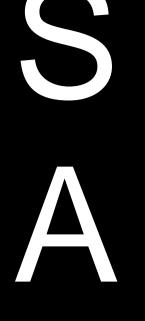
LR1. Date of lease

LR2. Title number(s)



LR3. Parties to this I

Give full names and a parties. For UK incorr limited liability partne registered number inc

For overseas entities,

- a) The territory of inc
- b) The overseas Companies House the Tenant pursu Crime (Transpare Act 2022. If the I 'overseas entity ID
- c) Where the entity place of business the registered nu Companies House

Further details on ov found in practice guid

LR4. Property

Insert a full descript leased or Refer to the clause, so a schedule in this le being leased is r









<<Insert date in full>>

LR2.1 Landlord's title number(s)

Title number(s) out of which this lease is granted. Leave blank if not registered. <<Insert Landlord's title number(s)>>

LR2.2 Other title numbers

Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made. <<Insert other title number(s)>>

Landlord

<<Insert name of Landlord>> <<Insert address of Landlord>> <<Insert company number>>

Tenant

<<Insert name of Tenant>> <<Insert address of Tenant>> <<Insert company number>>

Guarantor (if any)

<<Insert name of Guarantor>> <<Insert address of Guarantor>> <<Insert company number>>

Other parties

Specify capacity of each party, for example "management company", "guarantor", etc. <<Insert name of other party>> <<Insert address of other party>> <<Insert company number>>

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

The land and building[s] [shown edged red on the plan attached to this lease and] known as <<Insert address of Property>>

Where there is a letting of part of title, a plan must be attached to th any floor levels must be specified

LR5. Prescribed statements etc

If this lease includes a statement i LR5.1, insert under that subrelevant statement or refer to schedule or paragraph of a sche lease which contains the stateme

In LR5.2, omit or delete those Ad not apply to this lease.

LR6. Term for which the Proper

Include only the appropriate stat completed) from the three options

NOTE: The information you prov to, here will be used as part of the to identify the lease under rule 6 Registration Rules 2003.

LR7. Premium

Specify the total premium, inclu VAT where payable.

LR8. Prohibitions or restri disposing of this lease

Include whichever of the two st appropriate.

Do not set out here the word provision.

ements prescribed under rules 179 ns in favour of a charity), 180 ns by a charity) or 196 (leases Leasehold Reform, Housing and velopment Act 1993) of the Land on Rules 2003.

is lease is made under, or by to, provisions of: Reform Act 1967 xt 1985 xt 1988 xt 1996

hcluding mmencement date>>

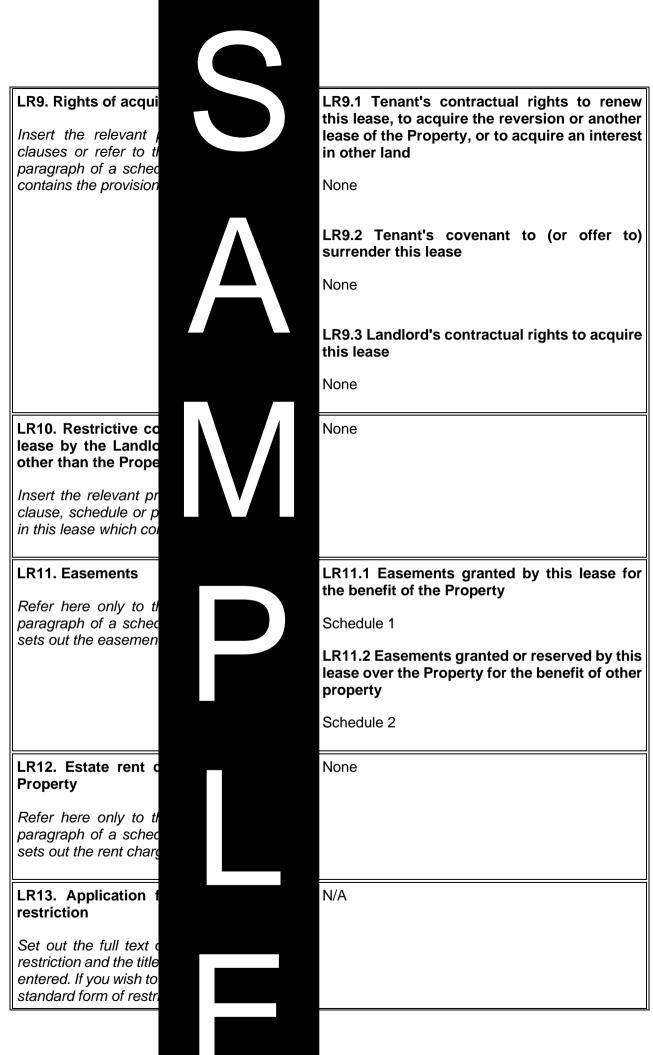
uding piry date>>

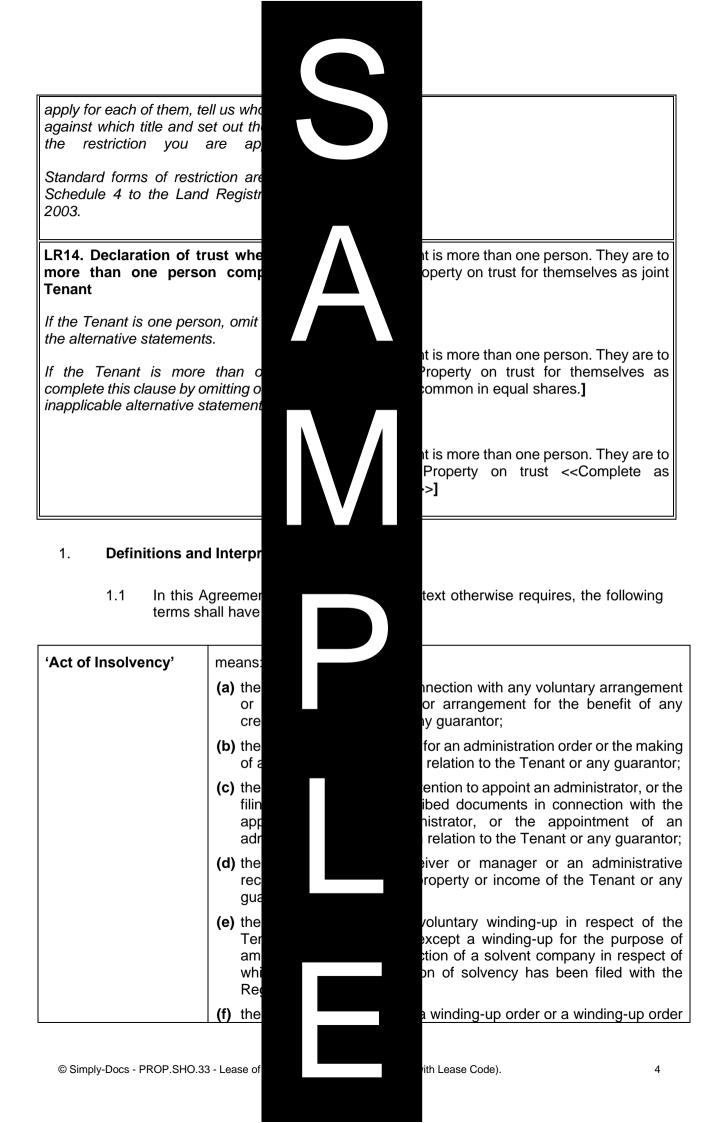
as specified in this lease at clause/ aragraph << >>

as follows: erm>>

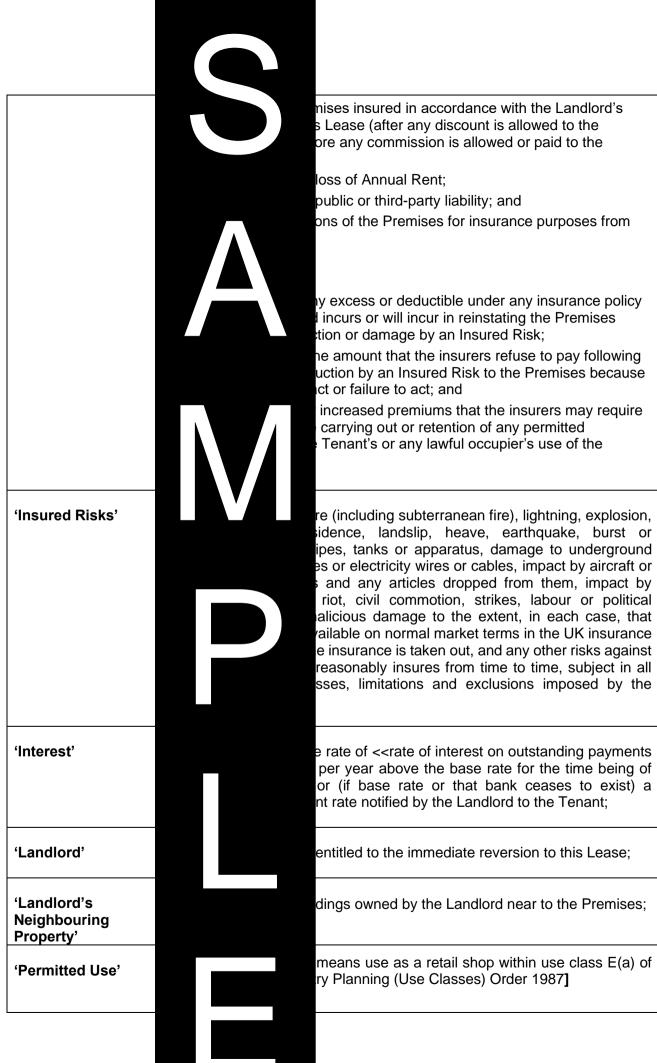
emium or "none">>

contains a provision that prohibits or positions.



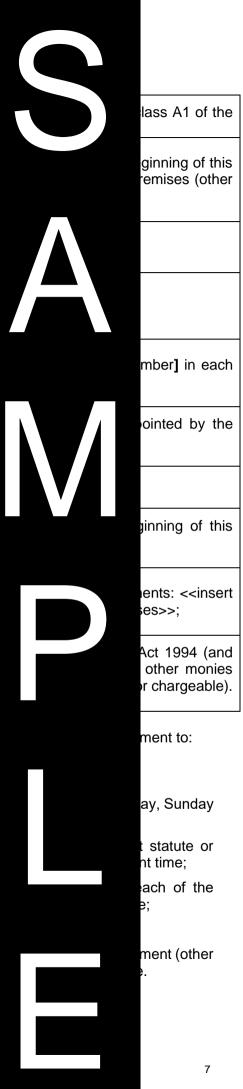


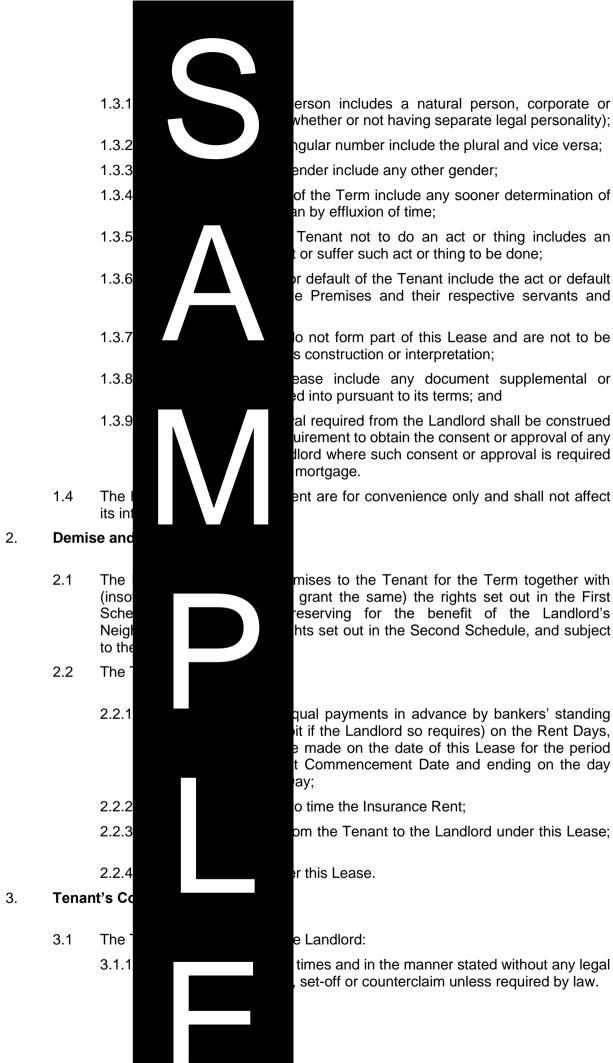
Tenant or any guarantor; f the Tenant or any guarantor from the Register ne making of an application for the Tenant or an struck-off; y guarantor otherwise ceasing to exist (but excludir nt or any guarantor dies); or application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankrupter e Tenant or any guarantor. We shall apply in relation to a partnership or limiter ned in the Partnership Act 1890 and the Limiter D7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (an inted liability partnership (as defined in the Limiter S Act 2000) subject to the modifications referred to Partnerships Regulations 2001 (SI 2001/1090) (and ludes any analogous proceedings or events that man to the legislation of another jurisdiction in relation to part incorporated or domiciled in such releval
f the Tenant or any guarantor from the Register ne making of an application for the Tenant or an struck-off; y guarantor otherwise ceasing to exist (but excludin nt or any guarantor dies); or application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankrupte e Tenant or any guarantor. We shall apply in relation to a partnership or limite ned in the Partnership Act 1890 and the Limite D7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (a nited liability partnership (as defined in the Limite S Act 2000) subject to the modifications referred to Partnerships Regulations 2001 (SI 2001/1090) (a ludes any analogous proceedings or events that ma the legislation of another jurisdiction in relation to
he making of an application for the Tenant or an struck-off; y guarantor otherwise ceasing to exist (but excluding to any guarantor dies); or application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankrupte e Tenant or any guarantor. We shall apply in relation to a partnership or limited in the Partnership Act 1890 and the Limited D7 respectively) subject to the modifications referred to Partnerships Order 1994 (SI 1994/2421) (anited liability partnership (as defined in the Limites Act 2000) subject to the modifications referred to Partnerships Regulations 2001 (SI 2001/1090) (anited liability partnerships Regulation
 Ant or any guarantor dies); or Application for a bankruptcy order, the presentation a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making of a bankruptce or a bankruptcy order or the making or limite a bankruptcy order or the making or limited in the Partnership Act 1890 and the Limited D7 respectively) subject to the modifications referred to the making of a bankruptce or the making or the lability partnership (as defined in the Limites Act 2000) subject to the modifications referred to Partnerships Regulations 2001 (SI 2001/1090) (able of the legislation of another jurisdiction in relation to be the legislation of another jurisdiction in relation to be a bankruptce or the making or the legislation of another jurisdiction in relation to be a bankruptce or the sector of the bankruptce or the bankru
a bankruptcy order or the making of a bankrupte e Tenant or any guarantor. We shall apply in relation to a partnership or limited ned in the Partnership Act 1890 and the Limited D7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (a nited liability partnership (as defined in the Limited Act 2000) subject to the modifications referred to Partnerships Regulations 2001 (SI 2001/1090) (a ludes any analogous proceedings or events that may b the legislation of another jurisdiction in relation to
ned in the Partnership Act 1890 and the Limite D7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (anited liability partnership (as defined in the Limite Act 2000) subject to the modifications referred to Partnerships Regulations 2001 (SI 2001/1090) (and ludes any analogous proceedings or events that many the legislation of another jurisdiction in relation to
the legislation of another jurisdiction in relation to
'Annual Rent'
'Conduits' r the transmission of water, gas, air, foul and surface ctricity, oil, telephone, heating, telecommunication unications and similar supplies or utilities;
'Energy Performany Certificate') Regulations 2012 and is also referred to as an EP
'Environmental he following:
Performance'
on of water;
on and management; and
onmental impact arising from the use or operation
'Insurance Rent' e Landlord of:
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	[WALES ONLY: means use as a Town and Country Planning (Use		
'Premises'	means the property described in Lease and includes all other fixtu than tenant's fixtures and fittings)		
'Rent'	means all sums reserved as rent		
'Rent Commencement Date'	means < <date fi<="" is="" on="" rent="" th="" which=""></date>		
'Rent Days'	means [25 March, 24 June, 29 s year;		
'Surveyor'	means the surveyor or architec Landlord;		
'Tenant'	includes successors in title and a		
'Term'	means the term specified in pa Lease;		
'Title Matters'	means the matters (if any) set of list of documents affecting the lar		
'VAT'	means the tax as constituted by unless otherwise expressly state payable by the Tenant are exclus		
1.2 Unless the context otherwise requires, eac			

- 1.2.1 "writing" or "written" includes fax bu
- 1.2.2 a "working day" is a reference to an or a bank or public holiday in Engla
- 1.2.3 a statute or a provision of a statu provision as amended, extended or
- 1.2.4 "this Agreement" is a reference to Schedules as amended or supplem
- 1.2.5 a Schedule is a schedule to this Ag
- 1.2.6 a clause or paragraph is a reference than the Schedules) or a paragraph
- 1.3 In this Agreement:





nop (Complies with Lease Code).



this Lease is unpaid for more than <<maximum allowed to be in arrears e.g. 7 days>> (whether not), or if the Landlord refuses to accept rent so ch of covenant, the Tenant must on demand pay as rent in arrears) calculated on a daily basis on refused from the due date until the date on which

he Landlord against all existing and future rates, s, and financial impositions charged on the

VAT) on the Rent payable; and

from the Landlord's dealing with its own interests.

e Landlord against all charges incurred relating to and surface water drainage, electricity, oil, ecommunications, internet, data communications r utilities supplied to the Premises (including all meter rents).

ting relief because it has been allowed during the make good that loss to the Landlord on demand.

in good and substantial repair and condition and hat:

hall not apply where damage results from any of st which the Landlord has insured under Clause yment of any of the insurance money is refused y act or default of the Tenant [; and

I not be required to put the Premises in any better or condition than they were in at the date of this nced by the schedule of condition annexed to this

all floor coverings in the Premises as often as and, in the final three months of the Term, renew th floor coverings of a colour and quality first ord.]

te and the inside of the Premises as often as is and also in the last three months before the end iges in the external colour scheme must first be ord. All decoration must be carried out in a good ing good quality materials that are appropriate to ide all appropriate preparatory work.

he Premises which are not built upon clean and ruction.

emises to the Landlord in the repair and condition Lease;

reasonably requires and gives the Tenant notice o] months before the end of the Term, the Tenant all items the Tenant has fixed to the Premises,



rations the Tenant has made to the Premises and damage caused to the Premises by that removal;

e Tenant's possessions from the Premises; and

the Landlord all documents held by the Tenant th and safety matters including (but not limited to) ety assessments, asbestos surveys and reports, sments and reports, and certificates relating to as systems.

he Term, any of the Tenant's possessions remain the Tenant fails to remove them within <<e.g. 7 uested in writing by the Landlord to do so:

may as the agent of the Tenant sell the

ist indemnify the Landlord against any liability o any third party whose possessions have been dlord in the mistaken belief that the possessions Tenant; and

nust pay to the Tenant the sale proceeds after costs of transportation, storage and sale incurred

at all reasonable times on reasonable prior notice to enter and inspect the Premises and:

or its agents or Surveyor gives to the Tenant (or Premises) notice of any repairs or maintenance nt has failed to carry out or of any other failure by comply with its obligations under this Lease, to nises and/or remedy such failure in accordance within a period of two months from the date of the er if required); and

es not comply with clause 3.1.12 a), to permit the ter the Premises and carry out the works at the nse and to pay to the Landlord on demand a contractual debt) the proper expenses of such g all legal costs, Surveyor's and other fees).

led to exercise any right to enter the Premises to s, contractors, agents and professional advisors, ses at any reasonable time (whether or not during and, except in the case of an emergency after ole notice (which need not be in writing) to the

rd on demand on an indemnity basis all costs, er expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which ayable by the Landlord) in connection with or in

t of the tenant covenants of this Lease;

the Tenant's obligations in this Lease, including and service of a notice under section 146 of the Act 1925;



by the Tenant for consent under this Lease, pplication is withdrawn, or consent is granted or l, except in cases where the Landlord is required ly and the Landlord unreasonably refuses to give

works to the Premises to improve their Performance where the Tenant in its absolute consented to the Landlord doing so;] and

and service of a schedule of dilapidations served months after the end of the Term.

remises for any illegal or immoral purpose;

Premises as sleeping accommodation or for oses;

arry on at the Premises any offensive, noisy or , trade, business, manufacture, occupation or

emises only for the Permitted Use [and only urs of 8AM and 6PM Mondays to Fridays (and not /s or public holidays)].

ns:

Premises with any adjoining premises;

external or structural alterations to the Premises;

y alteration to the Premises which would, or may expected to, have an adverse effect on the asset C commissioned in respect of the Premises; and

tted in clause 3.1.17 below, not to make any ns or alterations of a non-structural nature to the but the Landlord's prior written consent (such be unreasonably withheld or delayed) subject to plying with clauses 3.1.17 a) - e).

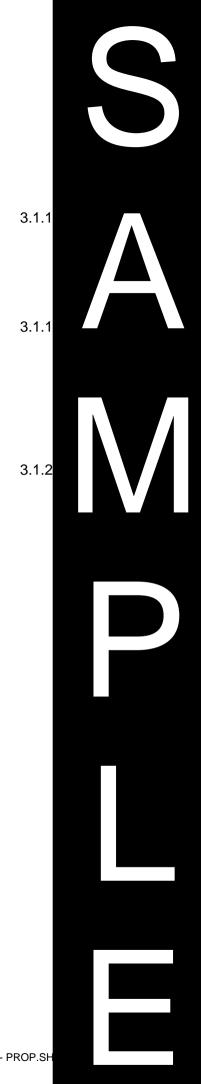
nout consent from the Landlord make internal of a non-structural nature which do not adversely alue, structural stability, statutory compliance or rmance of the Premises subject to the Tenant:

dlord not less than <<notice period given to work being carried out e.g. 2 months>> notice in ention to carry out any such works;

ch works in a good and workmanlike manner and with any necessary permission, consent or ed under statute;

any damage to the Premises caused by the the works;

Premises to their former state and condition on or of the Term if the Landlord by notice in writing uests the Tenant to do so in accordance with); and



lord copies of the plans and specifications of the ming the Landlord of the cost of any alterations, rks carried out by the Tenant (except any which nant's fixtures or fittings) as soon as practicable Landlord will not be liable for any failure to effect increase in the amount for which the Premises are the Tenant has provided that information.

the Construction (Design and Management) oly to any works carried out to the Premises indlord's consent is required for them under this in these regulations and to provide the Landlord inpleted health and safety file upon completion of

, fascia notice or advertisement on the outside of to be visible outside the Premises other than a nt's trading name in the position specified by the ce to the Premises, subject to that sign being of a and material approved by the Landlord (such easonably withheld or delayed) and at the end of y sign and make good any damage caused to the of the Landlord.

ligations in respect of the Premises:

all laws relating to the Premises or to the Tenant's ation of the Premises;

iys of receipt by the Tenant of any notice or other affecting the Premises to send a copy to the ithout delay to take all necessary steps to comply or other communication and take any other action with it as the Landlord acting reasonably may

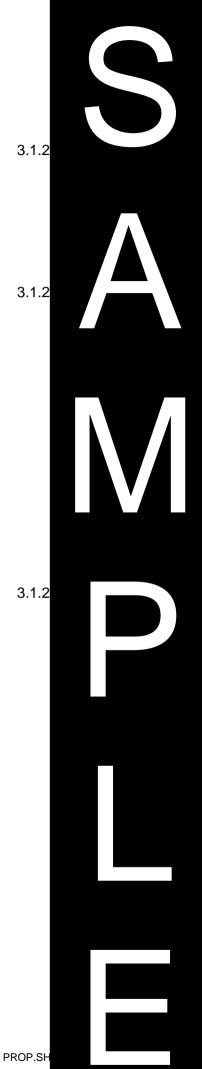
planning permission in relation to the Premises r written consent of the Landlord;

any planning permissions relating to or affecting

the Construction (Design and Management) 15 and before commencing any works to make a under regulation 4(8) to the effect that the Tenant t for the purposes of these regulations, to give the y of the election and to fulfil the obligations of the

mises equipped with all fire prevention, detection ipment which is required by law or by the insurers s or reasonably required by the Landlord and to uipment and allow the Landlord to inspect it from

ndlord promptly of any defect or disrepair in the may make the Landlord liable under any law or e; and



prior written consent of the Landlord to apply for ect of the Premises unless the Tenant is required

or easements to be acquired over the Premises. ay result in the acquisition of a right or easement:

st notify the Landlord; and

st help the Landlord in any way that the Landlord event that acquisition so long as the Landlord ant's costs and it is not adverse to the Tenant's sts to do so.

bn:

Premises on trust for another;

nother to occupy the whole or any part of the

h or share the possession or occupation of the art of the Premises save as provided for in clause ease;

art of the Premises;

the whole or any part of the Premises;

art only of the Premises; and

he Premises as a whole without the prior written Landlord (not to be unreasonably withheld or ded that the Landlord may as a condition of giving compliance with the conditions in clause 3.1.23.

pose the following conditions in relation to an mises as a whole (provided that each condition is the Landlord and is appropriate):

Il enter into an agreement guaranteeing that the erform all the tenant's covenants in this Lease (an arantee Agreement") in such form as the Landlord require;

as given an Authorised Guarantee Agreement to obligations of the assignee under this Lease, and s a guarantor, the guarantor will enter into a your of the Landlord in a form reasonably required which guarantees that the assignor will comply of the Authorised Guarantee Agreement;

e provided on assignment, who is a person of table to the Landlord (acting reasonably) and arantee and indemnity of the Tenant's covenants in such form as the Landlord may reasonably

ve to a guarantor) that the assignee enters into a ed in such form as the Landlord may reasonably Landlord providing for a deposit of not less than onths' Annual Rent (plus VAT) (calculated as at e assignment) as security for the assignee's



f the tenant's covenants in this Lease with a deposit;

no arrears of the Annual Rent or any other ms due under this Lease (provided that these t the subject of a legitimate dispute with the

nee is in the Landlord's reasonable opinion of cial standing to enable it to comply with the ants and conditions contained in this Lease.

shall prevent the Landlord from giving consent asonable condition nor from refusing consent to other circumstance where it is reasonable to do

occupation of the Premises with other companies same corporate group (within the meaning of ndlord and Tenant Act 1954) as long as no and tenant is created.

rge the whole of this lease to a bank or other ution without the consent of the Landlord.

at any time during the Term to enter the Premises suitable part of the Premises a notice for re-letting potential tenants and buyers to view the Premises ccompanied by the Landlord or its agents).

ce:

the requirements of the Landlord's insurers and mit to do anything which could invalidate any

bes or omits to do anything which increases any nium payable by the Landlord to repay the ium to the Landlord on demand.

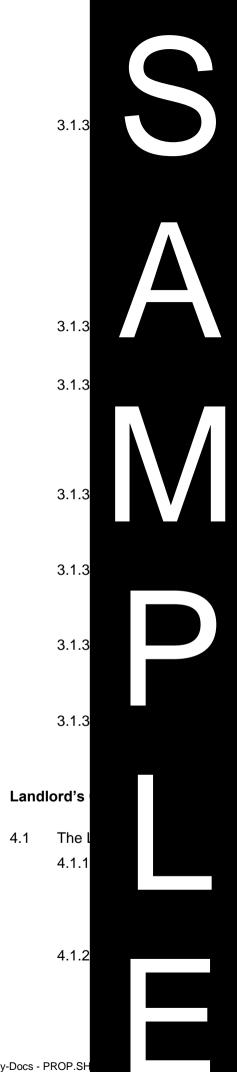
t of all taxable supplies made to the Tenant in ease on the due date for making any payment or, hich that supply is made for VAT purposes.

bliged, under or in connection with this Lease, to ny other person any sum by way of a refund or mount equal to any VAT incurred on that sum by person, except to the extent that the Landlord or redit for such VAT under the Value Added Tax Act

emnify the Landlord against all actions, claims, nird party, all costs, damages, expenses, charges third party and the Landlord's own liabilities, costs d in defending or settling any action, claim or any personal injury or death, damage to any ent of any right arising from:

ondition of the Premises or the Tenant's use of

the Tenant's rights; or



of any alterations.

h covered by the indemnity in clause 3.1.30, the

the Tenant of the claim as soon as reasonably r receiving notice of it:

enant with any information and assistance in claim that the Tenant may reasonably require, enant paying to the Landlord all costs incurred by providing that information or assistance; and

(at the Tenant's cost) where it is reasonable for do so.

gulations set out in the Third Schedule and any ations made by the Landlord from time to time in state management.

he Landlord a fair proportion (to be determined by sts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and ahting any Conduits, structures or other items apable of being used by the Premises in common

hy assignment, transfer, underlease or charge of r by the Tenant, any undertenant or any other fied copy of the relevant document together with of the relevant registered titles to the Landlord.

to compulsory registration at the Land Registry, e date of this Lease to apply to the Land Registry d once the registration has been completed to the relevant titles to the Landlord.

to deliver to the Landlord the original of this Lease ents as the Landlord reasonably requires to close nd to remove entries in relation to it noted against ed title.

if an Act of Insolvency occurs in relation to a ndlord so requires to procure that another person dlord enters into a deed of covenant with the erms as the original guarantor.

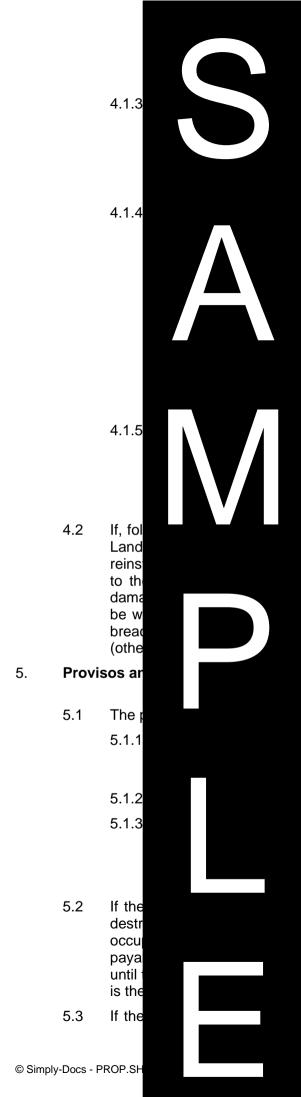
the Tenant:

t paying the rents and other sums due and pations under this Lease, to permit the Tenant to of the Premises without any interruption by the person claiming under or in trust for the Landlord ermitted by the Lease.

t is required by law to commission an EPC, the y EPCs that are needed during the Term at its

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4.



s (other than any plate glass at the Premises) with normal market terms against loss or damage by the full reinstatement cost including professional expenses, debris removal, site clearance and ovided that the obligation to insure is subject to ions or limitations as the insurers may impose.

I necessary planning and other consents, to use eceived (other than for loss of rent) to repair the noney has been received or (as the case may be) s. The Landlord shall not be obliged to:

modation identical in layout or design so long as n reasonably equivalent to that previously at the vided;

Id if the Tenant has failed to pay any of the ; or

d the Premises after a notice has been served use 4.2.

d by the Tenant to provide:

e Landlord's insurance policy;

ment of the current year's premium; and

mmission received or receivable by the Landlord.

truction of the Premises by an Insured Risk, the considers that it is impossible or impractical to indlord may terminate this Lease by giving notice iths from the date on which the Premises was ing notice this Lease shall determine but this shall ght or remedy of the Landlord in respect of any ts of this Lease. Any proceeds of the insurance plate glass) shall belong to the Landlord.

<length of time rent is allowed to be in arrears e.g
becoming due (whether formally demanded or</pre>

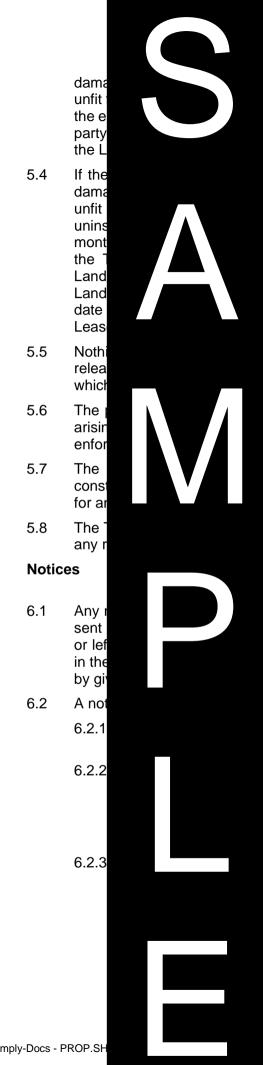
his Lease; or

vency

ter the Premises (or any part of them) at any time his Lease will end (but this will not affect any right the Landlord).

or destroyed (other than where the damage or act or default of the Tenant) so as to be unfit for al Rent or a fair proportion of it will cease to be age or destruction for a period of three years or t for occupation or use by the Tenant, whichever

re damaged or destroyed (other than where the



ed by an act or default of the Tenant) so as to be have not been made fit for occupation or use by ars from the date of damage or destruction, either e with immediate effect by giving written notice to

re damaged or destroyed (other than where the ed by an act or default of the Tenant) so as to be d the damage or destruction was caused by an may give written notice to the Tenant within six e or destruction of the Premises either: a) giving its intention to reinstate the Premises at the minating this Lease with immediate effect. If the hant the notice referred to within six months of the of the Premises, the Tenant may terminate this v giving written notice to the Landlord.

he Tenant the right to enforce, or to prevent the benefit of any covenants, rights or conditions to are subject.

on who is not a party to this Lease has no right Contracts (Rights of Third Parties) Act 1999 to se.

hat nothing in this Lease constitutes or shall warranty that the Premises may lawfully be used s Lease.

t it has not entered into this Lease in reliance on v made by or on behalf of the Landlord.

connection with this Lease must be in writing and st or special delivery to or otherwise delivered to cipient under clause 6.2 or to any other address e recipient has specified as its address for service rking days' notice under this clause 6.

I liability partnership registered in the United ed at its registered office;

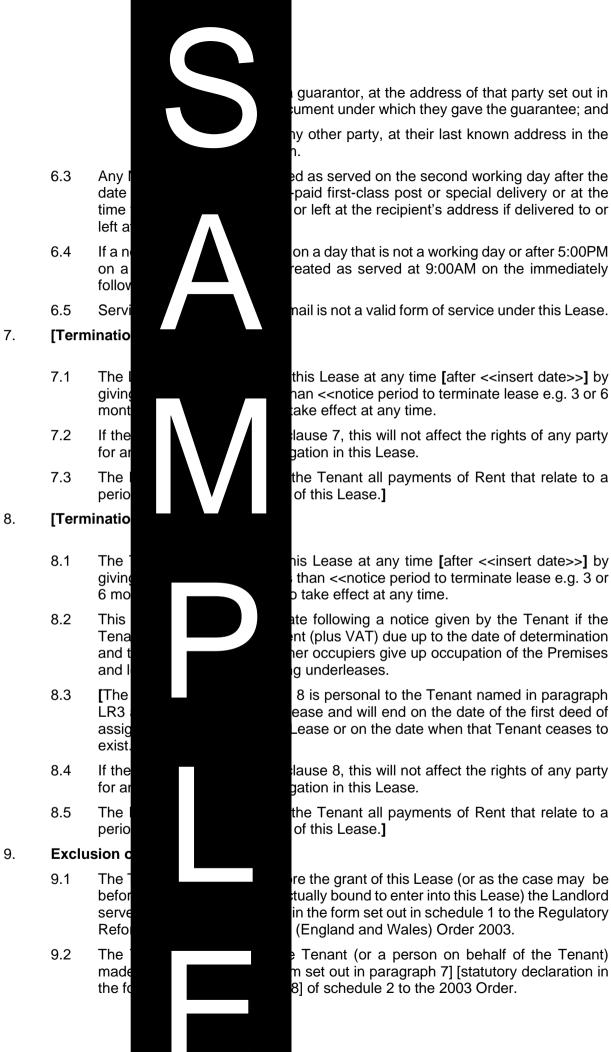
or incorporated in a country outside the United rved at the address for service in the United set out in the deed or document to which they are dress has been given at their last known address

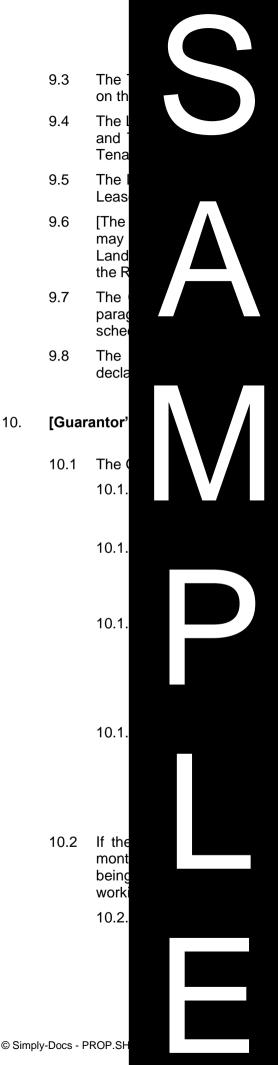
erved:

he Landlord, at any postal address in the United from time to time for the registered proprietor on r set out in paragraph LR2.1 at the beginning of if no such address is given, at its last known United Kingdom;

he Tenant, at the Premises;

6.





pplicable, the person who made the declaration with the Tenant's authority.

agree pursuant to section 38A(1) of the Landlord ctions 24 to 28 (inclusive) of the Landlord and in relation to the tenancy created by this Lease.

confirm that there is no agreement to which the

before the grant of this Lease (or as the case s contractually bound to enter into this Lease) the ntor a notice in the form set out in schedule 1 to ess Tenancies) (England and Wales) Order 2003.

they made a [declaration in the form set out in ration in the form set out in paragraph 8] of

at, if applicable, the person who made the behalf did so with the Guarantor's authority.

ndlord that the Tenant will comply with all the this Lease. If the Tenant defaults, the Guarantor and comply with those obligations;

andlord that they will guarantee the Tenant's Authorised Guarantee Agreement if such a by the Landlord on assignment of this Lease 23 (b) of this Lease:

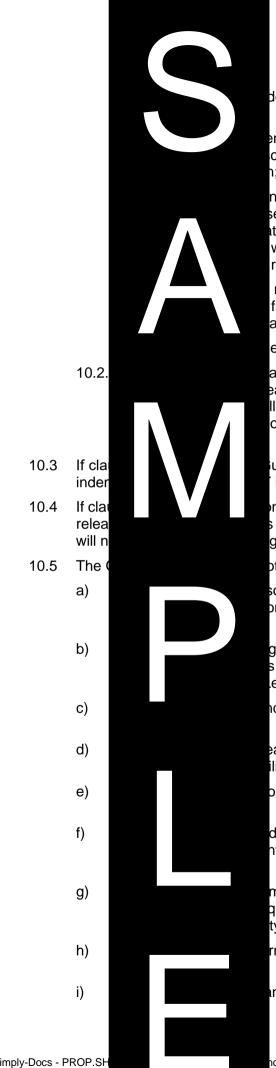
andlord as primary obligor, and separate to the 1.1 and 10.1.2 above, to indemnify the Landlord s, damages and expenses caused to the Landlord e to pay the rents or comply with the Tenant's ase (and any supplemental documents to this

Landlord as primary obligor to indemnify the ses, costs, damages and expenses caused to the ant proposing or entering into any company , scheme of arrangement or other scheme having he effect of impairing, compromising or releasing ions of the Guarantor in this clause 10.

e discretion notifies the Guarantor within three isclaimer or forfeiture of this Lease or the Tenant of companies, the Guarantor must, within ten s option either:

cost (including payment of the Landlord's costs) ase of the Premises:

ng and taking effect on the date of the disclaimer this Lease or the Tenant being struck off the panies and ending on the date when this Lease



ded if the disclaimer, forfeiture or striking-off had

ent and other sums payable at the date of the claimer or which would be payable save for any h;

nt review date on the term commencement date e if there is a rent review under this Lease that t term commencement date that has not been with the rent being reviewed as at the date of the review):

review dates on each Rent Review Date under falls on or after the term commencement date of and

e same terms and conditions as this Lease; or

arrears of the rents, any outgoings and all other ease plus the amount equivalent to the total of the I other sums due under this Lease that would be of 6 months following the disclaimer, forfeiture or

uarantor must pay the Landlord's costs (on a full in respect of the grant of the lease.

n receipt of the payment in full, the Landlord must future obligations under this clause 10 (but that ghts in relation to any prior breaches).

ot be reduced or discharged by:

on to enforce in full, or any delay in enforcement br any concession allowed to the Tenant or any

g any right or remedy against the Tenant for any s due under this Lease or observe the Tenant's ease;

dlord to accept any rent or other payment due

ase (except that a surrender of part will end the lity in respect of the surrendered part);

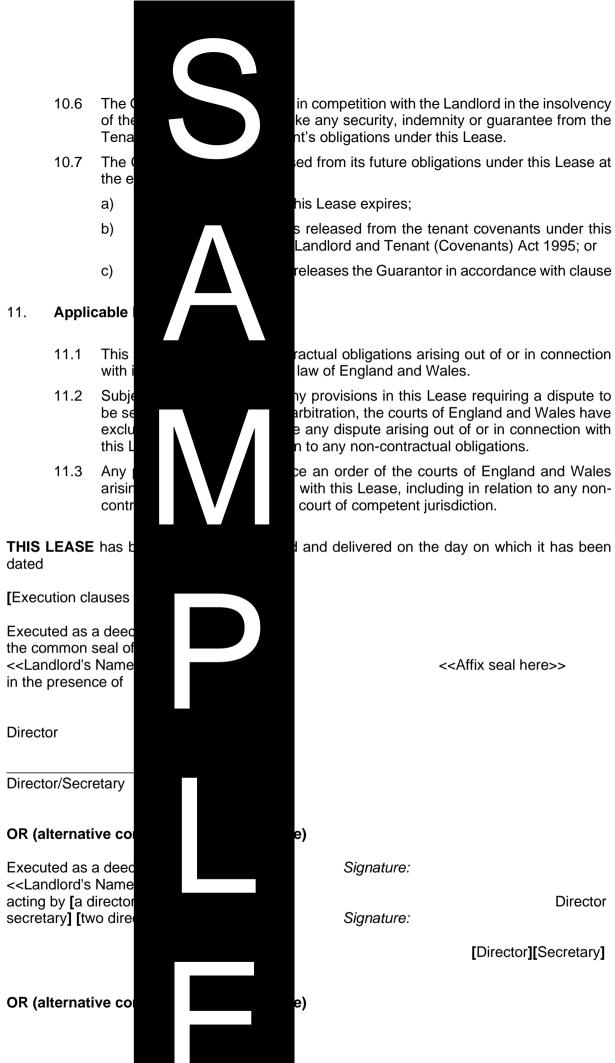
punterclaim that the Tenant or the Guarantor may

disability or change in the constitution or status of ntor or of any other person who is liable, or of the

merger by any party with any other person, any puisition of the whole or any part of the assets or ty by any other person;

rrence in relation to the Guarantor of an Act of

in a release by the Landlord by deed.



Executed as a deed < <landlord's name<br="">acting by a director presence of Signature of witness</landlord's>	Signature:	Director
		_
Name (in BLOCK C		
Address		_
OR (execution cla	n individual)	
Signed as a deed b < <landlord's name<br="">in the presence of</landlord's>	Signature:	
Signature of witness		_
Name (in BLOCK C		_
Address		
		_
[Execution clauses		
Executed as a deed the common seal of < <tenant's name=""> in the presence of</tenant's>	< <affix h<="" seal="" td=""><td>ere>></td></affix>	ere>>
Director		
Director/Secretary		
OR (alternative co	e)	
Executed as a deed	Signature:	
acting by [a director secretary] [two dire	Signature:	Director
	-	Director][Secretary]
	L.	
© Simply-Docs - PROP.SH	hop (Complies with Lease Code).	22

OR (alternative co	e)	
Executed as a deec	Signature:	
< <tenant's name="">:</tenant's>	olghataro.	Director
acting by a director presence of		Director
Signature of witness		
Name (in BLOCK C		-
Address		
		-
OR (execution clau	individual)	-
	individualy	
Signed as a deed b < <tenant's name="">:</tenant's>	Signature:	
in the presence of		
Signature of witness		
Name (in BLOCK C		
		-
Address		-
		-
[Execution clauses		
Executed as a deec		
the common seal of < <guarantor's nam<="" td=""><td><<affix he<="" seal="" td=""><td>ro>></td></affix></td></guarantor's>	< <affix he<="" seal="" td=""><td>ro>></td></affix>	ro>>
in the presence of		1622
Director		
Director/Secretary		
OR (alternative co	e)	
Executed as a deed	,	
< <guarantor's nam<="" td=""><td>Signature:</td><td></td></guarantor's>	Signature:	
acting by [a director secretary] [two director	Signature:	Director
© Simply-Docs - PROP.SH	hop (Complies with Lease Code).	23

	2)	[Director][Secretary]
OR (alternative co	e)	
Executed as a deec < <guarantor's nam<br="">acting by a director presence of</guarantor's>	Signature:	Director
Signature of witness		
Name (in BLOCK C		
Address		
OR (execution clau	an individual)	
Signed as a deed b < <guarantor's nam<br="">in the presence of</guarantor's>	Signature:	
Signature of witness		
Name (in BLOCK C		
Address		

- The right to mains for th oil, telephon supplies or u
- 2. The right to by the Landl
- 3. [The right in
 - a) use f Prem Land attac
 - b) use f with Prop
 - c) <<ins
- 4. [Except as n neighbouring *Wheeldon v*





Conduits connecting the Premises to the public air, foul and surface water drainage, electricity, ations, internet, data communications and similar emises.

he Premises from any adjoining premises owned

rd and all others authorised by the Landlord to:

aining access on foot only to and egress from the ourtyards and emergency escapes within the perty [which are shown edged green on the plan

gaining access to and egress from the Premises estate roads within the Landlord's Neighbouring ged blue on the plan attached to this Lease];

ghts to be granted to the Tenant>>.]

ant of this Lease does not include any right over 2 of the Law of Property Act 1925 and the rule in this Lease.

1. The right to oil, telephon supplies or Conduits at

S

- 2. The right to
 - a) revie instal to pre
 - b) estim any c
- 3. If the relevant the right to e
 - a) build
 - b) inspe adjoi
- 4. [Where the to carry out a
- 5. The right to or required to or with this Lea
 - a) give emer pract
 - b) obse by th availa
 - c) obse d) cause
 - e) caus
 - f) repai pract
 - g) wher meth for, a
 - h) rema
 - i) wher hours





ts Reserved to the Landlord

s, air, foul and surface water drainage, electricity, ations, internet, data communications and similar adjoining or neighbouring premises through the

mental Performance of the Premises including to equipment within or relating to the Premises and

rebuilding cost of the Premises for insurance or

ably carried out without entry onto the Premises,

or party walls on or adjacent to the Premises; and

te, rebuild or carry out other works upon any the Landlord.

cretion) consents, the right to enter the Premises s to improve their Environmental Performance.]

anything that the Landlord is expressly entitled or or any other reasonable purposes in connection dlord must:

working days' prior notice (except in the case of d must give as much notice as may be reasonably

ents (but where that includes being accompanied ve the Tenant must make that representative

s to the Landlord's entry set out in this Lease;

he Tenant's business as reasonably practicable;

e as reasonably practicable;

hat the Landlord causes as soon as reasonably

orks, obtain the Tenant's approval to the location, other material matters relating to the preparation ks;

no longer than is reasonably necessary; and exercise any rights outside the normal business

- 6. [The right to right of acce
- 7. The right to any adjoining discretion co air to the Pre up the Prem
 - a) giving
 - b) consi
 - c) taking affec
 - d) taking
 - e) takin dust limitir
 - f) maki
- 8. The right, w place scaffo Premises in
 - a) any s caus
 - b) the s entra
 - c) the s and s obstr cons
 - d) if the scaff the L is vis
- 9. The right to u without import conditions si
- 10. The right to from the Pre
- 11. All rights of reservation)



or equipment on the roof of the Premises and a route as the Landlord may require.]

action, demolition, alteration or redevelopment on it others to do so) as the Landlord in its absolute ot these works interfere with the flow of light and princetion with those works to underpin and shore ord:

e works to be carried out;

to the management of potential interference;

nsure that the works do not materially adversely arry out its business from the Premises;

ern standards of construction and workmanship;

duce any interference to the Premises by noise, en into consideration the Tenant's suggestions for

nage to the Premises or its contents.

plant and equipment onto the Premises and to the exterior of or outside any buildings on the rights under this Lease provided that:

soon as reasonably practicable, with any damage remises made good;

e obstruction as is reasonably practicable to the

advertising displayed on it (except for any health relating to any other tenant whose premises are h by the scaffolding) unless the Tenant has

nage is obstructed or interfered with by the permit the Tenant to display a sign (approved by of the scaffolding in front of the Premises so that it

oouring Property for any purpose whatsoever and g or neighbouring premises any restrictions or pon the Tenant.

r any adjoining premises owned by the Landlord

hises that now exist or that might (but for this ler land.

- 1. Not without dangerous d
- 2. To make an information r the material accordance
- 3. When reque Tenant's cor
- 4. Not to obstru
- No vehicles Landlord's N purposes of overnight.
- 6. No mat, bru thrown out o
- 7. Not to place such waste Local Author
- 8. Not to overlo the Premise
- 9. No blind sho approval of t
- 10. Not to place any goods o



le – Regulations

tten consent to keep any inflammable, volatile, e Premises.

under paragraph 1 in writing accompanied by all o the reasonable satisfaction of the Landlord that y for the Tenant's business and will be kept in ements.

provide a copy of any document relating to the of Asbestos Regulations 2012 at the Premises.

cles on the Landlord's Neighbouring Property.

wed to remain in any service area within the or longer than is reasonably necessary for the oods or supplies and no vehicles may remain

ken outside the Premises nor shall anything be

able waste or refuse in the bins but to dispose of ted by the bye-laws and in consultation with the

the Premises nor any machinery or equipment at serving the Premises.

ows of the Premises without the previous written and type.

rwise upon the Landlord's Neighbouring Property