

**THIS TENANCY AT WILL** is dated <<date>> <<month>> <<year>> and is made **BETWEEN:**

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

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

OR [(2) <<Tenant's Name>> of <<Country of Residence of Tenant>>]

**1. Definitions and Interpretation**

In this agreement, except where the context requires, the following meanings shall have the following meanings:

**'Permitted Use'** means the use of the Premises for a private motor vehicle;  
**'Permitted Hours'** means the hours of use e.g. 8am on Monday to 6pm on Friday;  
**'Premises'** means the premises described in the schedule of Premises and shown on the map attached to this agreement;  
**'Rent'** means the sum payable by the Tenant to the Landlord per month exclusive of value added tax.

**2. Grant of tenancy at will**

- 2.1 The Landlord lets and grants to the Tenant the use and occupation of the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will between them.

**3. Tenant's covenants**

- 3.1 The Tenant shall pay the Rent to the Landlord in advance and without any deduction or set-off on the first day of every month and on the day immediately following the first day of every month and on the day immediately following the first day of every month and on the day immediately following the first day of every month and including the [last day of the month].
- 3.2 The Tenant shall not:
- 3.2.1 use the Premises for any purpose other than the Permitted Use;
  - 3.2.2 use the Premises for any purpose other than the Permitted Hours;
  - 3.2.3 park vehicles on the Premises;
  - 3.2.4 make any use of the Premises which results in excessive smoke or fumes to be emitted;
  - 3.2.5 assign under lease or otherwise dispose of the whole or any part of the Premises;
  - 3.2.6 share occupation of the Premises with any other person;
  - 3.2.7 make any alterations to the Premises without the prior written consent of the Landlord.

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3.2.8 put any sign on the Premises without the prior written consent of the Landlord;

3.2.9 allow any item to be stored or left on the Premises, including a motor vehicle to be stored or left on the Premises, materials tools machinery or refuse;

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

3.2.11 <<insert any

3.3 The Tenant shall keep the Premises in good order and tidy and make good any damage caused.

3.4 The Tenant shall obtain any licence or registration which is required in connection with the use of the Premises and shall comply with the terms of any licence or registration and all laws and regulations relating to the use of the Premises.

3.5 The Tenant shall pay all rates and taxes (including water rates and outgoings whatsoever in any description) which are payable by the owner or occupier of the Premises or imposed upon the Premises or any part thereof by law, statute or of any other authority of a public or novel nature.

3.6 The Tenant shall pay all charges incurred by the Landlord against all charges incurred by the Landlord in connection with city telecommunications and any other services supplied to the Premises including all standing charges and meter rents).

3.7 The Tenant shall pay all correspondence received at the Premises and address relevant to the Landlord's interest in the Premises.

3.8 The Tenant shall allow the Landlord (or any other persons authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the terms of the agreement are being complied with and for any other purpose in connection with the Landlord's interest in the Premises.

3.9 When the Tenant vacates the Premises at the termination of the tenancy created by this agreement, the Tenant shall remove all items belonging to it.

#### 4. Landlord's covenants

4.1 The Landlord shall allow the Tenant to enter and egress from the Premises at all times (subject to any applicable law).

4.2 The Landlord shall provide the following services:

4.2.1 keeping the Premises in good order and marked for vehicle parking;

4.2.2 <<Insert details of any other services to be provided>>;

4.2.3 such other services as may be agreed in writing between the Landlord and the Tenant and the cost of any such services shall be included in the Rent.

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

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

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