

**THIS TENANCY AT WILL** is dated <<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 <<Tenant's Address>> (hereinafter referred to as the 'Tenant')]

**1. Definitions and Interpretation**

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

**'Permitted Use'**

**'Premises'**

**'Rent'**

**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 term of the Premises.

**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 following the date of this agreement to 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 assign under lease or otherwise the whole or any part of the Premises;
  - 3.2.3 share occupation of the Premises with any other person;
  - 3.2.4 make any alterations to the Premises;
  - 3.2.5 put any signs or notices on the Premises without the prior written consent of the Landlord;
  - 3.2.6 cause any nuisance or disturbance to the Landlord or to the owners or occupiers of any other premises;
  - 3.2.7 <<insert any other covenants>>

- 3.3 The Tenant shall keep the Premises and garden (if any) well cultivated and tidy and keep any hedges trimmed and in good repair and make good any damage caused.
- 3.4 The Tenant shall pay all rates and taxes (including water rates and sewerage rates and outgoings whatsoever (in whatever description) which are payable by or on behalf of the owner or occupier of the Premises or any part thereof.
- 3.5 The Tenant shall pay all charges relating to water sewerage and other services supplied to the Premises (including meter rents).
- 3.6 The Tenant shall pay all rates and taxes on the Premises and address any correspondence received at the Premises and address any correspondence relevant to the Landlord's interest in the Premises.
- 3.7 The Tenant shall allow the Landlord (or any other person authorised by the Landlord) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Tenant is complying with the covenants and conditions of this agreement and for any other purpose in connection with the Landlord's interest in the Premises.
- 3.8 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

The Landlord shall allow the Tenant (and his employees and visitors) access to and egress from the Premises (if applicable).

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

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