

THIS LEASE is dated the <<date>> 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').

1. Definitions and Interpretation

In this agreement, except where the context otherwise requires, the following terms shall have the following meanings.

- 'Permitted Use' means the use of the Premises for the purpose(s) <<insert permitted use>> [shown for identification only and not intended to be limited to this agreement] [including all fixtures, fittings and equipment (if any) in accordance with the schedule attached];
- 'Premises' means the premises <<insert address>> per month exclusive of value added tax;
- 'Rent' means the sum of money payable by the Tenant to the Landlord in respect of the Premises on a <<insert frequency>> basis;
- 'Term' means the period commencing on <<insert start date>> to <<insert date>> (inclusive).

2. Grant of lease

2.1 The Landlord lets and the Tenant takes and enjoys the Premises for the Term.

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 <<insert day>> of every month and on the day of the <<insert month>> of the year. The Rent shall be paid in respect of the Premises and including the [landlord's share of the rates and taxes] and shall be paid in full on the <<insert day>> of every 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 dispose of the Premises or any part of them or any interest in them;
 - 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 sign or notice 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 the Premises;
 - 3.2.7 <<insert any other covenants>>
- 3.3 The Tenant shall keep the Premises in good repair and tidy and make good any damage caused.
- 3.4 If the Rent is unpaid for a period of <<insert period>> the Landlord may demand interest to be in arrears e.g. <<insert rate>> must on demand pay interest at the <<insert rate>> rate of interest on outstanding payments e.g. two per cent above the base rate for the time being of

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Barclays Bank plc. or refused from the du

s on the amount unpaid or which payment is made.

3.5 The Tenant shall pa (including water rate outgoing whatsoev description) which a the owner or occupi

nnify the Landlord against all rates assessments impositions and y parochial local or of any other imposed upon the Premises or sting or novel nature.

3.6 The Tenant shall pa relating to water sev other services supp meter rents).

ord against all charges incurred city telecommunications and any uding all standing charges and

3.7 The Tenant shall pa Premises and addre in the Premises.

er correspondence received at the relevant to the Landlord's interest

3.8 The Tenant shall all Landlord) to enter th ascertaining whethe for any other purpos

others authorised by the onable time for the purpose of ment are being complied with and andlord's interest in the Premises.

3.9 When the Tenant v all items belonging t

he end of the Term it shall remove

4. Landlord's covenants

4.1 The Landlord shall a and egress from the applicable).

employees and visitors) access to lord's adjoining premises (if

5. [Termination rights

5.1 The Landlord may c giving to the Tenant weeks>> notice in v

y time [after <<insert date>>] by period to terminate lease e.g. 4

5.2 The Tenant may de giving to the Landlo weeks>> notice in v

time [after <<insert date>>] by period to terminate lease e.g. 4

5.3 Termination under t either party has for

inguish any rights of action which isions of this Lease.]

6. Forfeiture

6.1 The parties agree th time rent is allowed (whether formally de to perform any of its Premises (or any pa re-entry has been w

n part or in whole for <<length of r 21 days>> after becoming due enant at any time fails or neglects e the Landlord may enter the after that even if a previous right of e Term will end.

6.2 Termination under t the Landlord has fo breach under which

inguish any right of action which isions of this Lease including the

7. General

- 7.1 The parties agree that no party to this Lease has no right arising solely by virtue of the (Landlord's Rights of Third Parties) Act 1999 to enforce any terms of this Lease.
- 7.2 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 1969 shall apply to this Lease.

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

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

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