SAMPLE

LR1. Date of lease	<<Insert date in full>>
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 l *Give full names and a parties. For UK incorp 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*	**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>>
LR4. Property *Insert a full descript leased* *or* *Refer to the clause, s a schedule in this le being leased is n*	**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 f LR5.1, insert under that sub- relevant statement or refer to schedule or paragraph of a sche lease which contains the stateme* *In LR5.2, omit or delete those Ac not apply to this lease.*	***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~~
LR6. Term for which the Propert *Include only the appropriate stat completed) from the three options* *NOTE: The information you provi to, here will be used as part of the to identify the lease under rule 6 Registration Rules 2003.*	ncluding mmencement date>> uding piry date>> as specified in this lease at clause/ aragraph << >> as follows: erm>>
LR7. Premium *Specify the total premium, inclu VAT where payable.*	emium or "none">>
LR8. Prohibitions or restri disposing of this lease *Include whichever of the two st appropriate.* *Do not set out here the word provision.*	contains a provision that prohibits or spositions.

SAMPLE

LR9. Rights of acqui *Insert the relevant p clauses or refer to th paragraph of a schedu 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
LR10. Restrictive co lease by the Landlo other than the Prope *Insert the relevant pr clause, schedule or p in this lease which con*	None
LR11. Easements *Refer here only to th paragraph of a schedu sets out the easement*	**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** Schedule 2
LR12. Estate rent c Property *Refer here only to th paragraph of a schedu sets out the rent charg*	None
LR13. Application f restriction *Set out the full text o restriction and the title entered. If you wish to standard form of restri*	N/A

SAMPLE

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 comp** **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*	nt is more than one person. They are to operty on trust for themselves as joint nt 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 Agreemen text otherwise requires, the following terms shall have

'Act of Insolvency'	means: **(a)** the nnection with any voluntary arrangement or or arrangement for the benefit of any cre y guarantor; **(b)** the for an administration order or the making of a relation to the Tenant or any guarantor; **(c)** the ention to appoint an administrator, or the filin ibed documents in connection with the app nistrator, or the appointment of an adr relation to the Tenant or any guarantor; **(d)** the eiver or manager or an administrative rec roperty or income of the Tenant or any gua **(e)** the voluntary winding-up in respect of the Ten except a winding-up for the purpose of am ction of a solvent company in respect of whi on of solvency has been filed with the Reg **(f)** the a winding-up order or a winding-up order in r ny guarantor;

SAMPLE

	f the Tenant or any guarantor from the Register of he making of an application for the Tenant or any struck-off; y guarantor otherwise ceasing to exist (but excluding nt or any guarantor dies); or application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankruptcy e Tenant or any guarantor. ove shall apply in relation to a partnership or limited ned in the Partnership Act 1890 and the Limited 07 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (as nited liability partnership (as defined in the Limited s 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 or incorporated or domiciled in such relevant
'Annual Rent'	ent>> per year exclusive of VAT as reviewed under ;
'Arbitration'	nder the Arbitration Act 1996 by a single arbitrator ord and Tenant or in default of agreement appointed the Chief Officer or acting Chief Officer) for the time Institution of Chartered Surveyors on the written ndlord or the Tenant;
'Common Parts'	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;
'Conduits'	r the transmission of water, gas, air, foul and surface ctricity, oil, telephone, heating, telecommunications, unications and similar supplies or utilities;
'Energy Performan Certificate'	iven to it in the Energy Performance of Buildings) Regulations 2012;
'Environmental Performance'	he following: tion of energy and associated generation of s emissions; n of water;

SAMPLE

	on and management; and onmental impact arising from the use or operation of
'Estate'	building known as <<address of building>> with title title number>> including all additions and
'Independent Expert	ent valuer agreed by the Landlord and Tenant or in t nominated by the President (or the Chief Officer or r) for the time being of the Royal Institution of s at the written request of the Landlord or the Tenant;
'Insured Risks'	re (including subterranean fire), lightning, explosion, sidence, landslip, heave, earthquake, burst or pes, tanks or apparatus, impact by aircraft or other ny articles dropped from them, impact by vehicles, commotion and malicious damage to the extent, in er is generally available on normal commercial terms market at the time the insurance is taken out, and nst which the Landlord reasonably insures from time l cases to any excesses, limitations and exclusions rers;
'Interest'	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;
'Landlord'	entitled to the immediate reversion to this Lease;
'Letting Unit'	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;

SAMPLE

'Open Market Rent'	means the Premises as a whole might be expected nt 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 (if c re fully restored; **(b)** tha d with the Tenant's obligations in this Lea tent that there has been a material or per ndlord) the Landlord has complied with the this Lease; **(c)** tha ly be let and used for the uses per d **(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 Re ecome payable after the end of that per ment of that inducement; and on rwise contain the same terms and provisi 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 nt or any lawful sub-tenant (whether by the decessors in such business); **(c)** any enant or any other party with a special inte ght make by reason of its occupation of any **(d)** any rried out during the Term by the Tenant or a heir own expense with the Landlord's con ursuance of an obligation to the Lan s in title; **(e)** any able to works that have been carried out by t's predecessors in title or lawful occ **(f)** any able to any temporary works, operations or c oining premises;
'Permitted Use'	**[ENGL** within use classes **[**B2, and B8 and E(g)**]** of the ng (Use Classes) Order 1987**]**

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SAMPLE

	eans use within use classes **[**B1 B2 and B8**]** of the Planning (Use Classes) Order 1987**]**;
'Premises'	described in paragraph LR4 at the beginning of this er, tile and other surface finishes and internal e walls in or bounding the Premises and all doors and windows including the glass, the frames structural walls and partitions lying within the tered coverings or other surface finishes of the he underside of the joists or other structures to s are fixed, including for the avoidance of doubt the gs which shall comprise the ceiling tiles and the nsion system; and other surfaces of the floors down to the upper sts or structures to which the floors are fixed; ving only the Premises including the guard rails of ch serve the Premises exclusively; , mechanical and water and sanitary apparatus sively to the Premises and all other fixtures and emises (other than tenant's fixtures and fittings) not not include:- uilding (other than any matters expressly included ve the underside of the joists or structures to which ixed or below the upper surfaces of the joists or ch the floors are fixed including the floor slab the concrete floor slab of the balcony (if any); timbers and joists and other load bearing parts of ny of the external or structural walls or load bearing uilding except those surface finishes and coverings ws and doors expressly included above; n the building which do not serve the Premises
'Rent'	erved as rent by this Lease;
'Rent Commenceme Date'	hich rent is first to be paid>>;
'Rent Days'	24 June, 29 September and 25 December**]** in each

SAMPLE

'Retained Property'	he Estate which are not Letting Units including (but arts; or serving the Estate except any that exclusively 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
'Review Date'	each of the years <<years>>**]** and "Relevant Review ied accordingly;
'Superior Landlord'	who is for the time being landlord under the Superior
'Superior Lease'	ated <<date>> and made between (1) <<name of <name of tenant>>;
'Surveyor'	r or architect from time to time appointed by the case may be, the Superior Landlord;
'Tenant'	in title and assigns;
'Term'	ecified in paragraph LR6 at the beginning of this
'Title Matters'	(if any) set out in the Superior Lease and in the s: <<insert list of documents affecting the landlord's >>;
'VAT'	onstituted by the Value Added Tax Act 1994 (and xpressly 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

SAMPLE

1.2.6 is 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 t or 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 o 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 ent are for convenience only and shall not affect its int

1.5 Wher uired under this Lease to obtain the consent or appro enant shall also obtain the consent or approval of the S

2. **Demise and**

2.1 The mises to the Tenant for the Term together with (inso grant the same) the rights set out in the First Sche ving for the benefit of the Estate and the Retained Prop the Second Schedule, and subject to the Title Matte

2.2 The

2.2.1 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;

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

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

2.2.4 om the Tenant to the Landlord under this Lease;

2.2.5 r this Lease.

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3. **Tenant's Co**

3.1 The T e Landlord:

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

3.1.2 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

3.1.3 he Landlord against all existing and future rates, es, 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.

3.1.6 in good and substantial repair and condition and t where damage results from any of the Insured t 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 th floor coverings of a colour and quality first ord.**]**

3.1.8 e parts (if any) and the inside of the Premises as y necessary and also in the last three months Term. Any changes in the external colour scheme l by the Landlord. All decoration must be carried per manner using good quality materials that are emises and include all appropriate preparatory

3.1.9 the Premises which are not built upon clean and ruction.

3.1.1 :

emises to the Landlord in the repair and condition s 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;

SAMPLE

SAMPLE

e Tenant's possessions from the Premises; and

the Landlord all documents held by the Tenant th and safety matters including (but not limited to) ety assessments, asbestos surveys and reports, sments and reports, and certificates relating to as systems.

3.1.1 the 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

ust indemnify the Landlord against any liability o any third party whose possessions have been dlord in the mistaken belief that the possessions Tenant; and

must pay to the Tenant the sale proceeds after costs of transportation, storage and sale incurred .

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

the Superior Landlord or their agents or Surveyor enant (or leaves on the Premises) notice of any tenance which the Tenant has failed to carry out failure 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 t) the proper expenses of such works (including Surveyor's and other fees).

3.1.1 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 ble notice (which need not be in writing) to the

3.1.1 or, as the case may be, the Superior Landlord on nity basis all costs, charges, fees and other gal costs and Surveyor's and other professional d by the Landlord or the Superior Landlord (or d be payable by them) in connection with or in

nt of the tenant covenants of this Lease;

SAMPLE

the Tenant's obligations in this Lease, including and service of a notice under section 146 of the y 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 x months after the end of the Term.

3.1.1

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

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

3.1.1 ns:

Premises with any adjoining premises;

y 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 out the Landlord's prior written consent (such e unreasonably withheld or delayed).

3.1.1 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;

SAMPLE

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 ot be liable for any failure to affect any necessary amount for which the Premises are insured unless provided that information.**]**

3.1.1 the Construction (Design and Management) ply to any works carried out to the Premises andlord'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

3.1.1 , 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 amage caused to the reasonable satisfaction of

3.1.2 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 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 he client;

emises 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.

3.1.2 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.

3.1.2 on:

Premises on trust for another;

another to occupy the whole or any part of the

n 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 giving consent require compliance with the ause 3.1.23.

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

ee is not someone who, immediately before the gnment, was either a guarantor of the Tenant's der 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 y 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 ith a charge over the deposit; and

SAMPLE

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

3.1.2 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).

3.1.2 ce:

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

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

3.1.2 ct 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.

3.1.2 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

3.1.2 emnify the Landlord against all actions, claims, hird 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:

lition of the Premises or the Tenant's use of them; Tenant's rights; or
any alterations.

3.1.2 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

s (at the Tenant's cost) where it is reasonable for do so.

3.1.3 nmon Parts:

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

SAMPLE

SAMPLE

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

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

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

3.1.3 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, ms which are used or are capable of being used nmon with other premises.

3.1.3 ny assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other ified copy of the relevant document together with of the relevant registered titles to the Landlord.

3.1.3 to compulsory registration at the Land Registry, e date of this Lease to apply to the Land Registry nd once the registration has been completed to the relevant titles to the Landlord.

3.1.3 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.

3.1.3 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 dlord in the same terms as the original guarantor.

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

4. **Landlord's**

4.1 The the Tenant:

4.1.1 nt 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.

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

4.1.3 teps to enforce the obligations of the Superior or Lease.

5. **Provisos an**

5.1 The

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

5.1.2 his Lease; or

5.1.3 vency

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

5.2 If the or destroyed by any Insured Risk so as to be unfit for o he insurance is not vitiated or payment of the insur olly or in part through any act, neglect or default of the t or a fair proportion of it will cease to be payable from estruction for a period of three years or until the Prem cupation or use by the Tenant, whichever is the short

5.3 Nothi ne Tenant the right to enforce, or to prevent the relea benefit of any covenants, rights or conditions to which are subject.

5.4 The on who is not a party to this Lease has no right arisin Contracts (Rights of Third Parties) Act 1999 to enfor se.

5.5 The hat nothing in this Lease constitutes or shall const warranty that the Premises may lawfully be used for a is Lease.

5.6 The t it has not entered into this Lease in reliance on any r y made by or on behalf of the Landlord.

6. **Notices**

6.1 Any connection with this Lease must be in writing and sent st or special delivery to or otherwise delivered to or lef ecipient under clause 6.2 or to any other address in the recipient has specified as its address for service by gi rking days' notice under this clause 6.

6.2 A not

6.2.1 d liability partnership registered in the United ed at its registered office;

6.2.2 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 ;

6.2.3 erved:

he Landlord, at any postal address in the United n 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;

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SAMPLE

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.

6.3 Any N ed as served on the second working day after the date -paid first-class post or special delivery or at the time or left at the recipient's address if delivered to or left a

6.4 If a n on a day that is not a working day or after 5:00PM on a reated as served at 9:00AM on the immediately follow

6.5 Servi mail is not a valid form of service under this Lease.

7. **[Terminatio**

7.1 The L this Lease at any time **[**after <<insert date>>**]** by giving han <<notice period to terminate lease e.g. 3 or 6 mont take effect at any time.

7.2 If the Clause 7, this will not affect the rights of any party for ar gation in this Lease.

7.3 The L the Tenant all payments of Rent that relate to a perio of this Lease.**]**

8. **[Terminatio**

8.1 The T his Lease at any time **[**after <<insert date>>**]** by giving than <<notice period to terminate lease e.g. 3 or 6 mo o take effect at any time.

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

8.3 **[**The e 8 is personal to the Tenant named in paragraph LR3 ease and will end on the date of the first deed of assig Lease or on the date when that Tenant ceases to exist.

8.4 If the Clause 8, this will not affect the rights of any party for ar gation in this Lease.

8.5 The L the Tenant all payments of Rent that relate to a perio of this Lease.**]**

9. **Exclusion o**

9.1 The T re the grant of this Lease (or as the case may be befor tually bound to enter into this Lease) the Landlord serve in the form set out in schedule 1 to the Regulatory Refo (England and Wales) Order 2003.

9.2 The T enant (or a person on behalf of the Tenant) made a **[**de out in paragraph 7**] [**statutory declaration in the form f schedule 2 to the 2003 Order.

9.3 The T applicable, the person who made the declaration on th with the Tenant's authority.

9.4 The L agree pursuant to section 38A(1) of the Landlord

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and ections 24 to 28 (inclusive) of the Landlord and Tena in relation to the tenancy created by this Lease.

9.5 The confirm that there is no agreement to which the Leas

9.6 [The before the grant of this Lease (or as the case may s contractually bound to enter into this Lease) the Land antor a notice in the form set out in schedule 1 to the R ess Tenancies) (England and Wales) Order 2003.

9.7 The they made a **[**declaration in the form set out in parag aration in the form set out in paragraph 8**]** of sche]

9.8 The f applicable, the person who made the declaration on th 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 es and expenses caused to the Landlord by the the rents or comply with the Tenant's covenants supplemental documents to this Lease); and

10.1. Landlord as primary obligor to indemnify the sses, 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.

10.2 If the e discretion notifies the Guarantor within three mont isclaimer or forfeiture of this Lease or the Tenant being of companies, the Guarantor must, within ten work 's option either:

10.2. cost (including payment of the Landlord's costs) ease 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 t term commencement date that has not been with the rent being reviewed as at the date of the review);

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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

10.2. 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

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

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

10.5 The ot be reduced or discharged by:

a) son to enforce in full, or any delay in enforcement or any concession allowed to the Tenant or any

b) g any right or remedy against the Tenant for any s due under this Lease or observe the Tenant's ease;

c) ndlord to accept any rent or other payment due

d) ease (except that a surrender of part will end the ility in respect of the surrendered part);

e) ounterclaim that the Tenant or the Guarantor may

f) disability or change in the constitution or status of ntor or of any other person who is liable, or of the

g) 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;

h) rrence in relation to the Guarantor of an Act of

i) n a release by the Landlord by deed.

10.6 The in competition with the Landlord in the insolvency of the ke any security, indemnity or guarantee from the Tena nt's obligations under this Lease.

10.7 The ed from its future obligations under this Lease at the e

a) this Lease expires;

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

c) releases the Guarantor in accordance with clause

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11. **Applicable l**

11.1 This ractual obligations arising out of or in connection with i law of England and Wales.

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

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

THIS LEASE has b d and delivered on the day on which it has been dated

[Execution clauses

Executed as a deed
the common seal of
<<Landlord's Name <<Affix seal here>>
in the presence of

Director

_____
Director/Secretary

OR (alternative co e)

Executed as a deed *Signature:*
<<Landlord's Name
acting by **[**a director Director
secretary**] [**two dire *Signature:*

[Director**][**Secretary**]**

OR (alternative co e)

Executed as a deed *Signature:*
<<Landlord's Name
acting by a director Director
presence of

Signature of witness _____

Name (in BLOCK C _____

Address _____

_____

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SAMPLE

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

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

_____
Director

_____
Director/Secretary

OR (alternative co e)

Executed as a deed *Signature:*
<<Tenant's Name>>
acting by **[**a director Director
secretary**] [**two dire *Signature:*

[Director**][**Secretary**]**

OR (alternative co e)

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

Signature of witness _____

Name (in BLOCK C _____

Address _____ _____

_____ _____

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SAMPLE

OR (execution clau individual)

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

Signature of witnes _____

Name (in BLOCK C _____

Address _____ _____

_____ _____

[Execution clauses

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

_____
Director

_____
Director/Secretary

OR (alternative co e)

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

[Director**][**Secretary**]**

OR (alternative co e)

Executed as a deed *Signature:*
<<Guarantor's Nam
acting by a director Director
presence of

Signature of witnes _____

Name (in BLOCK C _____

Address _____ _____

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SAMPLE

OR (execution clau an individual)

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

Signature of witness _____

Name (in BLOCK C _____

Address _____

_____

SAMPLE

nts Granted to the Tenant

1. The right to Conduits connecting the Premises to the public mains for th , air, foul and surface water drainage, electricity, oil, telephon ations, internet, data communications and similar supplies or u emises.

2. The right to e Premises from the Estate.

3. The right in rd and all others authorised by the Landlord and with other Te

   a) use s s as are necessary to obtain access to and egress from

   b) use s hale lavatories and water closets in the Common Parts me be allocated by the Landlord or the Superior Land nant (whether or not in common);

   c) use f aining access on foot only to and egress from the Prem tyards and emergency escapes within the Estate **[**whic n on the plan attached to this Lease**]**;

   d) use f gaining access to and egress from the Premises with estate roads within the Estate **[**which are shown edge ed to this Lease**]**;

   e) <<ins ghts to be granted to the Tenant>>.**]**

4. **[**Except as n ant of this Lease does not include any right over neighbouring 2 of the Law of Property Act 1925 and the rule in *Wheeldon v* this Lease.

SAMPLE

S nts Reserved to the Landlord

1. The right to s, air, foul and surface water drainage, electricity, oil, telephon ations, internet, data communications and similar supplies or remainder of the Estate and any adjoining or neighbouring onduits at the Premises.

2. The right to

   a) review o ental Performance of the Premises including to install ar uipment within or relating to the Premises and to prepare

   b) estimate uilding cost of the Premises for insurance or any other pu

3. If the relevar ably carried out without entry onto the Premises, the right to e

   a) build or party walls on or adjacent to the Premises; and

   b) inspe te, rebuild or carry out other works upon any adjoi the Landlord.

4. **[**Where the T scretion) consents, the right to enter the Premises to carry out s to improve their Environmental Performance.**]**

5. The right to anything that the Landlord is expressly entitled or required to or any other reasonable purposes in connection with this Lea provided that the Landlord must:

   a) give working days' prior notice (except in the case of emer d must give as much notice as may be reasonably pract

   b) obse ents (but where that includes being accompanied by th ve the Tenant must make that representative avail

   c) obse s to the Landlord's entry set out in this Lease;

   d) caus the Tenant's business as reasonably practicable;

   e) caus e as reasonably practicable;

   f) repai hat the Landlord causes as soon as reasonably pract

   g) wher rks, obtain the Tenant's approval to the location, meth ther material matters relating to the preparation for, a ks;

   h) rema no longer than is reasonably necessary; and

   i) wher exercise any rights outside the normal business hours

6. In an emerg being carried out to them, the right to close off or restrict acce so long as (except in an emergency) alternative facilities are terially less convenient.

7. The right to or reduce the extent of any Common Parts or Conduits so

   a) alternati that are not materially less convenient; or

SAMPLE

b) if no alte se and enjoyment of the Premises is not materially adverse

8. The right fro ate areas within the Common Parts for particular purposes inc car parks, service roads and footpaths and from time to time designated areas, so long as the remaining areas are reasona ended purposes.

9. The right to uction, demolition, alteration or redevelopment on any adjoinin t others to do so) as the Landlord or the Superior Landlord in nsiders fit (whether or not these works interfere with the flow Premises) and the right in connection with those works to unc Premises subject to the Landlord:

a) givin e works to be carried out;

b) cons to the management of potential interference;

c) takin nsure that the works do not materially adversely affec arry out its business from the Premises;

d) takin ern standards of construction and workmanship;

e) takin duce any interference to the Premises by noise, dust en into consideration the Tenant's suggestions for limiti

f) maki mage to the Premises or its contents.

10. The right, w plant and equipment onto the Premises and to place scaffo the exterior of or outside any buildings on the Premises in rights under this Lease provided that:

a) any s soon as reasonably practicable, with any damage caus Premises made good;

b) the s e obstruction as is reasonably practicable to the entra

c) the s advertising displayed on it (except for any health and relating to any other tenant whose premises are obstr by the scaffolding) unless the Tenant has cons

d) if the gnage is obstructed or interfered with by the scaff permit the Tenant to display a sign (approved by the L f the scaffolding in front of the Premises so that it is vis

11. The right to rpose whatsoever and without imposing upon any adjoining or any restrictions or conditions similar to those imposed upo

12. The right to r the remainder of the Estate from the Premises.

13. All rights of nises that now exist or that might (but for this reservation) er land.

SAMPLE

ule – Regulations

1. Not without Superior Landlord's prior written consent to keep any inflamm or explosive material in the Premises.
2. To make an under paragraph 1 in writing accompanied by all information o the reasonable satisfaction of the Landlord and the Superio erial in question is necessary for the Tenant's business an ce with relevant legal requirements.
3. When reque the Superior Landlord, to provide a copy of any document re pliance with the Control of Asbestos Regulations 2012 at the
4. To obtain, y licence or registration which is required in connection w d to comply with the terms and conditions of the licence or re d regulations relevant to the Permitted Use.
5. Not to obstru cles on the Estate.
6. No vehicles d to remain in any service area within the Estate for longer tha ry for the purposes of loading or unloading goods or supplies a ain overnight.
7. To comply w egulations on the estate roads within the Estate.
8. No mat, bru ken outside the Premises, nor shall anything be thrown out o
9. Not to place able waste or refuse in the bins but to dispose of such waste ted by the byelaws and in consultation with the Local Autho Superior Landlord.
10. Not to overlo the Premises nor any machinery or equipment at the Premise serving the Premises.
11. No blind sho ows of the Premises without the previous written approval of t erior Landlord as to colour and type.
12. Not without t n consent to allow any item to be stored or left on any open lan materials, tools, machinery or refuse.

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Rent Review Provisions

1. The Annual n every Review Date. The amount of the Annual Rent payabl shall be the greater of the Annual Rent which was payable imm evant Review Date and the Open Market Rent as at the Releva

2. The Landlor gree the amount of the Open Market Rent before each Review er reason) the Open Market Rent shall not have been uncon date which is three months before the Relevant Review Date the Tenant may at any time thereafter (whether before or aft Date) by notice in writing to the other party require that the dete arket Rent be referred to an Independent Expert provided tha ant so agree the determination of the Open Market Rent will inst ation.

3. The Indepen

   3.1 act a n arbitrator;

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

   3.3 give ant an opportunity to make counter submissions; and

   3.4 give cisions, which will be binding on the parties.

4. The Indepen arges shall be borne between the Landlord and the Tenant i e Independent Expert shall determine or in the event that n is given equally between the Landlord and the Tenant.

5. If the Open n ascertained by any Relevant Review Date:

   5.1 the T ndlord until the date when the Open Market Rent has b ual Rent at the yearly rate payable for the period imme Relevant Review Date;

   5.2 upon ual Rent actually payable from such Relevant Revie d the Landlord will demand the difference (if any) betw ant has actually paid and the amount that would have Annual Rent been ascertained before the Rent Revie

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

6. When the Op tained pursuant to the provisions of this Schedule, the Landlord mplete a memorandum (in duplicate) of the yearly amount of th under this Lease from the Relevant Review Date and the men d by or on behalf of the Landlord and the Tenant respectively.

7. Time is not to the taking of any steps under this Schedule.

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