

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> ss>>

Tenant: <<Tenant's name>> >

Old Agreement: The assured shorthold tenancy created dated <<date>> between (1) the Landlord and (2) the Tenant

Property: The property described in Schedule 1 to the Old Agreement

Term: A fixed term of << >> day of << >> 20 << >>. If, at the end of the fixed term, the Tenant has not received at least one calendar month's notice in writing from the Landlord to terminate this Agreement, the tenancy will continue as a contractual periodic tenancy. The period of the periodic tenancy will be the same as those for which rent is payable under this Agreement. The tenancy will continue until the Landlord or the Tenant brings the tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("Due Date") payable in advance on the << >> day of every month of the tenancy

1. LETTING

The Landlord lets and the Tenant occupies the Property for the Term at the Rent.

2. INCORPORATION OF OLD AGREEMENT

2.1 The terms conditions and covenants contained in the Old Agreement shall apply to and be incorporated into this Agreement.

2.2 If there is any inconsistency between the provisions of this Agreement and the Old Agreement, the provisions of this Agreement shall prevail.

3. [TERMINATION]

Either Party may give not less than one month prior written notice at any time to terminate this Agreement provided that the notice expires on the last day of a rental period and must not expire during a fixed term.

SIGNED by
<<Name of Landlord >>
Landlord

SIGNED by
<<Name of Tenant(s)>>
Tenant(s)