LEASE EXTENSION AGREEM ~~~~ ay of << >> 20<< >>

Landlord: <<Landlord's name~~~~ss>> **[**(company number << >>)**]**

Tenant: <<Tenant's name>>~~~~> **[**(company number << >>)**]**

Old Lease: The lease dated <<~~~~andlord and (2) the Tenant

Property: The property descri~~~~

Term: A term of << >> ye~~~~ of << >> 20<< >>

Annual Rent: £<< >> per annum ~~~~25 March, 24 June, 29 September and 25 December**]** ~~~~ every month**]** ("**Due Dates**") during the term of this Lea~~~~

1. **Grant of Lease**

    The Landlord lets and the ~~~~ y for the Term at the Annual Rent.

2. **Incorporation of Old Leas**

    2.1 The terms condition~~~~ed in the Old Lease shall apply to and be incorporated~~~~

    2.2 If there is any inc~~~~s Lease and the Old Lease the provisions of this Le~~~~

3. **[Exclusion of security of**

    3.1 The Tenant confirm~~~~of this Lease (or as the case may be before the Tena~~~~und to enter into this Lease) the Landlord served on ~~~~e form set out in schedule 1 to the Regulatory Reform ~~~~ngland and Wales) Order 2003.

    3.2 The Tenant confirm~~~~ person on behalf of the Tenant) made a **[**declaration~~~~aragraph 7**]** **[**statutory declaration in the form set out i~~~~le 2 to the 2003 Order.

    3.3 The Tenant confir~~~~o made the declaration on the Tenant's behalf did ~~~~ority.

    3.4 The Landlord and t~~~~nt to section 38A(1) Landlord and Tenant Act 1954 th~~~~usive) of the Landlord and Tenant Act 1954 are exclu~~~~ncy created by this Lease.**]**

4. **[Termination by Landlord**

    4.1 The Landlord may ~~~~ny time [after <<insert date>>] by giving to the Tenan~~~~period to terminate lease e.g. 3 or 6 months>> notice ~~~~t any time but without prejudice to any rights of action ~~~~or breach of any of the provisions of this Lease.

    4.2 The Landlord shall ~~~~ payments of rent that relate to a period after the dete~~~~

5. **[Termination by Tenant**

5.1 The Tenant may d[...] [...]ny time [after <<insert date>>] by giving to the Landlo[...] [...]e period to terminate lease e.g. 3 or 6 months>> notic[...] [...]t at any time but without prejudice to any rights of a[...] [...]y has for breach of any of the provisions of this Le[...]

5.2 This Lease shall o[...] [...] notice given by the Tenant if the Tenant has paid all [...]e date of determination and gives up possession of th[...] [...]hind no continuing underleases.

5.3 The Landlord shall [...] payments of rent that relate to a period after the dete[...]

[Execution clauses for landlord:]

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

_____
Director

_____
Director/Secretary

OR (alternative company execut[...]

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

                                                    [Director][Secretary]

OR (alternative company execut[...]

Executed as a deed by   [...]*re:*
<<Landlord's Name>>
acting by a director in the   Director
presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

_____

OR (execution clause where lan[...]

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 execut

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

                                                   [Director][Secretary]

OR (alternative company execut

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

_____

OR (execution clause where ten

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

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

_____