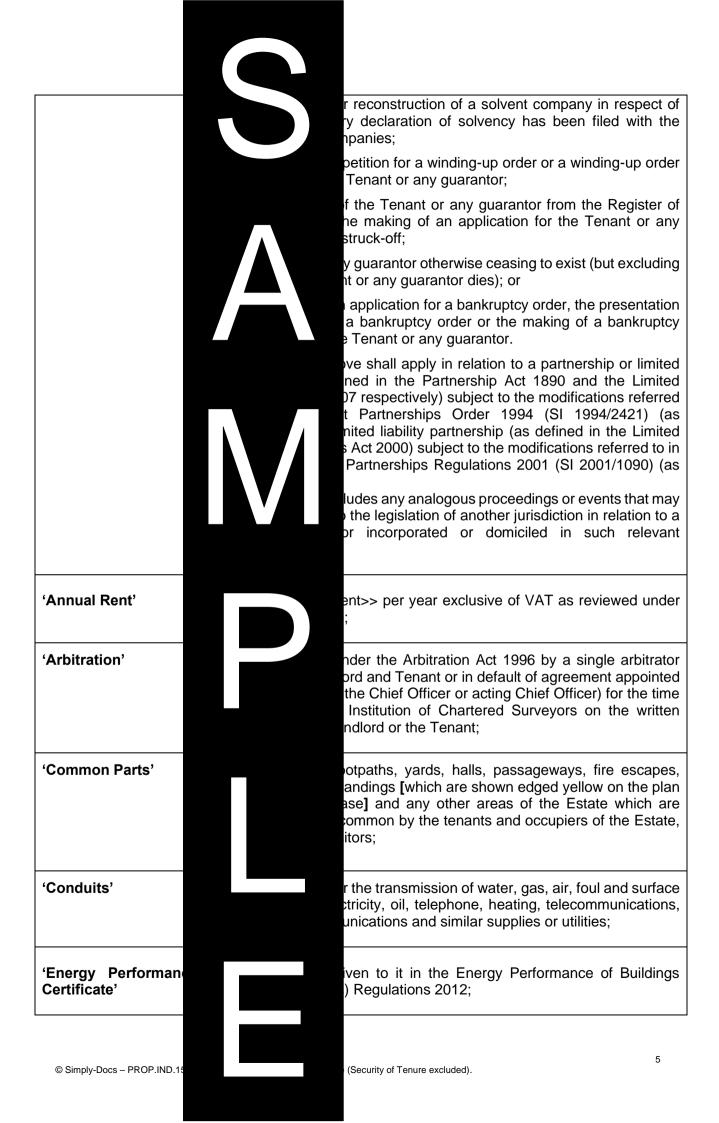
contains a provision that prohibits or positions.

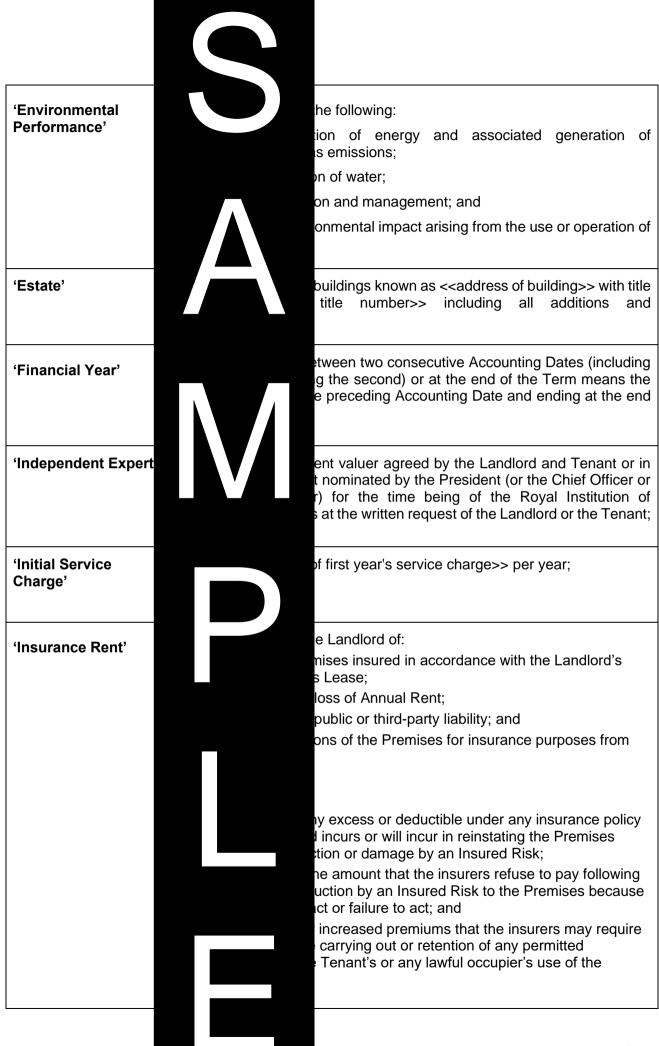












'Insured Risks'	means storm, overflo aerial o terroris each ca in the any oth to time impose	g subterranean fire), lightning, explosion, ndslip, heave, earthquake, burst or or apparatus, impact by aircraft or other dropped from them, impact by vehicles, and malicious damage to the extent, in ly available on normal commercial terms the time the insurance is taken out, and e Landlord reasonably insures from time any excesses, limitations and exclusions
'Interest'	means e.g. tw Barclay reason	rate of interest on outstanding payments bove the base rate for the time being of rate or that bank ceases to exist) a ied by the Landlord to the Tenant;
'Interim Sum'	means relevar based Charge	n account of the Service Charge for the ed by the Surveyor (acting as an expert) ate of the likely amount of the Service question;
'Landlord'	include	ne immediate reversion to this Lease;
'Letting Unit'	means Estate that is exclusi manag	e or other unit of accommodation on the odation provided for a porter or caretaker) vely occupied (or intended for letting or se than solely in connection with the e provision of services to the Estate;

'Open Market Rent'



'Permitted Use'

ht at which the Premises as a whole might be the Relevant Review Date by a willing landlord to a open market with vacant possession and without a term of years equivalent to the [Term][residue of at that time or (if the term then remaining is less term of five years] but starting on the Relevant suming:

s are ready for immediate occupation and use and estroyed) are fully restored;

has complied with the Tenant's obligations in this pt to the extent that there has been a material or h by the Landlord) the Landlord has complied with pligations in this Lease;

s can lawfully be used for the uses permitted by this

of the hypothetical lease the willing tenant will fit of a rent-free period, rent concession or any t of a length or amount that might be negotiated in for fitting-out purposes and that the Open Market hat would become payable after the end of that sion or payment of that inducement;

h shall otherwise contain the same terms and ects as this Lease (including the provisions for Rent herein contained) other than:

e Annual Rent;

iod, rent concession or any other inducement Fenant in relation to the grant of this Lease;

e in this Lease; and

lusions>>

ded any effect on rent of:

Tenant or any lawful sub-tenant or their respective title has been in occupation of the Premises;

iched to the Premises due to the carrying on there of the Tenant or any lawful sub-tenant (whether by pective predecessors in such business);

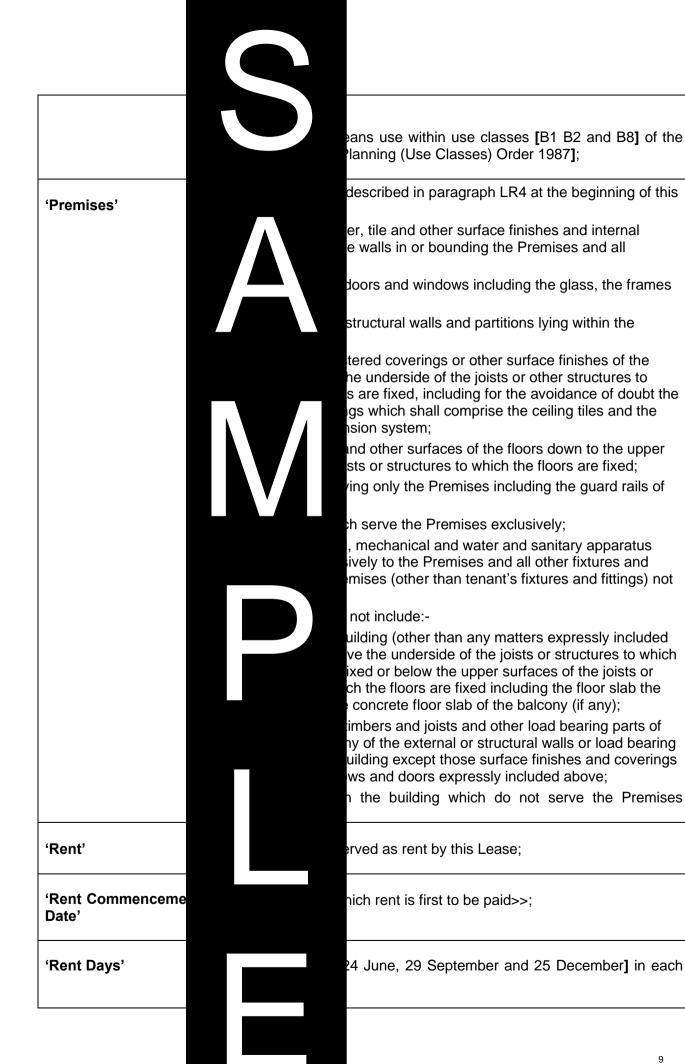
that the Tenant or any other party with a special remises might make by reason of its occupation of emises;

t lawfully carried out during the Term by the Tenant -tenant at their own expense with the Landlord's than in pursuance of an obligation to the redecessors in title;

rent attributable to works that have been carried out r the Tenant's predecessors in title or lawful

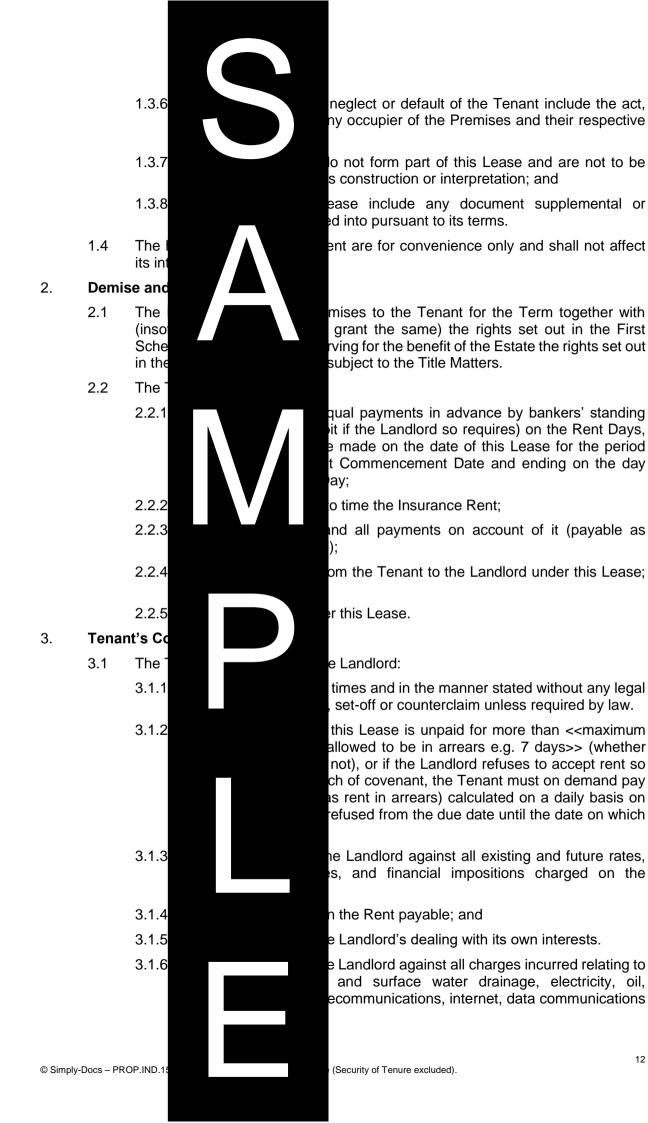
rent attributable to any temporary works, operations on any adjoining premises;

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



'Retained Property'	means not limi	which are not Letting Units including (bu
	(a) the (b) all se	the Estate except any that exclusivel Unit;
	(c) the nc Le Pr	e, walls, foundations and roofs which ar and would not be included in the other if they were let on the same basis as the
'Review Date'	means Date" v	years < <years>>] and "Relevant Review ngly;</years>
Service Charge'	means methoo service	lated on a floor area basis or any other rom time to time)] OR [< <pre>proportion of ay>>%] of the Service Cost;</pre>
'Service Cost'	means Service prepari accour	ncurred by the Landlord in providing the of keeping accounts of service costs vice charge statements and retaining tements;
'Services'	means	the Landlord as set out in Clause 4.3;
'Surveyor'	means Landlo	ect from time to time appointed by the
'Tenant'	include	assigns;
'Term'	means Lease;	aragraph LR6 at the beginning of th
'Title Matters'	means list of d	out in the following documents: < <inse andlord's title to the Premises>>;</inse
'Underletting Requirements'	means (a) tha ren	ent not less than the then open market ble in advance on the Rent Days;
	(b) tha Lar	s sections 24 to 28 (inclusive) of the 54;
	(c) tha pre	anted for a fine or premium or a reverse
	(d) tha	t give the undertenant a rent-free period

		use contains provisions for change of use and sponding to those in this Lease;
		use contains provisions for review of the rent underlease on the basis and dates on which the b be reviewed under this Lease;
		use contains provisions prohibiting dispositions of or ith the underlet premises other than an assignment whole and then only with the prior written consent
		I shall receive a direct covenant from the bserve and perform all the tenant's covenants in
		use contains provisions requiring the undertenant to I rent the whole of the Insurance Rent and other the Annual Rent, payable by the Tenant under this
		ase contains any other provisions that are ng regard to the terms of this Lease and the nature Underlease;
'VAT'		onstituted by the Value Added Tax Act 1994 (and apressly stated references to rent or other monies nt are exclusive of any VAT charged or chargeable).
1.2	Unles	requires, each reference in this Agreement to:
	1.2.1	cludes fax but not email;
	1.2.2	erence to any day other than a Saturday, Sunday iday in England and Wales;
	1.2.3	on of a statute is a reference to that statute or or re-enacted at the relevant time;
	1.2.4	reference to this Agreement and each of the d or supplemented at the relevant time;
	1.2.5	ule to this Agreement; and
	1.2.6	s a reference to a clause of this Agreement (other a paragraph of the relevant Schedule.
1.3	In thi: 1.3.1	erson includes a natural person, corporate or whether or not having separate legal personality);
	1.3.2	ngular number include the plural and vice versa;
	1.3.3	ender include any other gender;
	1.3.4	of the Term include any sooner determination of an by effluxion of time;
	1.3.5	Tenant not to do an act or thing includes an tor suffer such act or thing to be done;
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r utilities supplied to the Premises (including all meter rents).

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 t where damage results from any of the risks ndlord has insured under Clause 4.1.2 unless insurance money is refused by reason of any act, e Tenant).

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

e parts (if any) and the inside of the Premises as necessary and in the last three months before the changes in the external colour scheme must first andlord. All decoration must be carried out in a anner using good quality materials that are emises and include all appropriate preparatory

he Premises which are not built upon clean and ruction.

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 y 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 b any third party whose possessions have been dlord in the mistaken belief that the possessions Tenant; and

nust pay to the Tenant the sale proceeds after osts 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 ole notice (which need not be in writing) to the

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

t 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, oplication is withdrawn or consent is granted or t, 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

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

ons:

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 -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 mant 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 ot be liable for any failure to affect any necessary amount for which the Premises are insured unless 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 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 nt'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

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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;

iys 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 r written consent of the Landlord;

any planning permissions relating to or affecting

the Construction (Design and Management) 15 and before commencing any works to make a 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. ay 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.

bn:

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;

e 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 giving consent require compliance with the ause 3.1.23;

part only of the Premises; and

the Premises as a whole without the prior written Landlord provided that the Landlord may as a giving consent impose one or more of the equirements.

dlord may impose in relation to an assignment of le are:

ee is not someone who, immediately before the inment, 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;

t 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;

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;

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 lculated 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).

ce:

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

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

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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, nird 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 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.

nmon Parts:

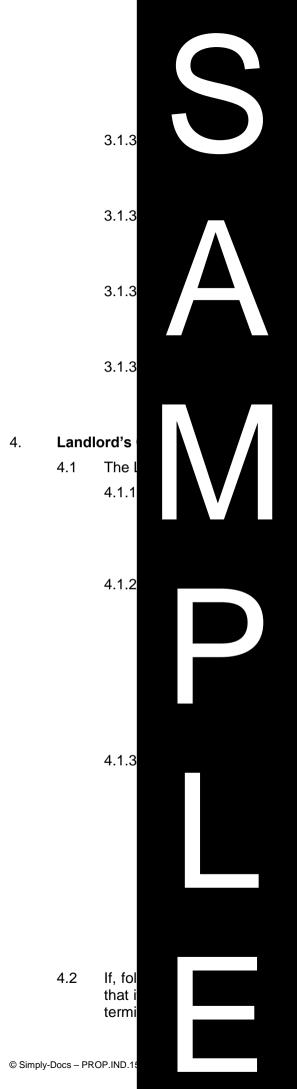
cessary steps to prevent any damage to the including (but without limitation) when bringing in ods, furniture or luggage from the Premises;

ntrance, passage, staircase, lavatories and water Common Parts in a careful manner and to make uge 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 ations made by the Landlord from time to time in state management.

and expenses referred to in this Clause 3.1.32 are the Service Charge, to pay on demand to the tion (to be determined by the Landlord) of the ses properly incurred by the Landlord in insuring, naintaining, cleansing and (where appropriate) structures or other items which are used or are



by the Premises in common with any other part

hy 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 id 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.

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 ermitted by the Lease.

es (other than any plate glass in the Premises) e by the Insured Risks for the full reinstatement sional fees and incidental expenses, debris ce and irrecoverable VAT, provided that the subject:

ing available in the London insurance market on ns acceptable to the Landlord; and

es exclusions or limitations as the insurers may

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 n reasonably equivalent to that previously at the vided;

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

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

truction of the Premises, the Landlord considers tical to reinstate the Premises, the Landlord may notice to the Tenant. On giving notice this Lease

shall Land proce to the

The

4.3



be without prejudice to any right or remedy of the each of the tenant covenants of this Lease. Any er than any insurance for plate glass) shall belong

sonable endeavours to provide the following

ance and decoration of the Retained Property;

g and lighting of the Retained Property;

including planting) of all (if any) open and as within the Retained Property:

cessary of the external windows in the Common ning at intervals in the Landlord's reasonable external surface of all exterior windows on the

air, replacement and servicing of any lavatory h, lifts, plant, machinery, lighting, equipment and tilation apparatus from time to time within the erty;

dequate facilities for the storage of refuse he Premises and its removal if not effected by the

equate hot water for central heating and a supply water to the lavatories in the Common Parts:

parking and cycle parking on those areas of the rty used for car parking and cycle parking;

outgoings, costs and expenses in respect of the rty and not being outgoings, costs and expenses enant or any other tenant or occupier is directly

or contesting any legal obligation relating or te to the Retained Property and for which any ectly liable:

tenance, repair and renewal of any fire alarm firefighting and detection equipment in or on the erty and all works necessary to comply with all ns of the appropriate authority in relation to fire d any requirements of the insurers;

tenance, repair and renewal of any equipment s, gates, barriers, traffic management systems, illance, fencing, lighting and security services for he Retained Property;

s of any other services to be provided by the

ervices as the Landlord may from time to time nably necessary in the interests of good estate nd/or preserving the amenities of the Retained mprove energy management.

- 5. Provisos ar
 - 5.1 The p
 - 5.1.2 5.1.3 the L and o avail

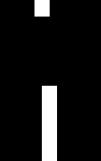
5.2 If the for o insur of the from

short 5.3 Nothi relea which

Prem

- 5.4 The arisin
- 5.5 The const for ar
- 5.6 The any r
- 6. Notices
 - 6.1 Any sent or lef in the by gi 6.2 A no







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

nis Lease; or

vency

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

br destroyed by any Insured Risk so as to be unfit he insurance is not vitiated or payment of the holly 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 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.

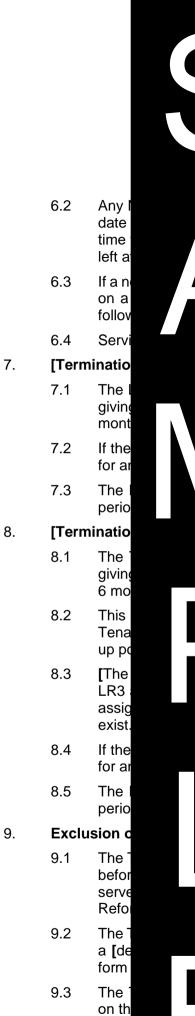
connection with this Lease must be in writing and st or special delivery to or otherwise delivered to cipient under Clause 6.2 or to any other address recipient has specified as its address for service rking days' notice under this Clause 6.

l liability partnership registered in the United ed at its registered office;

br 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;



ne Tenant, at the Premises;

guarantor, at the address of that party set out in ument under which they gave the guarantee; and

hy other party, at their last known address in the h.

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 nan <<notice period to terminate lease e.g. 3 or 6 take 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.]

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 s 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

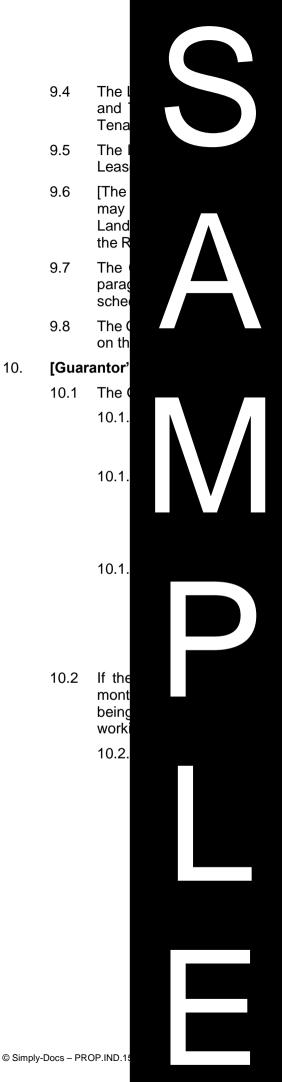
lause 8, this will not affect the rights of any party gation in this Lease.

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.

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.

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 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 ntor 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

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 s 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.

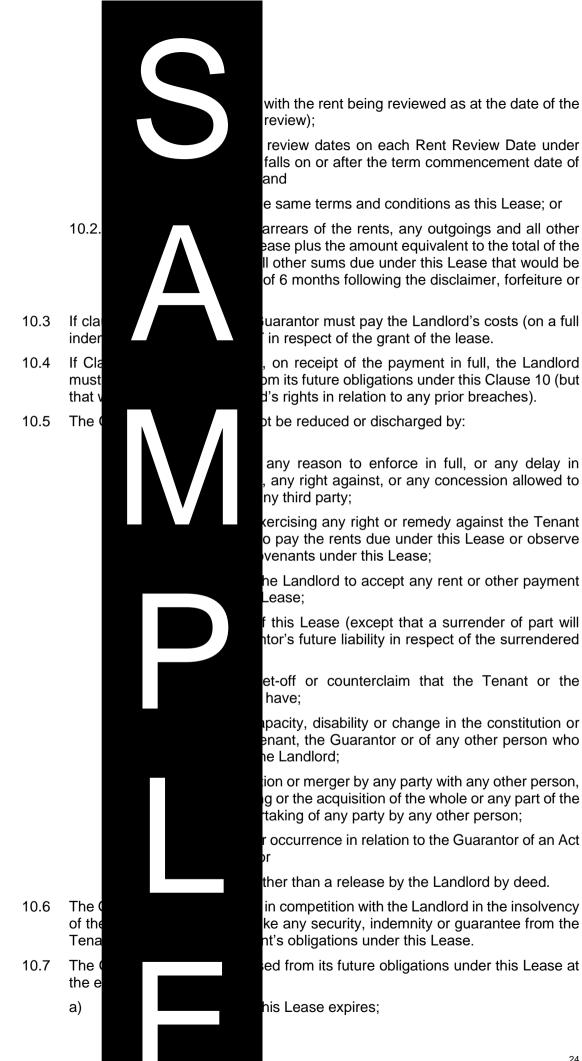
e discretion notifies the Guarantor within three isclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within ten s option either:

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

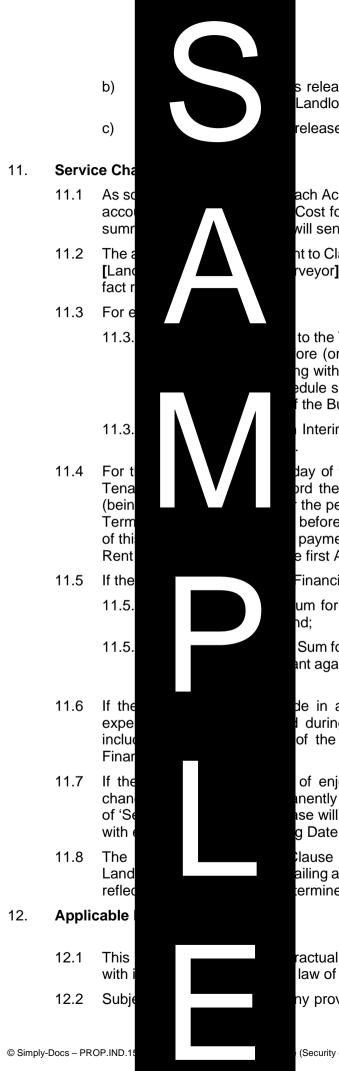
ng and taking effect on the date of the disclaimer this Lease or the Tenant being struck off the panies and ending on the date when this Lease ded if the disclaimer, forfeiture or striking-off had

ent and other sums payable at the date of the claimer or which would be payable save for any h;

nt review date on the term commencement date e if there is a rent review under this Lease that t term commencement date that has not been



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

releases the Guarantor in accordance with clause

ach Accounting Date the Landlord will prepare an Cost for that Financial Year and containing a fair will send a copy of the account to the Tenant.

nt to Clause 11.1 will be certified by the [Landlord] rveyor] be conclusive evidence of all matters of

to the Tenant an estimate of the Service Cost for ore (or as soon as practicable after the start of) ng with appropriate explanatory commentary and dule showing the allocation of the Service Costs f the Building; and

Interim Sum by equal payments in advance on

ay of the Term to the first Accounting Date the ord the Initial Service Charge, the first payment the period from and including the first day of the before the next Rent Day) to be paid on the date payments to be made in advance on each of the e first Accounting Date.

Financial Year:

um for that Financial Year, the excess is due to nd;

Sum for that Financial Year, the overpayment will int against the next quarterly payment on account

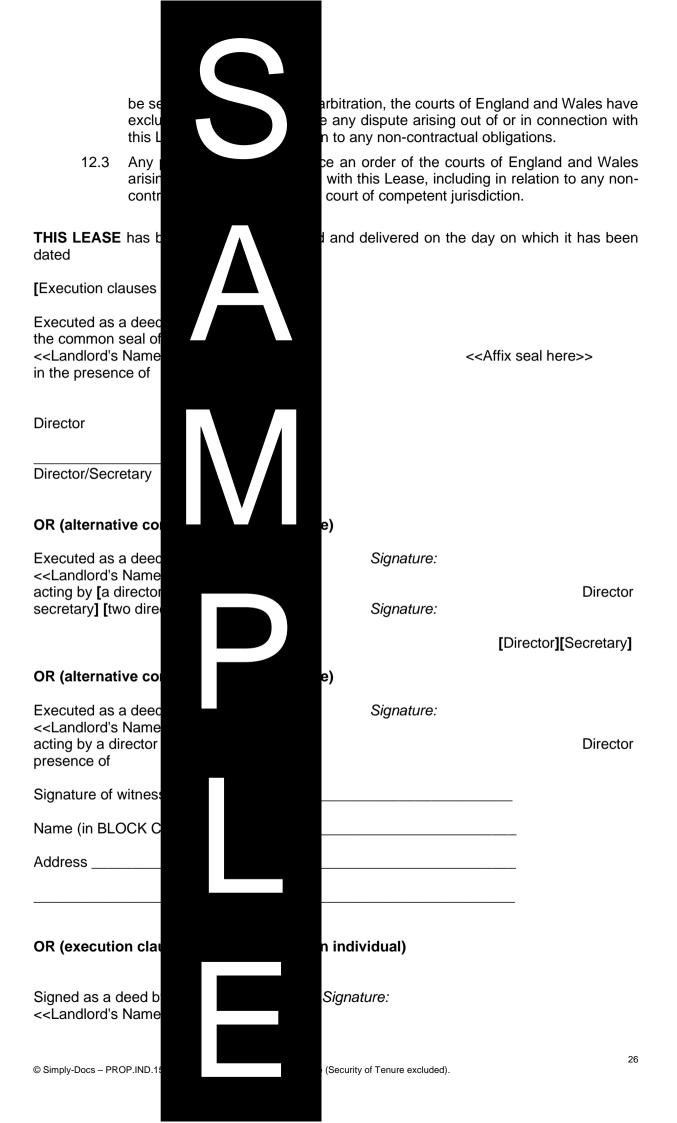
de in any account for a Financial Year a sum during that Financial Year, the Landlord may of the liability in an account for a subsequent

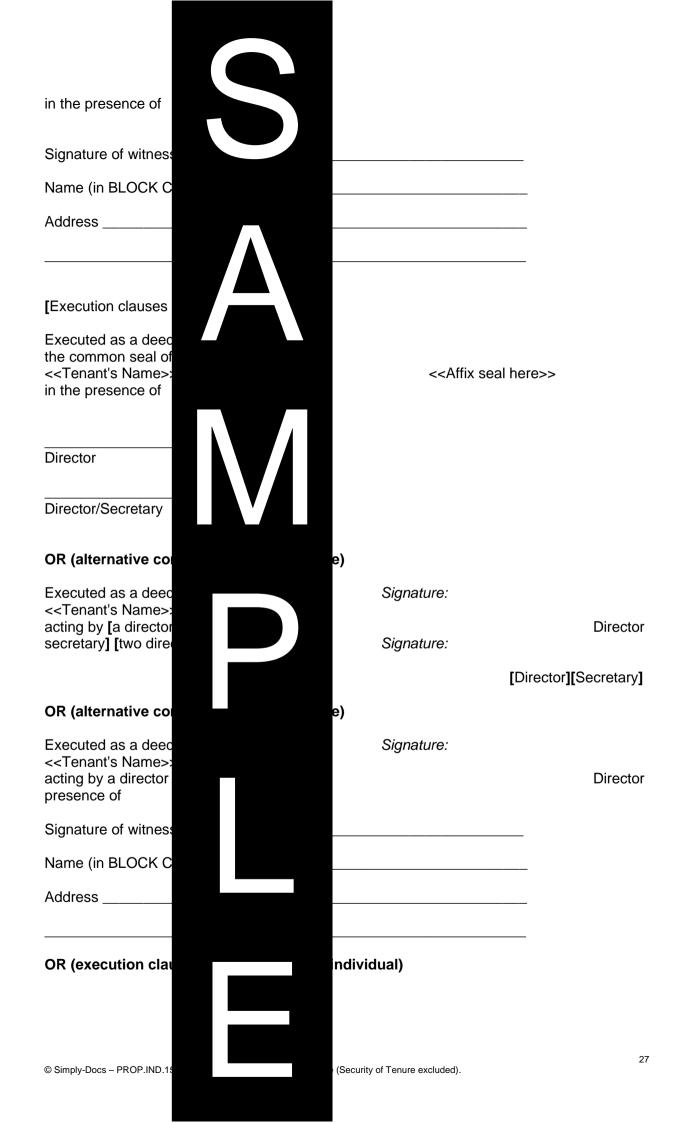
of enjoying the benefit of any of the Services inently the percentage referred to in the definition ase will be varied in accordance with Clause 11.8 g Date following the change.

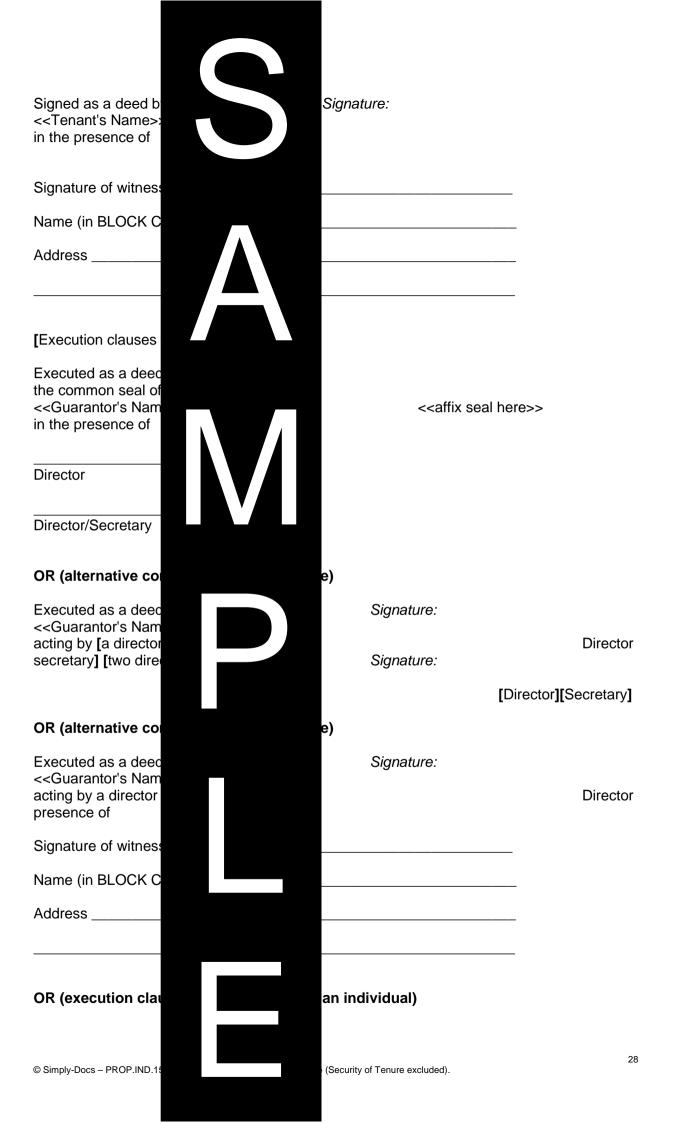
lause 11.7 will be by agreement between the ailing agreement will be such reasonable variation ermined by the Surveyor (acting as an expert).

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

ny provisions in this Lease requiring a dispute to







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

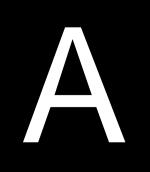
Signature of witness

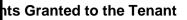
Name (in BLOCK C

Address ____



- The right to mains for th oil, telephon supplies or u
- 2. The right to
- 3. The right in with other Te
 - a) use s from
 - b) use s Parts Tena
 - c) use f Prem [whiq
 - d) use f with edge
 - e) <<ins
- 4. [Except as n neighbouring Wheeldon v





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

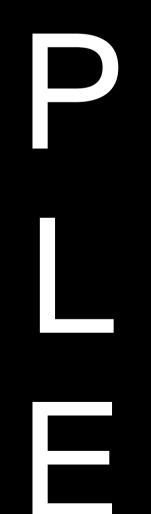
ale lavatories and water closets in the Common e be allocated by the Landlord for the use of the mon);

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 shown ed 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 a oil, telephon supplies or neighbouring

S

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

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,

pr 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 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, other material matters relating to the preparation ks;

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

(Security of Tenure excluded).

no longe , exercise



- b) if no mate
- 8. The right fro purposes ind time to time are reasonal
- 9. The right to any adjoinin discretion co air to the Pre up the Prem
 - a) giving
 - b) cons
 - c) taking affec
 - d) takin
 - e) takin dust limitir
 - f) maki
- 10. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr cons
 - d) if the scaff the L is vis
- 11. The right to imposing up similar to the
- 12. The right to
- 13. 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 it others to do so) as the Landlord in its absolute ot these works interfere with the flow of light and princection 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 h by the scaffolding) unless the Tenant has

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

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

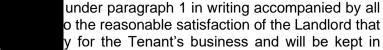
r the remainder of the Estate from the Premises.

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

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- 1. Not without dangerous of
- 2. To make an information r the material accordance
- When reque Tenant's cor
- To obtain, connection v licence or re
- 5. Not to obstru
- No vehicles for longer the or supplies a
- 7. To comply w
- 8. No mat, bru thrown out o
- 9. Not to place such waste Local Author
- 10. Not to overlo the Premise
- No blind sho approval of t
- 12. Not without t any open lar





provide a copy of any document relating to the of Asbestos Regulations 2012 at the Premises.

tten consent to keep any inflammable, volatile,

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

cles on the Estate.

ule – Regulations

e Premises.

ements.

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.

ken 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

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

ows of the Premises without the previous written and type.

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

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- 1. The Annual Rent payable payable imm at the Releva
- 2. The Landlor each Reviev been uncon Review Date before or aft that the dete provided tha Rent will inst
- 3. The Indepen
 - 3.1 act a
 - 3.2 invite Mark
 - 3.3 give and
 - 3.4 give
- The Indeper the Tenant i event that n Tenant.
- 5. If the Open
 - 5.1 the T has t imme
 - 5.2 upon Revie betw have Revie
 - 5.3 the T that o daily instal sums
- When the Or the Landlord amount of th and the men respectively.
- 7. Time is not o









Rent Review Provisions

n every Review Date. The amount of the Annual shall be the greater of the Annual Rent which was evant Review Date and the Open Market Rent as

pree the amount of the Open Market Rent before er reason) the Open Market Rent shall not have date which is three months before the Relevant the Tenant may at any time thereafter (whether Date) by notice in writing to the other party require arket Rent be referred to an Independent Expert ant so agree the determination of the Open Market ation.

n arbitrator;

enant to submit to him a proposal for the Open supporting documentation;

ant an opportunity to make counter submissions;

cisions, which will be binding on the parties.

arges shall be borne between the Landlord and ne Independent Expert shall determine or in the is given equally between the Landlord and the

n ascertained by any Relevant Review Date:

ndlord until the date when the Open Market Rent ual Rent at the yearly rate payable for the period elevant Review Date;

nual Rent actually payable from such Relevant d the Landlord will demand the difference (if any) ant has actually paid and the amount that would Annual Rent been ascertained before the Rent

rence to the Landlord within 10 working days after the base rate of Barclays Bank plc calculated on a tho of that difference from the date on which each the payable to the date of payment. If not paid those arrear.

ained pursuant to the provisions of this Schedule, nplete a memorandum (in duplicate) of the yearly under this Lease from the Relevant Review Date d by or on behalf of the Landlord and the Tenant

to the taking of any steps under this Schedule.

