

LR1. Date of lease	Date in full>>
LR2. Title number(s)	Landlord's title number(s) ...r(s) out of which this lease is granted. ... if not registered. Landlord's title number(s)>> Other title numbers ... number(s) against which entries of matters ... LR9, LR10, LR11 and LR13 are to be ... her title number(s)>>
LR3. Parties to this lease <i>Give full names, addresses and company registered number, if any, of each of the parties to this lease. For Scottish companies use a SC prefix, for limited liability partnerships use an LLP prefix. For foreign companies give territory in which incorporated.</i>	Name of Landlord>> Address of Landlord>> Company number>> Name(s) of Tenant(s)>> Address of Tenant>> Company number (if applicable)>> Trustees of a members' club known as ... of Club>>] (any) Name of Surety>> Address of Surety>> Company number>> Parties <i>Capacity of each party, for example ...ent company", "guarantor", etc.</i> Name of other party>> Address of other party>> Company number>>
LR4. Property <i>Insert a full description of the land being leased or Refer to the clause, schedule or paragraph in this lease in which the land leased is more fully described.</i> <i>Where there is a letting of part of a registered plot, a plan must be attached to this lease and the levels must be specified.</i>	In the event of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail. Property [shown edged red on the plan attached to this lease and] known as <<Insert Property>>

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LR5. Prescribed statements etc.

If this lease includes a statement falling within LR5.1, insert under that sub-clause the statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.

In LR5.2, omit or delete those Acts which do not apply to this lease.

statements prescribed under rules 179 and 180 (leases in favour of a charity), 180 (leases granted by a charity) or 196 (leases granted by a charity) of the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

relevant provision if landlord or tenant is a charity.

This lease is made under, or by virtue of, the provisions of:

the Leasehold Reform Act 1967

the Leasehold Reform Act 1985

the Leasehold Reform Act 1988

the Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options.

NOTE: The information you provide, or omit, here will be used as part of the particular description to identify the lease under rule 6 of the Land Registration Rules 2003.

including the commencement date>>

including the expiry date>>

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

as follows:
term>>

LR7. Premium

Specify the total premium, inclusive of VAT, where payable.

premium or "none">>

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the wording of the provisions.

contains a provision that prohibits or restricts dispositions.

LR9. Rights of acquisition etc.

Insert the relevant provisions in the schedule or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.

landlord's contractual rights to renew this lease, to acquire the reversion or another interest in the Property, or to acquire an interest in the land

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tenant's covenant to (or offer to)
this lease

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Landlord's contractual rights to acquire

LR10. Restrictive covenants given by the Landlord in respect of the Property other than the Property

Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease in which contains the provisions.

LR11. Easements

Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.

Easements granted by this lease for the benefit of the Property

Easements granted or reserved by this lease for the benefit of other

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LR12. Estate rentcharge burdened on the Property

Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.

LR13. Application for standard form of restriction

Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause for each of them, tell us who is applying for each, which title and set out the full text of the restriction you are applying for.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules.

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LR14. Declaration of trust where more than one person comprising Tenant

If the Tenant is one person, omit or delete the alternative statements.

If the Tenant is more than one person, delete this clause by omitting or deleting all the alternative statements.

... is more than one person. They are to hold the property on trust for themselves as joint

... is more than one person. They are to hold the property on trust for themselves as common in equal shares.]

... is more than one person. They are to hold the property on trust <<Complete as follows>>]

1. Definitions and Interpretation

1.1 In this Agreement except where the context otherwise requires the following terms shall have the meanings

otherwise requires the following

'Annual Rent'	mean	annum exclusive of VAT;
'Conduits'	mean and of water media all fixed extrac	er and supply pipes (including gas drains, soil and waste pipes, cables and other conducting s, electricity and other services and equipment or structures including air
'Interest'	mean paym the tir cease Landl	<rate of interest on outstanding per annum above the base rate for bank plc or (if base rate or that bank equivalent rate notified by the
'Landlord'	includ revers Term	s for the time being entitled to the nt upon the determination of the
'Landlord's Neighbouring Property'	mean the P	ed by the Landlord in the vicinity of
'Permitted Use'	mean	;
'Premises'	mean of this Prem	in paragraph LR4 at the beginning other fixtures and fittings on the fixtures and fittings);

'Rent'	mean	ent by this Lease;
'Rent Commencement Date'	mean	s first to be paid>>;
'Rent Days'	Mean each	September and 25 December] in
'Surveyor'	mean Landl	ct from time to time appointed by the
'Tenant'	includ time v	s in whom the Term is from time to
'Term'	mean Lease	paragraph LR6 at the beginning of this
'Title Matters'	mean <<ins Prem	out in the following documents: cting the landlord's title to the
'VAT'	mean (and u monie or cha	y the Value Added Tax Act 1994 ly stated references to rent or other are exclusive of any VAT charged

- 1.2 Unless the context of the Agreement requires otherwise, a reference in this Agreement to:
- 1.2.1 "writing" and a communication includes a reference to any transmission or similar means;
 - 1.2.2 a "working day" means any day other than Saturday or Sunday which is not a public holiday in the territory of either party;
 - 1.2.3 a statute or a provision as a reference to that statute or provision as at the relevant time;
 - 1.2.4 "this Agreement" and "the Schedules" as a reference to this Agreement and each of the Schedules as amended at the relevant time;
 - 1.2.5 a Schedule is a reference to the relevant Schedule;
 - 1.2.6 a Clause or Paragraph (other than the relevant Clause or Paragraph) as a reference to a clause of this Agreement or a paragraph of the relevant Schedule.

- 1.3 In this Agreement:
- 1.3.1 any reference to a person includes a reference to their respective personal representatives and assigns;
 - 1.3.2 any reference to a company includes a reference to any body corporate, unincorporated association, partnership or other legal entity;
 - 1.3.3 words importing the singular include the plural and vice versa;
 - 1.3.4 words importing the masculine gender include any other gender;

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- 1.3.5 references to the Term other than the Term of this Lease shall include any sooner determination of the Term of time;
- 1.3.6 any covenant or obligation not contained in this Lease shall include an act or thing includes an act or thing to be done;
- 1.3.7 references to the Tenant shall include the act, omission or neglect or default of the Tenant include the act, omission or neglect or default of the Premises and their respective servants and agents;
- 1.3.8 any reference to a statute shall include any statutory extension, amendment, repeal or re-enactment of that statute and any statutory provisions, rules, orders or directions made under the statute and any reference to a regulation shall include any statutory provisions, rules, orders or directions made under the regulation;
- 1.3.9 the clause headed "Interpretation" of this Lease and are not to be taken into account for the purpose of interpretation;
- 1.3.10 references to the Lease shall include any document supplemental or collateral to it and shall be construed in accordance with its terms.
- 1.4 The headings in this Lease are for convenience only and shall not affect its interpretation.

2. Demise and Rent

- 2.1 The Landlord demises unto the Tenant together with (so far as may be) the First Schedule except the Neighbouring Properties and Title Matters yielding unto the Tenant to hold for the Term of years therein expressed at the same) the rights set out in the Second Schedule for the benefit of the Landlord's tenants of the Second Schedule subject to the covenants and conditions therein expressed
- 2.1.1 the Annual Rent shall be paid in advance by bankers' standing order (or by cheque if the Landlord so requires) on the Rent Days beginning on the first day of the month before the next Rent Day
- 2.1.2 any other sum payable by the Tenant to the Landlord under this Lease;
- 2.1.3 any VAT payable by the Tenant to the Landlord under this Lease;

3. Tenant's Covenants

- 3.1 The Tenant covenants with the Landlord that he shall
- 3.1.1 To pay the Rent to the Landlord in the manner stated without any deduction or set-off
- 3.1.2 If any sum due by the Tenant to the Landlord is not paid for more than <<maximum arrears e.g. 7 days>> (whether or not the Landlord refuses to accept rent so as to constitute a breach of this covenant) the Tenant must on demand pay to the Landlord interest (referred to as "Interest") calculated on a daily basis on the amount due to the Landlord from the due date until the date on which payment is made
- 3.1.3 To pay and discharge all rates, taxes, charges, assessments, impositions and other sums payable by or for the Tenant (whether parliamentary,

- parochial, local or national, or any other authority (whether or not created or imposed upon the Premises or the Landlord) and whether of an existing or novel nature.
- 3.1.4 To pay or indemnify the Landlord against all charges incurred relating to water, sewerage, electricity, telecommunications and other services to the Premises (including all standing charges and rates).
- 3.1.5 If the Landlord allows the Tenant to use the Premises for any purpose other than that for which it has been allowed during the Term to the satisfaction of the Landlord, the Tenant shall be liable to pay to the Landlord on demand.
- 3.1.6 To keep the Premises in good and sound condition and clean and tidy and free from any obstruction.
- 3.1.7 Not to do or permit to be done any act which would result in the destruction on the Premises.
- 3.1.8 At the end of the Term, the Tenant shall:
- remove all Tenant's fixtures and fittings from the Premises to the satisfaction of the Landlord;
 - quietly remove the Premises in that state and condition which is in accordance with a due performance by the Tenant of this Lease;
 - to hand over to the Landlord all documents held by the Tenant relating to the Premises including (but not limited to) health and safety certificates, asbestos surveys and reports and certificates relating to the Premises.
- 3.1.9 If following the end of the Term, the Tenant's possessions remain on the Premises for a period of less than <<maximum number of days>> after being requested in writing by the Landlord to remove them, the Tenant shall, after using all reasonable endeavours to remove them, make such a request to the Landlord to remove them.
- the Landlord shall not be liable for any loss or damage to the Tenant's possessions if the Tenant fails to remove them within the period of less than <<maximum number of days>> after being requested in writing by the Landlord to remove them;
 - if the Landlord, after using all reasonable endeavours, is unable to locate the Tenant's possessions, the Landlord is entitled to retain any proceeds of sale of the Tenant's possessions within <<maximum number of days>> of the end of the Term; and
 - the Tenant shall indemnify the Landlord for and will indemnify the Landlord for any loss or damage caused to the Premises by the Tenant's possessions or by the presence of the possessions on the Premises during the Term.

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| a) | the preparation of any notice (whether or not such notice is required by law) and including the preparation of any such notice in relation to any breach of the Lease by the Tenant; |
| b) | any premises under Section 146 or 147 of the Landlord and Tenant Act 1925 (even if forfeiture is avoided or waived) or if granted by the Court); |
| c) | the recovery of any sums due from the Tenant; |

- d) any application for any consent or approval required for the carrying out of the works, whether or not this is granted or refused or withdrawn.
- 3.1.13 With regard to the use of the Premises for any illegal or immoral purposes:
- a) not to use the Premises for any illegal or immoral purposes;
 - b) not to use the Premises for sleeping accommodation or for residential purposes;
 - c) not to use the Premises for any offensive, noisy or dangerous activity, manufacture, occupation or thing;
 - d) not to use the Premises for any purpose other than the Permitted Use [and only for the Permitted Use between 10pm Mondays to Saturdays].
- 3.1.14 Not to make any alterations to the Premises.
- 3.1.15 In all cases where any works are carried out to the Premises (whether or not such works are required for them under this Lease) to provide a copy of the completed health and safety file upon completion of the works.
- 3.1.16 Immediately upon completion of the works, the Tenant shall reinstate the Premises to the same state as they were in prior to the carrying out of the works by the Tenant.
- 3.1.17 Not to exhibit any advertisement on the Premises other than signs of the Tenant's business and material approved by the Landlord and to remove any sign and make good any damage to the Premises to the reasonable satisfaction of the Landlord.
- 3.1.18 With regard to the use of the Premises:
- a) to comply with the requirements of any government department, local authority or other authority or court of competent jurisdiction in relation to the Premises or to the use of the Premises whether or not the requirements are imposed on the lessor, the lessee or the occupier;
 - b) within the period of 14 days of the receipt by the Tenant of any notice or order issued to the Tenant by any government department, local authority or public, or court of competent jurisdiction, to give full particulars to the Landlord of the reasons for the notice or order and also at the cost and request of the Tenant to take all necessary steps to comply with the Landlord in making any application in relation to the Premises against any notice, order or requirement which the Tenant is not satisfied is reasonable; and
 - c) not to use the Premises for any purpose other than the Permitted Use without the prior written consent of the Landlord;

- d) to comply with the provisions of the Regulations relating to or affecting the Premises;
- e) to comply with the provisions of the Regulations (Design and Management) commencing any works to make a modification in accordance with Regulation 4(8) to the effect that the works are necessary for the purposes of the Regulations and to give effect to the election and thereafter to fulfil the obligations of the Regulations;
- f) to keep the Premises in good repair with all fire prevention, detection and alarm equipment which is required by law or the Regulations and to maintain the Premises in good repair and to inspect it from time to time.
- 3.1.19 Not to permit any person to use the Premises for any purpose for which no consent to be made or acquired against or upon the Premises and to give effect to the election and at the request of the Landlord to do so by such means as may be reasonably required.
- 3.1.20 With regard to the Premises, the Tenant shall:
- not to use the Premises for any purpose other than that for which they are let for another;
 - not to use the Premises for the whole or any part of the Premises;
 - not to use the Premises for the whole or any part of the Premises;
 - not to use the Premises for the whole or any part of the Premises;
 - not to use the Premises for the whole or any part of the Premises;
 - not to use the Premises for the whole or any part of the Premises;
- 3.1.21 To permit the Landlord to enter the Premises to fix or replace any part of the Premises a reasonable time before the expiry of that period to permit persons to view the Premises at any time during the Term to enter the Premises a reasonable time before the expiry of that period to permit persons to view the Premises at any time during the Term.
- 3.1.22 With regard to the Premises, the Tenant shall:
- to insure the Premises against liability incurred as a result of any person entering the Premises and to produce evidence of the terms of the insurance premium;
 - not to use the Premises for the whole or any part of the Premises;
 - if the Tenant is required to insure the Premises for the whole or any part of the Premises to become void or voidable;
 - if the Tenant is required to insure the Premises for the whole or any part of the Premises to become void or voidable;

- irrecoverable or in part of any act, neglect or default of the Tenant will pay to the Landlord the whole or (where appropriate) a fair proportion of the cost (including professional fees) of rebuilding and reinstatement.
- 3.1.23 To pay to or reimburse the Landlord against all VAT which is at any time chargeable on the Rent or any other sums payable by the Tenant and on any expenses incurred by the Landlord or to or is obliged to reimburse the Landlord.
- 3.1.24 To indemnify the Landlord from all losses, claims, demands, actions, proceedings, costs and expenses resulting directly or indirectly from or in connection with:
- any act or omission of the Tenant and/or;
 - any breach of the provisions of this Lease.
- 3.1.25 To perform, observe and comply with all the regulations set out in the Third Schedule and all other regulations made by the Landlord from time to time for the better management and control of the Premises in the interests of good tenants.
- 3.1.26 To pay on demand a fair proportion (to be determined by the Landlord) of the expenses properly incurred by the Landlord in relation to replacing, maintaining, cleansing, repairing, repaving, conduits, roads, ways, forecourts, drains, sewers or other amenities which belong to or are capable of being enjoyed by the Premises in common with other premises and the payment to be recoverable as rent in arrears.
- 3.1.27 Within 21 days of the completion of the transfer of the Premises (or any part thereof) to any undertenant or any other person) to send to the Landlord a copy of the relevant document together with an updated official copy of the registered titles to the Landlord.
- 3.1.28 If this Lease is registered at the Land Registry within one month of completion of the Lease to apply to the Land Registry for first registration and to send copies to the Landlord once the registration has been completed.
- 3.1.29 At the end of the Lease and subject to the Landlord the original of this Lease and subject to the Landlord reasonably requires to close the title and to remove entries in relation to it and title.
- 3.1.30 To notify the Landlord of the Tenant's obligations under this Lease before the Landlord so requires to procure that a copy of the Lease to the Landlord enters into a deed of cover and the same terms (mutatis mutandis) as the Lease.

4. Landlord's Covenants

- 4.1 The Landlord covenants to hold the Premises expectant on the determination of the Lease and to be personally liable after the determination of the Lease for such time as the reversion in the Premises is vested in it (and not so as to be liable with its interest in the Premises).

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and other sums due and is Lease to permit the Tenant to term without any interruption by claiming under or in trust for it.

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the Term:

reserved or payable as rent are
of time rent is allowed to be in
coming due (whether formally

to perform any of its obligations
 elemental to this Lease; or

Administrative receiver or
petition presented for its winding
liquidation (except a voluntary
reconstruction while solvent) or has a
Receivership Order; or

Individuals) becomes bankrupt; or

ingement or composition with its
cution to be levied on its goods.

part of them) at any time after
 en waived and on doing so the
 ht of action which has accrued to
 ns of this Lease including the

the benefit of or the right to
and in any lease or other instrument
the Landlord or limits or affects the
uses now or at any time in any

for neighbouring premises may
link fit and may at any time carry
(erection, repair or otherwise) on
whether or not the light or air which
enjoyed by the Premises is

party to this Lease has no right
(s of Third Parties) Act 1999 to

Lease nor any approval or
time during the Term shall imply
be lawfully used for any particular

ered into this Lease in reliance
warranty made by or on behalf of the
warranty.

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6. Limitation of Landlord's Liability

- 6.1 Notwithstanding anything to the contrary contained herein, the Landlord shall not be liable to the Tenant nor any person claiming through the Tenant for any damage to the Premises with the actual or implied authority of the Landlord.
- 6.1.1 any interruption of utility caused by circumstances beyond the Landlord's control;
- 6.1.2 any accident, fire, theft, vandalism or damage or loss of any property, chattel or personal property of the Tenant, the Tenant will indemnify the Landlord by and to the extent of any claim made against the Landlord by a third party owner of any such chattels or property.

7. Notices

- 7.1 All notices given under this Lease shall be in writing and for the purpose of service the provisions contained in Section 196 of the Law of Property Act 1925 shall apply to this Lease.

8. [Termination by Landlord

- 8.1 The Landlord may determine the time [after <<insert date>>] by giving to the Tenant notice in writing of a period to terminate lease e.g. 3 or 6 months>> notice in writing of any time but without prejudice to any rights of action which the Landlord may have in respect of breach of any of the provisions of this Lease.
- 8.2 The Landlord shall reimburse the Tenant payments of Rent that relate to a period after the determination of the Lease.

- 8.2 The Landlord shall receive the payments of Rent that relate to a period after the determination of the Rent.

9. [Termination by Tenant

- 9.1 The Tenant may determine the termination of this Lease by giving to the Landlord written notice (which may be by email) of not less than <<insert number>> (not less than 3 or 6 months)>> notice of termination. The termination shall take effect from the date of receipt of the notice and shall not prejudice any rights of action or remedies available to either party in respect of any breach of any of the provisions of this Lease.
- 9.2 This Lease shall only terminate if the notice is given by the Tenant if the Tenant has paid all Arrears of Rent due to the Landlord on the date of determination and gives up possession of the Premises to the Landlord. The Tenant shall bind no continuing underleases.
- 9.3 The Landlord shall remain liable for the payment of any payments of Rent that relate to a period after the determination of this Lease.

- 9.2 This Lease shall only terminate by notice given by the Tenant if the Tenant has paid all Arrears on the date of determination and gives up possession of the Premises and shall bind no continuing underleases.

- 9.3 The Landlord shall receive [REDACTED] payments of Rent that relate to a period after the determination of the [REDACTED]

10. Exclusion of security of te

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| 10.1 | The Tenant confirms that he has read and understood the terms of this Lease (or as the case may be before the Tenant signed the Lease) and that he has agreed to enter into this Lease) the terms of the Lease and that he has signed the form set out in schedule 1 to the Lease and that he has signed the form set out in schedule 1 to the Regulatory Reform (Leasehold Valuation) (England and Wales) Order 2003. |
| 10.2 | The Tenant confirms that he has signed the Lease on behalf of the Tenant) and that he has signed the Lease on behalf of the Tenant) made a [declaration in accordance with paragraph 7] [statutory declaration in accordance with paragraph 7] [statutory declaration in accordance with paragraph 7] to the 2003 Order. |
| 10.3 | The Tenant confirms that he has signed the Lease on behalf of the Tenant) and that he has signed the Lease on behalf of the Tenant) made the declaration on the Tenant's behalf did so in accordance with paragraph 7 to the 2003 Order. |

- 10.2 The Tenant confirms [REDACTED] (person on behalf of the Tenant) made a [declaration in accordance with paragraph 7] [statutory declaration in the form set out in paragraph 7] to the 2003 Order.

- 10.3 The Tenant confirms [REDACTED] made the declaration on the Tenant's behalf did so [REDACTED] authority.

10.4 The Landlord and the Tenant Act 1954 that the provisions of the Landlord and Tenant Act 1954 are excluded.

to section 38A(1) Landlord and Tenant (Covenants) Act 1995 (the "Covenants Act") of the Landlord and Tenant Act 1954 are excluded.

11. [Surety's covenant]

11.1 The Surety covenant shall be in effect from the date of the Lease until released pursuant to the provisions of the Covenants Act 1995:

at all times during the Term or until released pursuant to the provisions of the Covenants Act 1995:

11.1.1 the Tenant will, at all times during the Term, pay to the Landlord the sums and payments to be made by the tenant in respect of the premises and in the manner appointed in the Lease and observe the covenants contained in the Lease;

the Tenant will, at all times during the Term, pay to the Landlord the sums and payments to be made by the tenant in respect of the premises and in the manner appointed in the Lease and observe the covenants contained in the Lease;

11.1.2 the Surety, as agent for the Tenant, shall indemnify the Landlord for all losses, costs and expenses incurred by the Landlord through the default of the Tenant in respect of the premises and in the manner appointed in the Lease. This is a separate and distinct covenant and shall not be subject to the covenant given in clause 11.1.1,

the Surety, as agent for the Tenant, shall indemnify the Landlord for all losses, costs and expenses incurred by the Landlord through the default of the Tenant in respect of the premises and in the manner appointed in the Lease. This is a separate and distinct covenant and shall not be subject to the covenant given in clause 11.1.1,

PROVIDED ALWAYS that the Surety shall be under no obligation to indemnify the Landlord in respect of any loss or damage suffered by the Landlord in respect of the premises and in the manner appointed in the Lease and observe the covenants contained in the Lease which may be given by the Landlord to the Tenant in respect of the premises and in the manner appointed in the Lease.

PROVIDED ALWAYS that the Surety shall be under no obligation to indemnify the Landlord in respect of any loss or damage suffered by the Landlord in respect of the premises and in the manner appointed in the Lease and observe the covenants contained in the Lease which may be given by the Landlord to the Tenant in respect of the premises and in the manner appointed in the Lease.

11.2 In the event of the Tenant becoming insolvent or being liquidated or the liquidator disclaiming the lease or the Tenant becoming bankrupt or his trustee in bankruptcy or the liquidator or the trustee in bankruptcy disclaiming the lease, the Landlord shall have the right to re-enter the premises and to let the premises for a term equal in duration to the unexpired term of the lease at the time of the grant of the lease, and the Landlord's and tenant's obligations and conditions in all respects shall continue to apply to the lease, PROVIDED that the Landlord shall give the Surety a notice in writing so to do.]

while the benefit of this Lease is being enjoyed by the Tenant, and in the event of the Tenant becoming insolvent or being liquidated or the liquidator disclaiming the lease or the Tenant becoming bankrupt or his trustee in bankruptcy or the liquidator or the trustee in bankruptcy disclaiming the lease, the Landlord shall have the right to re-enter the premises and to let the premises for a term equal in duration to the unexpired term of the lease at the time of the grant of the lease, and the Landlord's and tenant's obligations and conditions in all respects shall continue to apply to the lease, PROVIDED that the Landlord shall give the Surety a notice in writing so to do.]

12. Applicable Law and Jurisdiction

12.1 English law shall apply to the Lease.

English law shall apply to the Lease.

12.2 The parties hereby agree that the jurisdiction of the English Courts shall apply to the Lease.

The parties hereby agree that the jurisdiction of the English Courts shall apply to the Lease.

THIS LEASE has been executed as a deed by the Landlord and the Tenant on the day on which it has been dated.

has been executed as a deed by the Landlord and the Tenant on the day on which it has been dated.

[Execution clauses for landlord:]

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

<<affix seal here>>

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Landlord's Name>>
acting by [a director and its
secretary] [two directors]

re:

Director

re:

[Director][Secretary]

OR (alternative company execution)

Executed as a deed by
<<Landlord's Name>>
acting by a director in the
presence of

re:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where landl

Signed as a deed by
<<Landlord's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Execution clauses for tenant:]

Executed as a deed by affixing
the common seal of
<<Tenant's Name>>

<<affix seal here>>

in the presence of

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Tenant's Name>>
acting by [a director and its
secretary] [two directors]

re:

Director

re:

[Director][Secretary]

OR (alternative company execution)

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

re:

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where tenant is sole director)

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Execution clauses for surety:]

Executed as a deed by affixing
the common seal of
<<Surety's Name>>
in the presence of

Director

Director/Secretary

OR (alternative company execution)

Executed as a deed by
<<Surety's Name>>
acting by [a director and its
secretary] [two directors]

OR (alternative company execution)

Executed as a deed by
<<Surety's Name>>
acting by a director in the
presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where surety is a natural person)

Signed as a deed by
<<Surety's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

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seal here>>

re:

Director

re:

[Director][Secretary]

re:

Director

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First Schedule

the Tenant

1. The right of free passage and of laying gas, electricity, telecommunications and other conduits in or under or upon the Premises by and through the Conduits in or under or upon the Premises such right to be so far as necessary for the enjoyment of the Property and in common with the Landlord and all others so authorised to enjoy the same.
2. [The right in common with the Landlord to be so authorised by the Landlord to:
 - (a) use for the purposes of the Premises, the foot and egress from the Premises, the foot and egress from the Premises in emergency escapes within the Landlord's Neighbouring Property shown edged green on the plan attached to this Lease;
 - (b) use for the purposes of the Premises, the foot and egress from the Premises with or without vehicle in the Landlord's Neighbouring Property [which are shown edged green on the plan attached to this Lease];
 - (c) <<insert details of any other rights to be granted to the Tenant>>.]

1. The free passage of water, sewerage and other services from and to any adjoining premises through the Conduits in or under or upon the Premises.
2. The right at all reasonable times to enter the Premises subject to giving reasonable notice (except in emergency) for the purpose of:
 - (a) complying with statutory requirements relating to the Premises or repairing the Premises or neighbouring premises;
 - (b) inspecting, laying, conducting, maintaining, repairing, altering or improving any Conduits in the Premises or neighbouring premises;
 - (c) constructing any building or structure on adjoining or neighbouring premises;
 - (d) performing the obligations of the Landlord under this Lease;and exercising such rights in a reasonable manner.
3. The right at any time to build or construct any building or structure on the Landlord's Neighbouring Property according to such plans (whether or not approved or otherwise) and in such a manner as the Landlord decides, provided that it does not interfere with the access of light or air to the Premises.
4. The right to use the Landlord's Neighbouring Property for any purpose whatsoever and without imposing upon any adjoining premises any restrictions or conditions similar to those imposed on the Premises.
5. The right to erect scaffolding or other structure on adjoining or neighbouring premises for the purpose of carrying out, maintaining, cleansing or repairing the Premises, although this may temporarily interfere with the access to or from the Premises.
6. All rights of light, air, support, water, sewerage and all other easements and rights now or after the date of completion of the Lease enjoyed by any adjoining or neighbouring premises.

Third Parties

1. Not to keep any inflammable, flammable or explosive material on the Premises.
2. To obtain, maintain and renew any registration which is required in connection with the Permitted Use in accordance with the terms and conditions of the licence or registration and to comply with any other requirements relevant to the Permitted Use.
3. Not to obstruct the movement of traffic on the Landlord's Neighbouring Property.
4. Not to allow any item to be stored on the Premises including any goods, materials, tools, machinery or equipment.

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