

AGREEMENT FOR LEASE

>> 20<< >>

Landlord: <<Landlord's name>> <<Landlord's address>> [(company number << >>)]

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

Completion Date: The << >> day of << >>

Lease: A lease to be entered into between (1) the Landlord and (2) the Tenant in the form of the draft and

Property: The property described in

Term: [A term of << >> years beginning on the << >> day of << >> 20<< >>] OR [A term of << >> months beginning on the << >> day of << >> 20<< >>]

1. Agreement to grant the Lease

- 1.1 In consideration of the sum of << >> pounds, the Landlord agrees to grant the Lease, in accordance with the terms of this Agreement, and the Tenant shall accept the Lease.
- 1.2 This Agreement is made in duplicate and the Tenant may not assign, charge or otherwise dispose of the Lease without the written consent of the Landlord.

2. Standard Commercial Property Conditions

- 2.1 The Standard Commercial Property Conditions (Second Edition) are incorporated into this Agreement in full and shall prevail over the grant of a lease and are not subject to any modification.
- 2.2 The conditions in Part 2 of the Standard Commercial Property Conditions (Second Edition) do not apply to this Agreement.

3. Completion of the Lease

- 3.1 Completion of the Lease shall take place on the Completion Date.
- 3.2 The Landlord will give possession of the Property when the Lease is completed.
- 3.3 The Lease will be granted on the terms set out in the Lease.
- 3.4 On the Completion Date, the Tenant shall pay to the Landlord rent for the period from and including the Completion Date to and including the next rent payment date specified in the Lease.
- 3.5 [On the Completion Date, the Tenant shall pay to the Landlord <<insert any other payments e.g. stamp duty, legal fees>>.]

4. [Exclusion of security of tenure]

- 4.1 The Tenant confirms that the Lease was entered into the Landlord's Register of Leases set out in schedule 1 to the Landlord and Tenant (Relinquishment of Tenure) (England and Wales) Order 2003.
- 4.2 The Tenant confirms that the person on behalf of the Tenant has made a [declaration of independence] [statutory declaration] in the form set out in schedule 2 to the 2003 Order.

- 4.3 The Tenant confirms that the declaration made by the Tenant on the Tenant's behalf did not have any effect on the validity of the Lease.
- 4.4 The Landlord and the Tenant agree that the Lease is not subject to section 38A(1) Landlord and Tenant Act 1954 (the "1954 Act") (whether or not the Lease is a tenancy created by the Lease.)
- 5. Value Added Tax**
- 5.1 Any sums payable by the Tenant under the Agreement are exclusive of value added tax.
- 5.2 The Tenant shall pay the value added tax which is chargeable on any sums payable by the Tenant under the Agreement.
- 6. Miscellaneous**
- 6.1 The Landlord and the Tenant agree that the Agreement has no effect on the rights of Third Parties) Act 1999.
- 6.2 All notices given under the Agreement shall be in writing and for the purpose of service the provisions of the Law of Property Act 1925 shall apply.

Signed by/on behalf of the Landlord

Signed by/on behalf of the Tenant