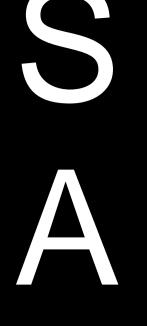
LR1. Date of lease

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









<<Insert date in full>>

LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered. <<Insert Landlord's title number(s)>>

LR2.2 Other title numbers

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

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 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 t 1985 t 1988 t 1996

hcluding mmencement date>>

uding piry date>>

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

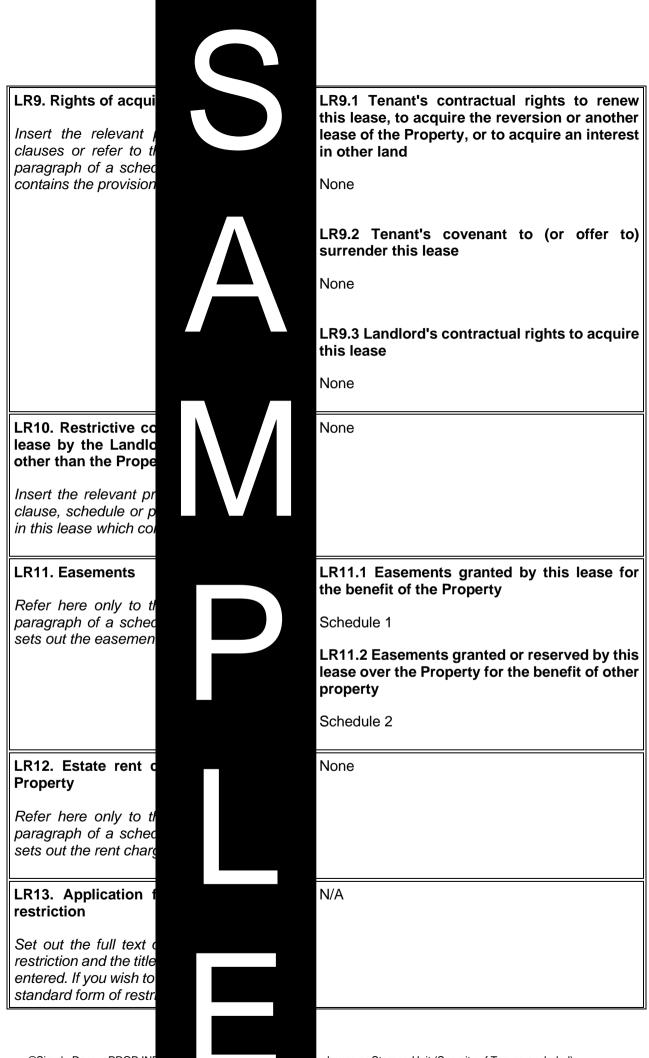
as follows: erm>>

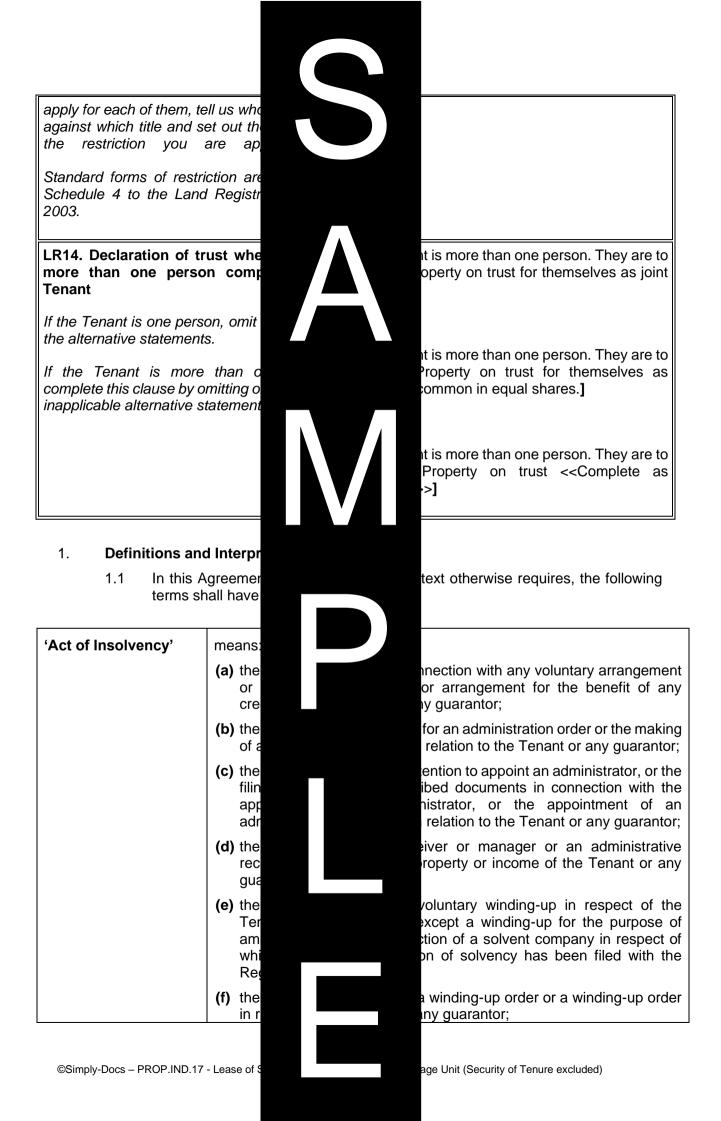
emium or "none">>

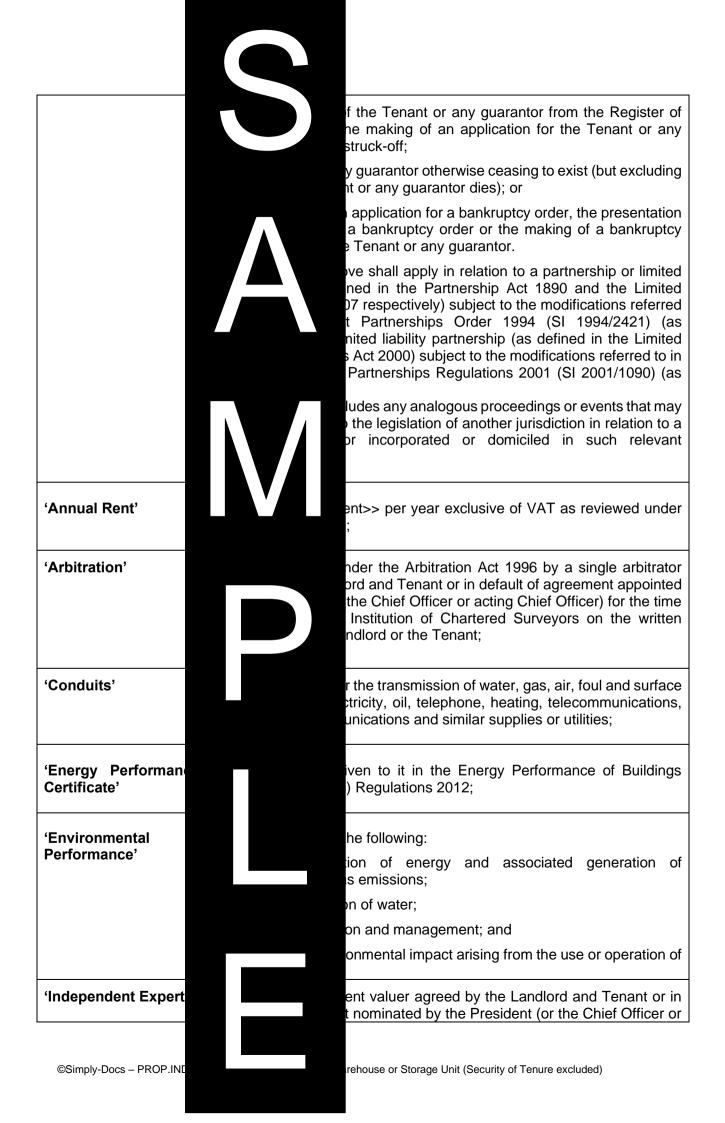
contains a provision that prohibits or positions.

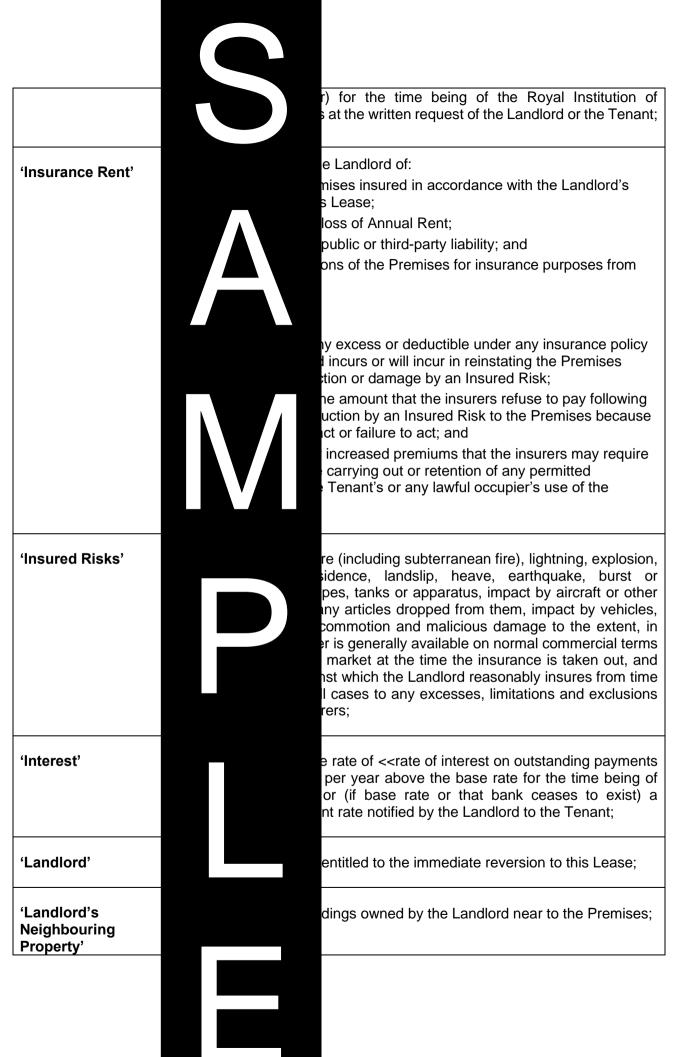








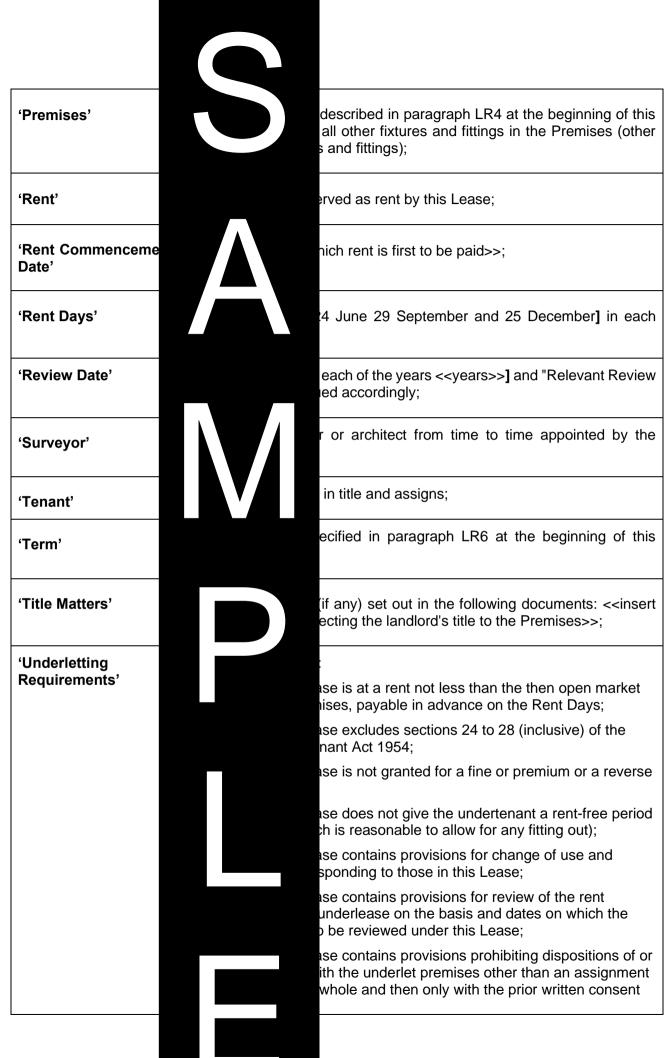




Open Market Rent'	means	the Premises as a whole might be
	expect	Int Review Date by a willing landlord to a
	willing	t with vacant possession and without
	fine or	ars equivalent to the [Term][residue of
	the Ter	or (if the term then remaining is less
	than fiv	e years] but starting on the Relevant
	Review	
	(a) tha	for immediate occupation and use and re fully restored;
	(b) tha	d with the Tenant's obligations in this
		tent that there has been a material or
	per	ndlord) the Landlord has complied with
	the	this Lease;
	(c) tha	lly be let and used for the uses
	per	1
	(d) tha	thetical lease the willing tenant will
	rec	free period, rent concession or any
	oth	n or amount that might be negotiated in
	the	ut purposes and that the Open Market
	Rei	ecome payable after the end of that
	per	ment of that inducement;
	and on	rwise contain the same terms and
	provisio	Lease (including the provisions for
	review	n contained) other than:
	(a) the	ent;
		,
	(b) any	ncession or any other inducement
	rec	lation to the grant of this Lease;
	(c) any	se; and
	(d) <<:	
	there b	ect on rent of:
	(a) the	ny lawful sub-tenant or their respective
	pre	en in occupation of the Premises;
	(b) any	Premises due to the carrying on there
	of t the	nt or any lawful sub-tenant (whether by decessors in such business);
	(c) any	enant or any other party with a specia
	inte	ght make by reason of its occupation
	(d) any	arried out during the Term by the Tenan
		heir own expense with the Landlord's
	or a	ursuance of an obligation to the
	Lar	s in title;
	(e) any	able to works that have been carried o
	by	t's predecessors in title or lawful
	000	
	(f) any	able to any temporary works, operation
	or d	oining premises;
	moans	ution within use class B8 of the Town ar
Permitted Use'	means Countr) Order 1987;
	Count	

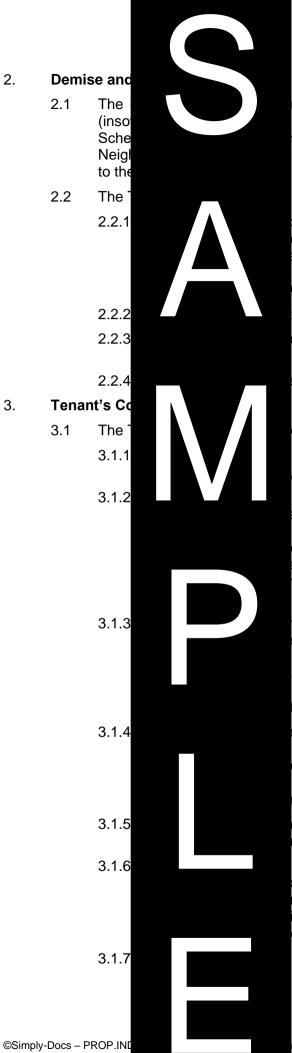
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age Unit (Security of Tenure excluded)



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			shall receive a direct covenant from the bserve and perform all the tenant's covenants in
			ese 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
			ise contains any other provisions that are ing 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 int 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 to suffer such act or thing to be done;
		1.3.6	neglect or default of the Tenant include the act, ny occupier of the Premises and their respective
		1.3.7	lo not form part of this Lease and are not to be s construction or interpretation; and
		1.3.8	ease include any document supplemental or ed into pursuant to its terms.
	1.4	The I its int	ent are for convenience only and shall not affect
			rehouse or Storage Unit (Security of Tenure excluded)



mises to the Tenant for the Term together with grant the same) the rights set out in the First reserving for the benefit of the Landlord's hts set out in the Second Schedule, and subject

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

o time the Insurance Rent;

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 as rent in arrears) calculated on a daily basis on refused from the due date until the date on which

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.

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).

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

3.1.8 3.1.9 3.1.1 3.1.1 3.1.1

h floor coverings of a colour and quality first ord.]

te and the inside of the Premises as often as is and also in the last three months before the end ages in the external colour scheme must first be ord. All decoration must be carried out in a good ing good quality materials that are appropriate to de all appropriate preparatory work.

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 emises 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 o any third party whose possessions have been idlord 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

3.1.1 3.1.1 3.1.1 3.1.1

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, pplication is withdrawn, or consent is granted or l, except in cases where the Landlord is required ly 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.

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 /s or public holidays)].

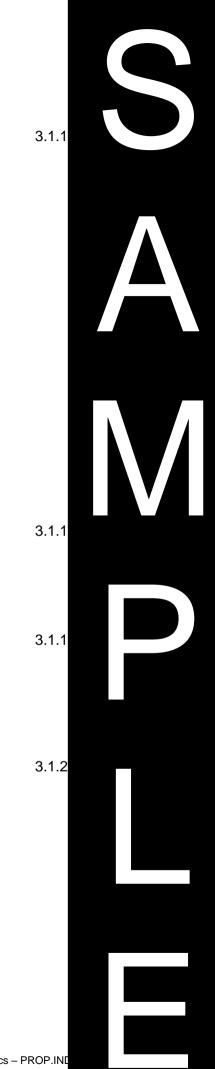
ns:

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;] and

itted in clause 3.1.17 below, Inot to make any ns or alterations of a non-structural nature to the



out 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 es or adversely affect the mechanical ventilation he Premises or have an adverse impact on the ance of the Premises and which shall be treated biect 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 he Tenant (except any which are trade or tenant's ngs) as soon as practicable and so that the t 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) bly 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 Premises, subject to that sign being of a d material approved by the Landlord and at the ove any sign and make good any damage caused faction of the Landlord.

ligations in respect of the Premises:

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

ys 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 br 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

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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 upment which is required by law or by the insurers s or reasonably required by the Landlord and to upment 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;

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 ment, 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;

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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.

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.

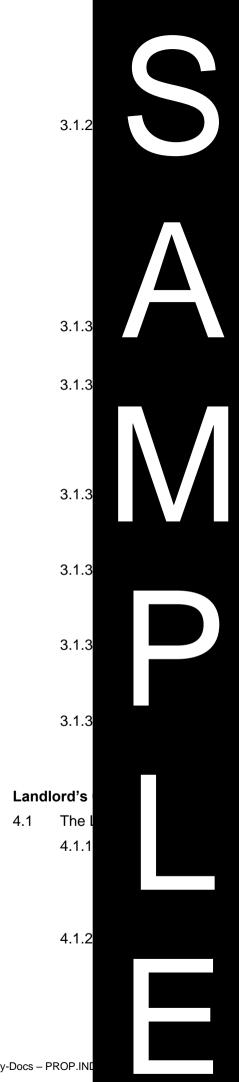
bliged, under or in connection with this Lease, to ny other person any sum by way of a refund or mount equal to any VAT incurred on that sum by person, except to the extent that the Landlord or redit for such VAT under the Value Added Tax Act

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

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of any alterations.

h 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.

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

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

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 d once the registration has been completed to the relevant titles to the Landlord.

to deliver to the Landlord the original of this Lease ents as the Landlord reasonably requires to close nd to remove entries in relation to it noted against ed title.

if 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 flord in the same terms as the original guarantor.

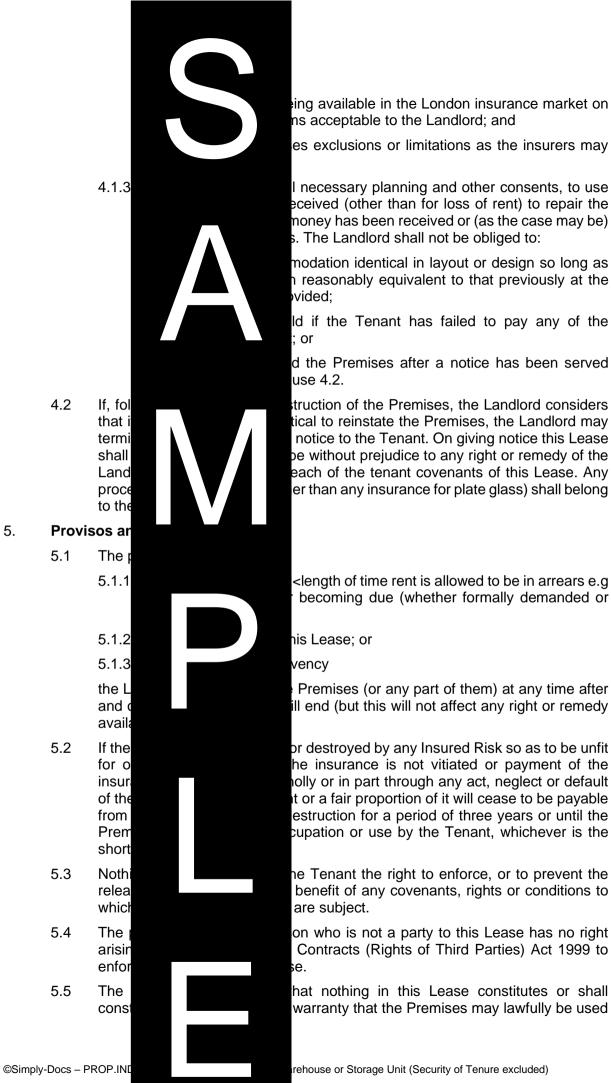
the Tenant:

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

es (other than any plate glass at 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:

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4.



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

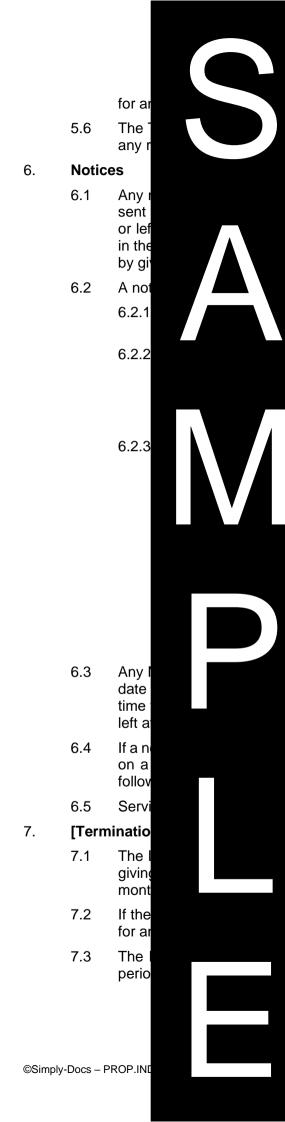
Premises (or any part of them) at any time after ill end (but this will not affect any right or remedy

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

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

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



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 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.

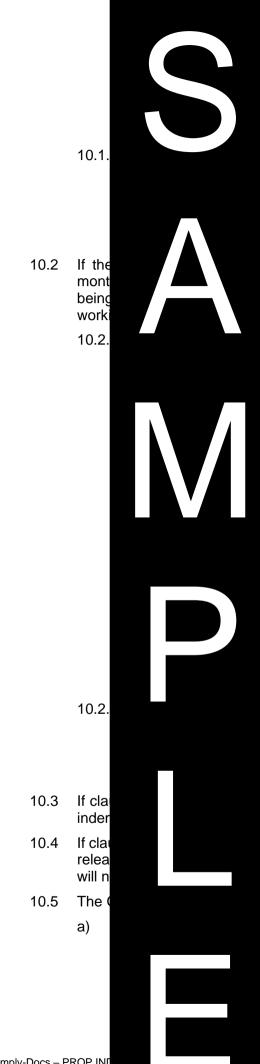
this Lease at any time [after <<insert date>>] by nan <<notice period to terminate lease e.g. 3 or 6 ake effect at any time.

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

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

8. [Termination		ninatio		
	8.1	The giving 6 mo		his Lease at any time [after < <insert date="">>] by than <<notice 3="" e.g.="" lease="" or<br="" period="" terminate="" to="">take effect at any time.</notice></insert>
	8.2	This Tena up po		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.
	8.3	[The LR3 assig exist.		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
	8.4	If the for ar		lause 8, this will not affect the rights of any party gation in this Lease.
	8.5	The I perio		the Tenant all payments of Rent that relate to a of this Lease.]
9.	Exclu	usion c		
	9.1	The befor serve Refor	\mathbf{N}	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.
	9.2	The T a [de form		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.
	9.3	The [·] on th		applicable, the person who made the declaration with the Tenant's authority.
	9.4	The I and Tena		agree pursuant to section 38A(1) of the Landlord ections 24 to 28 (inclusive) of the Landlord and I in relation to the tenancy created by this Lease.
	9.5	The I Leas		confirm that there is no agreement to which the
	9.6	[The may Land the R		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.
	9.7	The parag sche		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		f applicable, the person who made the declaration so with the Guarantor's authority.
10.	[Guarantor'			
	10.1	The (
		10.1.		ndlord that the Tenant will comply with all the this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;
		10.1.		andlord as primary obligor, and separate to the .1.1 above, to indemnify the Landlord against all
©Simply-Docs – PROP INF				rehouse or Storage Unit (Security of Tenure excluded)

rehouse or Storage Unit (Security of Tenure excluded)



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 tions of the Guarantor in this clause 10.

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

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

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

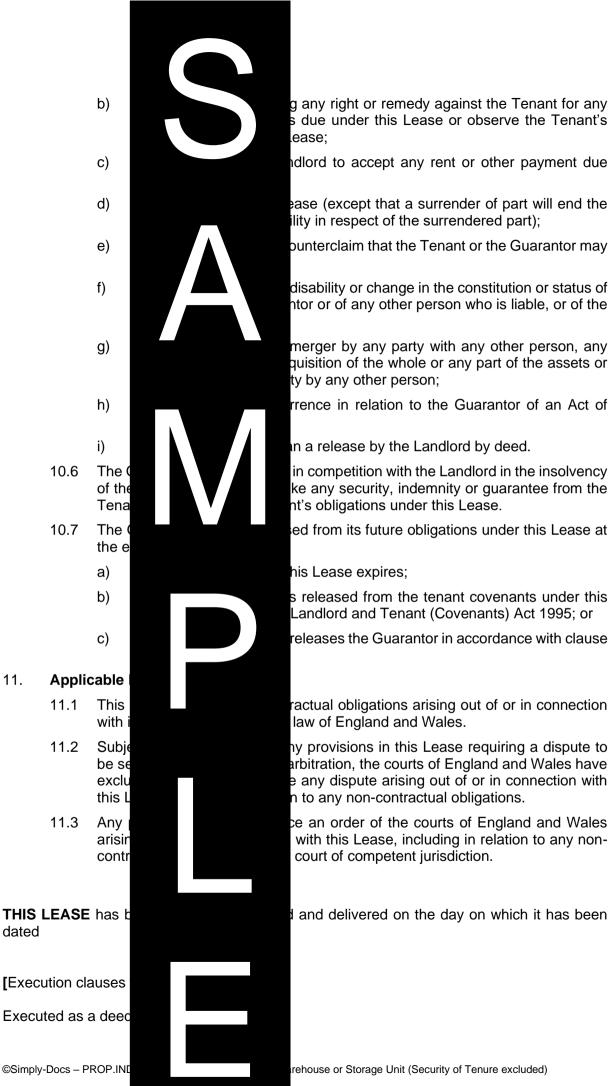
arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the Il other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

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

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

ot be reduced or discharged by:

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



the common seal of <<Landlord's Name <<Affix seal here>> 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 clau n individual) Signed as a deed b Signature: <<Landlord's Name in the presence of Signature of witness Name (in BLOCK C Address _ [Execution clauses ©Simply-Docs - PROP.INI rehouse or Storage Unit (Security of Tenure excluded)

Executed as a deed the common seal of <<Tenant's Name> in the presence of

Director

Director/Secretary

OR (alternative co

Executed as a deec <<Tenant's Name>: acting by [a director secretary] [two dire

OR (alternative co

Executed as a deed <<Tenant's Name>: acting by a director presence of

Signature of witness

Name (in BLOCK C

Address ____

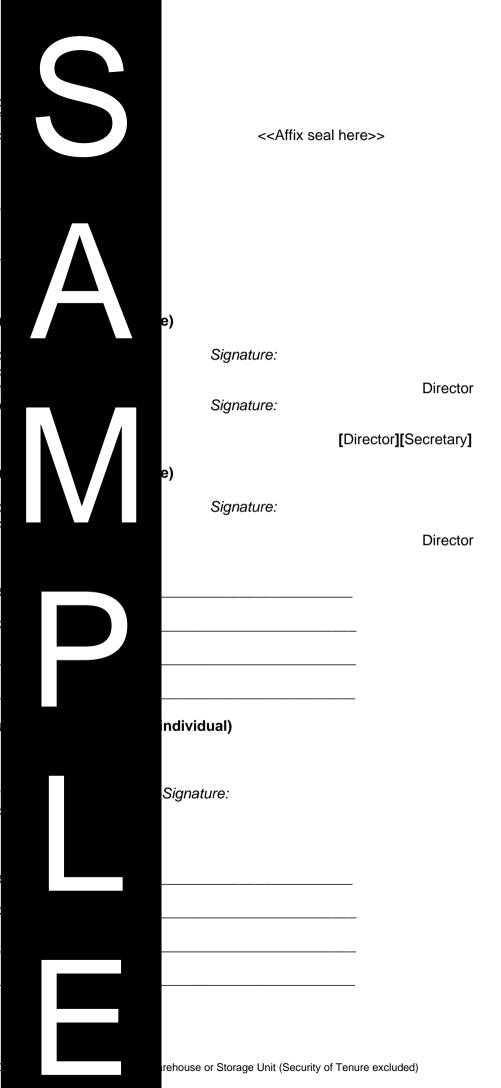
OR (execution clau

Signed as a deed b <<Tenant's Name> in the presence of

Signature of witness

Name (in BLOCK C

Address ____



[Execution clauses

Executed as a deed the common seal of <<Guarantor's Nam in the presence of

Director

Director/Secretary

OR (alternative co

Executed as a deed <<Guarantor's Nam acting by [a director secretary] [two dire

OR (alternative co

Executed as a deed <<Guarantor's Nam acting by a director presence of

Signature of witness

Name (in BLOCK C

Address _

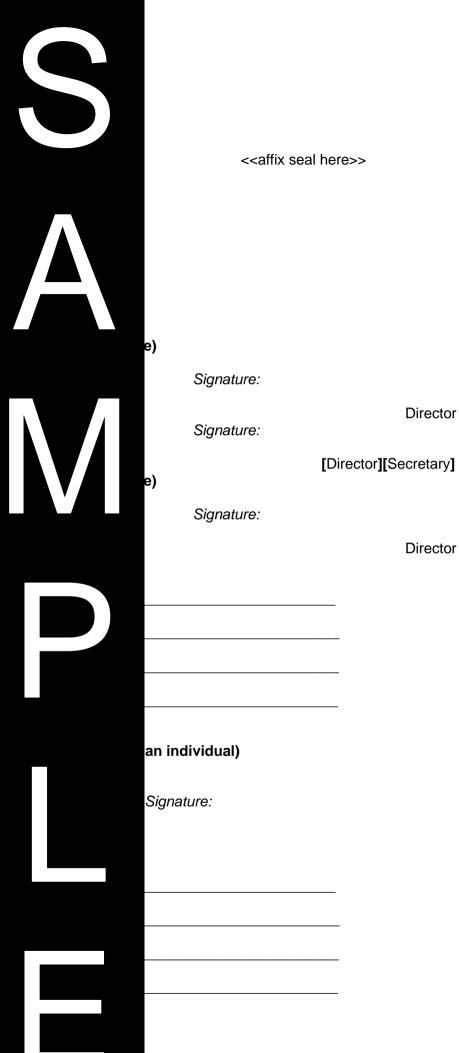
OR (execution clau

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

Signature of witness

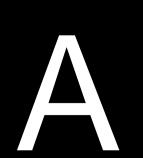
Name (in BLOCK C

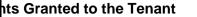
Address ____



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- The right to mains for th oil, telephon supplies or u
- 2. The right to by the Landl
- 3. [The right in
 - a) use f Prem Land attac
 - b) use f with Prop
 - c) <<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.

he Premises from any adjoining premises owned

rd and all others authorised by the Landlord to:

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

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

ghts to be granted to the Tenant>>.]

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

1. The right to oil, telephon supplies or Conduits at

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) obse d) cause
 - e) caus
 - f) repai pract
 - g) wher meth for, a
 - h) rema
 - i) wher hours



ts Reserved to the Landlord

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

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

rebuilding cost of the Premises for insurance or

ably carried out without entry onto the Premises,

or party walls on or adjacent to the Premises; and

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

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

anything that the Landlord is expressly entitled or 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

- 6. [The right to right of acce
- 7. The right to any adjoining discretion co air to the Pre up the Prem
 - a) giving
 - b) consi
 - c) taking affec
 - d) takin
 - e) takin dust limitir
 - f) maki
- 8. 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
- 9. The right to u without import conditions si
- 10. The right to from the Pre
- 11. All rights of reservation)



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

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 princetion 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

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

r any adjoining premises owned by the Landlord

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

- 1. Not without dangerous d
- 2. To make an information r the material accordance
- 3. When reque Tenant's cor
- 4. Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 6. No mat, bru thrown out o
- 7. Not to place such waste Local Author
- 8. Not to overlo the Premise
- 9. No blind sho approval of t
- 10. Not to place any goods o





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

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord that y for the Tenant's business and will be kept in ements.

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

cles on the Landlord's Neighbouring Property.

wed to remain in any service area within the or longer than is reasonably necessary for the oods or supplies and no vehicles may remain

en 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.

rwise upon the Landlord's Neighbouring Property



- 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 Op the Landlord amount of th and the men respectively.
- 7. Time is not of











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 the Independent Expert shall determine or in the this 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 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.