# LR1. Date of lease

# LR2. Title number(s)

# << 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)>>

# A

# 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)>>

# LR3. Parties to this I

Give full names, and a parties. For UK incorp limited liability partner 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 It 'overseas entity ID
- c) Where the entity place of business the registered nul Companies House

Further details on ov found in practice guid

# 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>>

# LR4. Property

Insert a full descript leased

Refer to the clause, so a schedule in this le being leased is r 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 property [shown edged red on the plan attached to this lease and] known as << Insert address of Holding>>

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 in LR5.1, insert under that subrelevant statement or refer to schedule or paragraph of a schedule which contains the statement

In LR5.2, omit or delete those Adnot 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.

S

A

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

t 1985

t 1988;

t 1996

ncluding

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.

# LR9. Rights of acqui

Insert the relevant paragraph of a sched contains the provision LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land

None

A

LR9.2 Tenant's covenant to (or offer to) surrender this lease

None

LR9.3 Landlord's contractual rights to acquire this lease

None

1 10110

LR10. Restrictive co lease by the Landlo other than the Prope

Insert the relevant pr clause, schedule or p in this lease which col None

# LR11. Easements

Refer here only to the paragraph of a scheduler sets out the easemen

LR11.1 Easements granted by this lease for the benefit of the Property

Schedule 1

LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property

Schedule 2

# LR12. Estate rent of Property

Refer here only to the paragraph of a school sets out the rent chard

None

# LR13. Application restriction

Set out the full text of restriction and the title entered. If you wish to standard form of restrictions.

N/A

apply for each of them, tell us who against which title and set out th the restriction vou are

Standard forms of restriction are Schedule 4 to the Land Registr 2003.

# LR14. Declaration of trust whe more than one person comp **Tenant**

If the Tenant is one person, omit the alternative statements.

If the Tenant is more than o complete this clause by omitting o inapplicable alternative statement

t is more than one person. They are to operty on trust for themselves as joint

it is more than one person. They are to Property on trust for themselves as ommon in equal shares.

it is more than one person. They are to Property on trust <<Complete as

### 1. **Definitions and Interpr**

In this Agreemer 1.1 terms shall have

text otherwise requires, the following

p-in connection with any voluntary er compromise or arrangement for the the Tenant or any guarantor;

tion for an administration order or the on order in relation to the Tenant or any

intention to appoint an administrator, or rescribed documents in connection with dministrator, or the appointment of an se in relation to the Tenant or any

eiver or manager or an administrative property or income of the Tenant or any

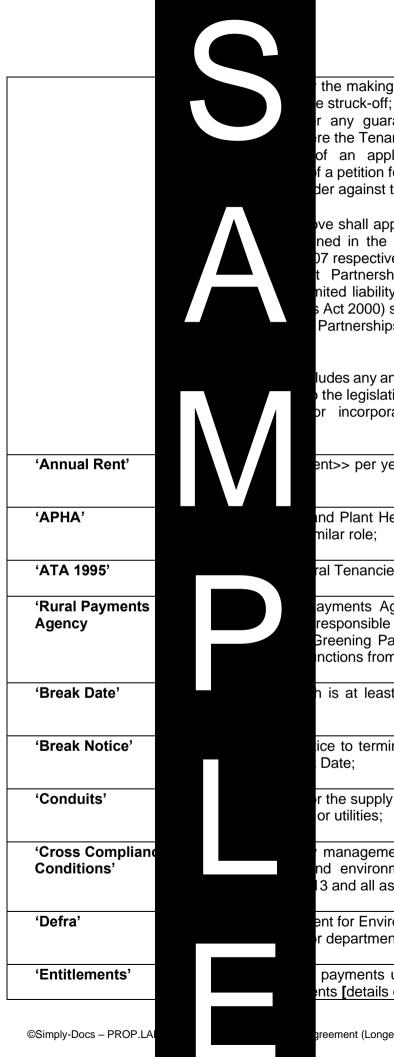
voluntary winding-up in respect of the except a winding-up for the purpose of uction of a solvent company in respect of tion of solvency has been filed with the

for a winding-up order or a winding-up hant or any guarantor; int or any guarantor from the Register of

# 'Act of Insolvency'

means:

- (a)
- (b)
- (c)
- (d)
- (e)
- **(f)**



the making of an application for the Tenant or any

r any guarantor otherwise ceasing to exist (but re the Tenant or any guarantor dies); or

of an application for a bankruptcy order, the f a petition for a bankruptcy order or the making of a der against the Tenant or any guarantor.

ve shall apply in relation to a partnership or limited ned in the Partnership Act 1890 and the Limited 7 respectively) subject to the modifications referred t Partnerships Order 1994 (SI 1994/2421) (as nited liability partnership (as defined in the Limited s Act 2000) subject to the modifications referred to in Partnerships Regulations 2001 (SI 2001/1090) (as

ludes any analogous proceedings or events that may the legislation of another jurisdiction in relation to a pr incorporated or domiciled in such relevant

ent>> per year exclusive of VAT as reviewed under

and Plant Health Agency and anybody from time to

ral Tenancies Act 1995:

ayments Agency( previously known as the Basic responsible for the administration of the delinked Breening Payment in England and any other body nctions from time to time:

h is at least 12 months after service of the Break

ice to terminate this Lease on the Break Date and

r the supply or removal of water, sewage, electricity

management requirements and the standards for nd environmental condition of land listed in EU 3 and all associated legislation and guidance;

ent for Environment, Food and Rural Affairs and any r department;

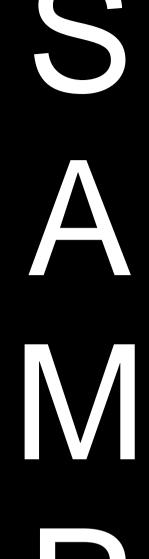
payments under the Rural Payments Agency and nts [details of which are set out below:

	: << >>
	nts: << >>
	ency region: << >>];
'Greening Payment'	yment established by EU Regulation 1307/2013 for greening agricultural practices beneficial for the vironment and any similar replacement payment established under domestic legislation;
'Holding'	described in paragraph LR4 at the beginning of this
	Number: << >>
	< <p>&lt;&lt; &gt;&gt;;</p>
'Independent Expert'	ent expert agreed by the Landlord and Tenant or in nominated by the President for the time being of the Chartered Surveyors at the written request of the ant;
'Insured Risks'	fire, lightning, explosion, storm, flood, subsidence thquake, burst or overflowing water pipes, tanks or by aircraft or other aerial devices and any articles in, impact by vehicles, riot, civil commotion and to the extent, in each case, that cover is generally commercial terms in the UK insurance market at the staken out, and any other risks which the Landlords from time to time, subject in all cases to any and exclusions imposed by the insurers;
'Interest'	e rate of < <rate (if="" above="" and="" bank="" base="" being="" by="" ceases="" exist)="" for="" interest="" landlord="" notified="" of="" on="" or="" outstanding="" payments="" per="" rate="" td="" tenant;<="" that="" the="" time="" to="" year=""></rate>
'Landlord'	entitled to the immediate reversion to this Lease;
'Landlord's Neighbouring Property'	by the Landlord near to the Holding [shown edged ched to this Lease];
'Permanent Grassland'	grow grasses or other herbaceous forage that has crop rotation for the last five years as defined in EU/2013;
'Permitted Use'	olding for agricultural purposes only;
©Simply-Docs – PROP.LAI	greement (Longer Term) 6

	1
'Rent'	means all
'Rent Commencement Date'	means <<
'Rent Days'	means [2 year;
'Review Date'	means <<
'Rural Payments Service'	means th
'RICS'	means the
'Schedule of Condition'	means the
'Tenant'	includes s
'Term'	means the
'Title Matters'	means the list of do wayleave:
'VAT'	means va and any s

1.2 Unless the context

- 1.2.1 "writing" or "
- 1.2.2 a "working d or a bank or
- 1.2.3 a statute or provision as
- 1.2.4 "this Agreer Schedules a
- 1.2.5 a Schedule
- 1.2.6 a clause or put than the Sch
- 1.3 In this Agreement:
  - 1.3.1 any referen unincorpora
  - 1.3.2 words impor
  - 1.3.3 words impor



y this Lease; t to be paid>>;

ptember and 25 December] in each

ears <<years>>];

I Payments Agency applications and inked payments

rtered Surveyors;

fany) attached to this Lease;

signs;

aph LR6 at the beginning of this Lease tinuation of it or period of holding over;

in the following documents: <<insert landlord's title to the Holding, e.g. nmental schemes>>;

under the Value Added Tax Act 1994 ditional tax.

reference in this Agreement to:

not email;

day other than a Saturday, Sunday d and Wales;

e is a reference to that statute or at the relevant time;

this Agreement and each of the nted at the relevant time;

ement; and

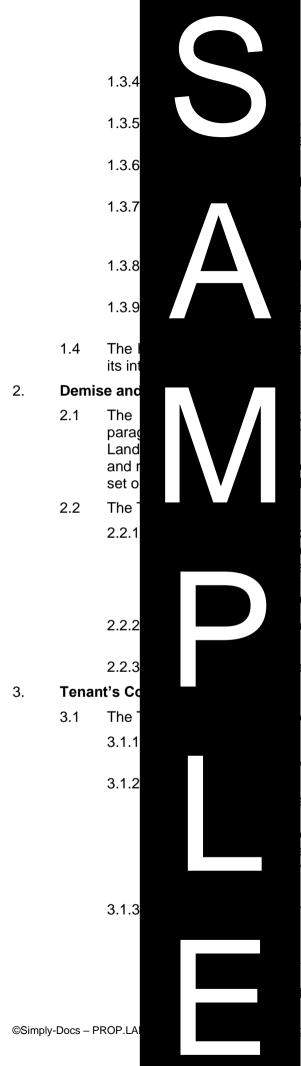
o a clause of this Agreement (other of the relevant Schedule.

s a natural person, corporate or having separate legal personality);

include the plural and vice versa;

any other gender;

erm)



to more than one person are owed by or to them

of the Term include any sooner determination of an by effluxion of time;

Tenant not to do an act or thing includes an or suffer such act or thing to be done;

neglect or default of the Tenant include the act. my occupier of the Holding and their respective

o not form part of this Lease and are not to be s construction or interpretation; and

ease include any document supplemental or d into pursuant to its terms.

ent are for convenience only and shall not affect

olding to the Tenant for the term specified in ing of this Lease together with (insofar as the the rights set out in the First Schedule, excepting f the Landlord's Neighbouring Property the rights e, and subject to the Title Matters.

qual payments in advance by bankers' standing it if the Landlord so requires) on the Rent Days, e made on the date of this Lease for the period t Commencement Date and ending on the day

om the Tenant to the Landlord under this Lease:

r this Lease.

# e Landlord:

times and in the manner stated without any legal set-off or counterclaim unless required by law.

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 s 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. and financial impositions charged on the Holding

VAT) on the Rent payable; and from the Landlord's dealing with its own interests. 3.1.4 3.1.5 3.1.6 3.1.7 3.1.8 3.1.9 3.1.1

es, charges, and financial impositions are payable ling together with other property, to pay a fair int payable.

e Landlord against all charges incurred relating to and surface water drainage, electricity, oil, ecommunications, internet, data communications or utilities supplied to the Holding (including all neter rents) or a fair proportion of the costs where is shared with any other property and is not

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

ean and tidy and clear of rubbish and to keep all fences, hedges, field walls, stiles, gates, cattle ponds, watercourses, sluices, ditches, roads and stantial repair and condition [but the Tenant need any better state of repair than it was in at the date nced by the Schedule of Condition].

olding to the Landlord in the repair and condition Lease:

he Holding the Tenant's livestock, equipment, onal possessions; and

y, straw, roots and green crops then remaining nd all unused manure and compost properly e convenient place on the Holding.

he Term, any of the Tenant's possessions remain ne 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 any third party whose possessions have been dlord in the mistaken belief that the possessions Tenant; and

hust pay to the Tenant the sale proceeds after osts of transportation, storage and sale incurred

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

br its agents gives to the Tenant (or leaves on the of any repairs or maintenance which the Tenant arry out or of any other failure by the Tenant to obligations under this Lease, to repair the Holding such failure in accordance with the notice within months from the date of the notice (or sooner if

3.1.1 3.1.1 3.1.1

es not comply with clause 3.1.10 a), to permit the ter the Holding 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 and other fees).

ed to exercise any right to enter the Holding to do ontractors, agents and professional advisors, and any reasonable time (whether or not during usual except in the case of an emergency after having e (which need not be in writing) to the Tenant.

rd on demand on an indemnity basis all costs, her expenses (including legal costs and other erly incurred by the Landlord (or which otherwise e Landlord) in connection with or in contemplation

it 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, oplication is withdrawn, or consent is granted or I, except in cases where the Landlord is required by and the Landlord unreasonably refuses to give

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

ling only for the Permitted Use and to farm all or Iding for the purposes of a trade or business Term in compliance with section 1(2) of the ATA

cultivate the Holding in compliance with the Cross onditions, the requirements for full Greening otherwise in accordance with the rules of good out in the Agriculture Act 1947, the terms of this industry standards set out in the Defra codes of and to keep the Holding in good heart and

Holding for any purpose or in any manner that ss, damage, injury, nuisance or inconvenience to ny other tenants of the Landlord or any owner or phbouring property;

avans, campers or travellers onto the Holding or y of advertisements or signs at the Holding;

Landlord's prior written consent to sell any grass d party's livestock;

Landlord's prior written consent to keep or plant any genetically modified crops;



Landlord's prior written consent to break up or able any part of the Holding that is Permanent emove any topsoil, turf, stone or gravel from the

Landlord's prior written consent to take any part out of agricultural use but the Tenant shall not andlord's consent to the designation of any areas on the Holding that are required to receive ayment;

Landlord's prior written consent to enter the whole Holding into any agri-environmental scheme or cheme or any similar scheme;

ble steps to preserve and prevent the destruction dfowl and other wild birds listed in Schedule 2 to Countryside Act 1981 and all deer and fish at the

vegetation at the Holding except in compliance able laws and with the Cross Compliance

Landlord and the APHA immediately of any disease of livestock named in section 88 of the Act 1981 or in any order made under it;

andlord of any plant, pests or diseases affecting at are classified as quarantine organisms and tory control;

any recommendation or direction from the APHA, atutory body or any reasonable request from the prevention or treatment of any disease;

bnable and practicable steps to keep the Holding tation by insects and other pests and free from s, mole-heaps, moles, rabbits, rats and other

ndlord immediately if the Tenant finds growing on injurious weeds specified in the Weeds Act 195, of Schedule 9 of the Wildlife and Countryside Act Japanese Knotweed, or the Ragwort Control Act e all reasonable endeavours to remove them;

onable care to ensure that timber, hedges and dversely affected during spraying and to comply odes of practice on the use of pesticides;

oduce on request to the Landlord a record of all cropping on the Holding and of any produce tock) sold off the Holding together with the dates the Holding and evidence of crops grown on the the Term including pesticide application records, a seed invoices;

broduce on request to the Landlord a record hers and other evidence) of all fertilisers applied ncluding a record of what provision has been or is



r the return to the Holding of the full equivalent of all crops, forage or other produce sold off or he Holding:

r of the Term to return to the Holding the full urial value of all crops, forage and other produce oved from the Holding [except that the Tenant is out the soil in any better condition that it was in at s Lease as evidenced by the soil assessment Lease]; and

of the Term to farm and cultivate the Holding in h the reasonable requirements of the Landlord able notice to allow the Landlord to enter the after harvest to cultivate any land in the Holding.

ns:

y alteration or addition to the Holding [except that v erect temporary livestock handling equipment1 ve or alter any fences, hedges, gates, ditches or brming the boundaries of the Holding; and

e Landlord's prior written consent to cut, lop, plant any hedges, fruit or other trees, coppice, d or underwoods.

ligations in respect of the Holding:

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

ys of receipt by the Tenant of any notice or other affecting the Holding 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

cessary licences and consents for the discharge m the Holding and to provide copies to the quest;

ne terms of any water abstraction licence in place

or any planning permission for the Holding or of any part of the Holding;

any planning permissions relating to or affecting and

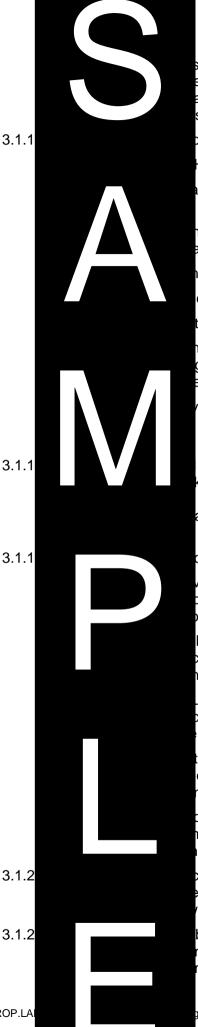
he obligations of the Landlord relating to the Title as those obligations relate to the Holding and not o interfere with the rights of third parties under the

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

t notify the Landlord; and

©Simply-Docs - PROP.LAI

greement (Longer Term)



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:

Holding on trust for another;

another to occupy the whole or any part of the

n or share the possession or occupation of the art of the Holding;

ne whole or any part of the Holding;

e whole or any part of the Holding; and

the whole or any part of the Holding;

nto any partnership, share-farming agreement, g agreement, management agreement or shared pement affecting the Holding; and

right or licence over the Holding in favour of any allow any other person to enjoy the use or benefit

during the last three months of the Term to enter keep on any suitable part of the Holding a notice and to allow potential tenants and buyers to view able times (accompanied by the Landlord or its

ce:

ve and dead farming stock and crops with an pany approved by the Landlord to the full market as or damage by any of the Insured Risks;

lic liability insurance in relation to the Holding with company approved by the Landlord of at least pounds in respect of each claim;

andlord with a summary of the main terms of the cies referred to above and evidence that the been paid;

the requirements of any insurers in relation to the ot to do or omit to do anything which could nsurance; and

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

3.1.2 3.1.2 3.1.2 3.1.2 3.1.2 Landlord's The Landlor other sums Tenant to ha or any other permitted by **Rural Paym** The I The Payn As so regis Agen The Entitl appli The

person, except to the extent that the Landlord or redit for such VAT under the Value Added Tax Act

nnify the Landlord against all liabilities, expenses, s and losses suffered or incurred by the Landlord nection with:

he Tenant's covenants in this Lease:

ssion of the Tenant or any other person on the e Tenant's actual or implied authority; or

ny livestock from the Holding.

he Landlord a fair proportion (to be determined by sts, fees and expenses properly incurred by the repairing, replacing, maintaining, cleansing and ghting any Conduits, structures or other items capable of being used by the Holding in common comply with any reasonable regulations made by ne to time in connection with the use of such

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 any guarantor of the Tenant's obligations under solvent and if the Landlord so requires to procure cceptable to the Landlord enters into a deed of flord in the same terms as the original guarantor.

hant, subject to the Tenant paying the rents and its obligations under this Lease, to permit the e Holding without any interruption by the Landlord or in trust for the Landlord except as otherwise

ements to the Tenant for the Term.

onfirm that they are registered on the Rural

grant of this Lease, the Landlord shall apply to ase of the Entitlements with the Rural Payments

all take all necessary steps for the lease of the as soon as possible and no later than the next

will be an active farmer for the purposes of the

5.1

5.2

5.3

5.4

5.5

4.

5.



iteria. Any loss of Entitlements resulting from the any requirements relating to the transfer of he Tenant.

ents upon the maximum number of eligible

s to obtain any additional or replacement y payment under the Rural Payments Agency that olding without requiring expenditure;

he Rural Payments Agency so as not to lose any ts:

charge the Entitlements, or do or omit to do a loss or reduction of Entitlements or in any of ning unavailable for use in relation to the Holding

bcuments submitted and materials received in Payments Agency, the Entitlements and any and provide the Landlord with copies on request:

in seven days of receiving documentation relating ler the Rural Payments Agency, the Greening Compliance Conditions or any change in the e of the Entitlements;

Compliance Conditions, the requirements for full d the requirements for full payment under the

any inspection visit to the Holding by the Rural

indlord, obtain the Landlord's approval of the be submitted to the Rural Payment Agency or olding, both during and after the end of the Term;

the Term, obtain the Landlord's prior consent to:

cerning the management of the Entitlements; and

erning the management of the Holding that might of the Landlord, or any other person farming the ive full payment under the Rural Payment Agency ng Payment:

e Term, transfer all the Entitlements and any to the Landlord or the Landlord's nominee: and

ndlord and any tenant of the Landlord to enable mit a claim under the Rural Payment Agency e Term.

with the Cross Compliance Conditions, the Payment and the requirements for full payment ncy in respect of the Holding for the remainder of e end of the Term.

# 6. Farm Busin

The Landlor under sectio is intended t

# 7. Provisos ar

- 7.1 The
  - 7.1.1
  - 7.1.2
  - 7.1.3
  - 7.1.4

the L and d availa

- 7.2 Nothi relea which
- 7.3 The arisin
- 7.4 The const
- 7.5 The any r

# 8. Notices

- 8.1 Any i sent or lef in the by gi
- 8.2 A not
  - 8.2.1
  - 8.2.2
- 8.3 Any I date time
- 8.4 Secti given

# 9. [Terminatio

©Simply-Docs - PROP.LA

9.1 The

ge that each has received from the other a Notice nd confirm that the tenancy created by this Lease arm business tenancy.

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

nis Lease; [or]

vency[; or

e Holding (or any part of them) at any time after ill end (but this will not affect any right or remedy

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 Holding may lawfully be used is Lease.

at it has not entered into this Lease in reliance on y 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 8.2 or to any other address recipient has specified as its address for service rking days' notice under this clause 8.

d liability partnership registered in the United ed at its registered office; and

erved at the party's principal place of business or

ed as served on the second working day after the -paid first-class post or special delivery or at the or left at the recipient's address if delivered to or

operty Act 1925 shall otherwise apply to notices

this Lease at any time [after <<insert date>>] by

servi

The I

(or w

Tena

If the for ar

The

perio

The

servi

This

Tena up po

If the

for ar

The

perio

The (

11.1.

11.1.

If the

mont

being

worki 11.2.

[Guarantor'

[Terminatio

9.2

9.3

9.4

10.1

10.2

10.3

10.4

11.1

10.

11.

Tenant.

his Lease at any time after the death of the Tenant urviving Tenant) by serving a Break Notice on the

lause 9, this will not affect the rights of any party gation in this Lease.

the Tenant all payments of Rent that relate to a of this Lease.

his Lease at any time [after <<insert date>>] by Landlord.

ate following a notice given by the Tenant if the ent due up to the date of determination and gives and leaves behind no continuing underleases.

ause 10, this will not affect the rights of any party

the Tenant all payments of Rent that relate to a of this Lease.]

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

andlord as primary obligor, and separate to the 1.1 above, to indemnify the Landlord against all is and expenses caused to the Landlord by the the rents or comply with the Tenant's covenants supplemental documents to this Lease); and

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 tions of the Guarantor in this clause 11.

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

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

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

11.2

# 11.2. 11.3 If cla inder 11.4 If cla relea will n 11.5 The a) b) c) d) e) f) g) h) i) 11.6 The ( of the Tena

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

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 nt review):

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

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 Il 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 11 (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 due under this Lease or observe the Tenant's

dlord to accept any rent or other payment due

ease (except that a surrender of part will end the ility in respect of the surrendered part);

bunterclaim that the Tenant or the Guarantor may

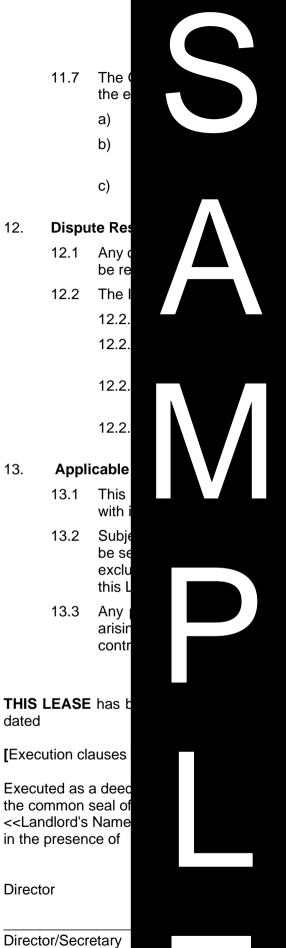
disability or change in the constitution or status of htor or of any other person who is liable, or of the

merger by any party with any other person, any guisition 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.

in competition with the Landlord in the insolvency ke any security, indemnity or guarantee from the nt's obligations under this Lease.



ed from its future obligations under this Lease at

his Lease expires:

s released from the tenant covenants under this Landlord and Tenant (Covenants) Act 1995; or

releases the Guarantor in accordance with clause

Lease that is not required under the ATA 1995 to be determined by an Independent Expert.

the Tenant to make written submissions:

d the Tenant an opportunity to make counter

for his decisions, which will be binding on the

d and the Tenant in the shares and in the manner ng a decision, in equal shares).

ractual obligations arising out of or in connection law of England and Wales.

by provisions in this Lease requiring a dispute to arbitration, the courts of England and Wales have e any dispute arising out of or in connection with n to any non-contractual obligations.

e an order of the courts of England and Wales with this Lease, including in relation to any noncourt of competent jurisdiction.

and delivered on the day on which it has been

<<Affix seal here>>

Director/Secretary

12.

13.

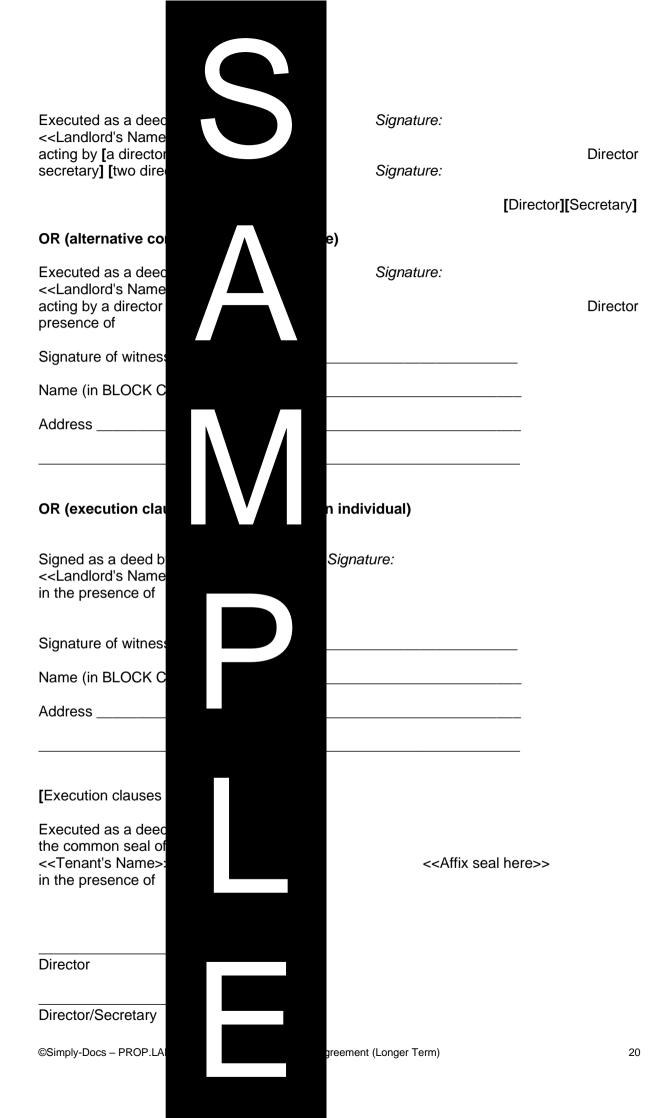
dated

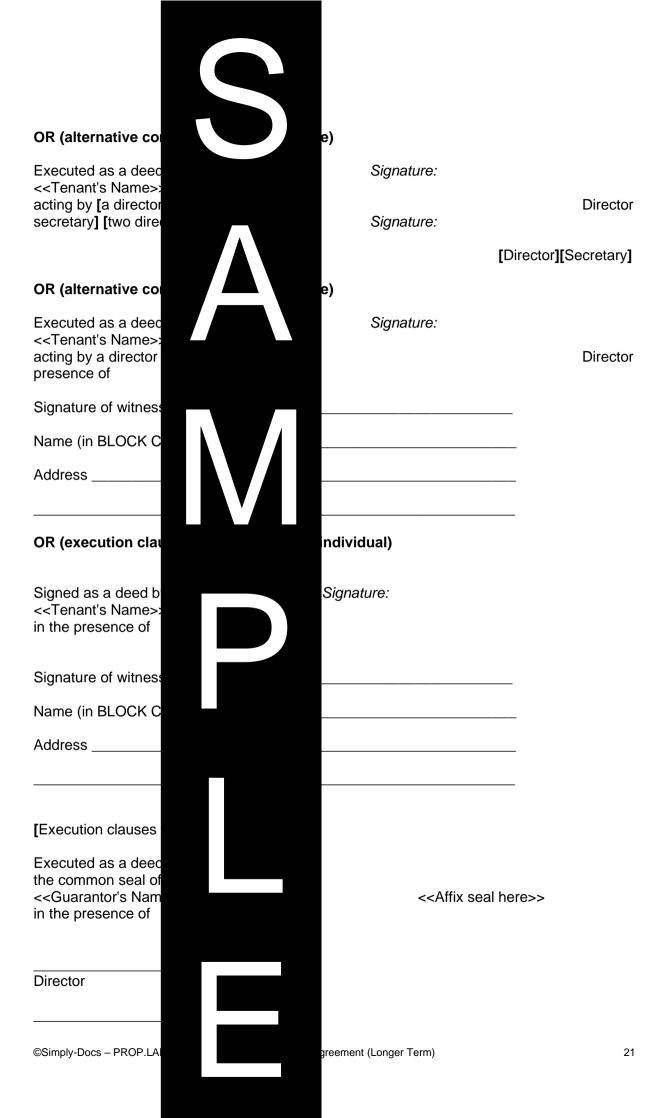
OR (alternative co

©Simply-Docs - PROP.LAI

greement (Longer Term)

19





Director/Secretary OR (alternative co Executed as a deed Signature: <<Guarantor's Nam acting by [a director Director secretary] [two dire Signature: [Director][Secretary] OR (alternative co Executed as a deed Signature: <<Guarantor's Nam acting by a director Director presence of Signature of witness Name (in BLOCK C Address \_ OR (execution clai an individual) Signed as a deed b Signature: << Guarantor's Nam in the presence of Signature of witness Name (in BLOCK C Address\_

# nts Granted to the Tenant

duits belonging to the Landlord and serving the may from time to time replace or re-route the

rd and all others authorised by the Landlord to

hbouring Property [which are shown edged green R [designated from time to time by the Landlord] e Holding with or without vehicles and machinery rd may from time to time change the route of the

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.

- The right to Holding prov Conduits.
- 2. [The right in
- 3. use those pa on the plan a to gain acce and animals accessways
- 4. <<Insert detail
- 5. [Except as r neighbouring Wheeldon v

# The right to at the date of right to lay, benefitting th

# ts Reserved to the Landlord

Conduits on the Holding which are in existence installed or constructed during the Term and the v and inspect any Conduits, roads or fences ng Property.

hs and other rights of way across the Holding.

nything that the Landlord is expressly entitled or or any other reasonable purposes in connection d that the Landlord must:

or notice (except in the case of emergency, when ch notice as may be reasonably practicable);

e as reasonably practicable; and

hat the Landlord causes as soon as reasonably

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

lant and equipment onto the Holding and to place ding in exercising the Landlord's rights under this

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

leave agreement, easement, contract or licence e right to allow agents of the grantee to enter the and machinery to carry out works on the Holding. which may be required under those agreements other payments due under any current or future tract or licence relating to the Holding.

f the Holding into an agri-environmental scheme st co-operate with the Landlord's reasonable including the provision of consent and entry into

chaeological artefacts discovered on the Holding. ater course on or under the Holding.

bwl and other wild birds and the exclusive right to hoot, kill and take them away and the exclusive h on or over the holding.

### The right to 2.

1.

- 3. The right to required to with this Lea
  - a) give t the L
  - b) cause
  - c) repai pract
- 4. The right to any adjoinin discretion cd air to the Ho
- 5. The right, wh scaffolding a Lease.
- 6. The right to ( without impo conditions si
- 7. The right to affecting the Holding with at the grante and the righ wayleave ag
- 8. The right to during the requirement relevant doc
- 9. The exclusiv
- 10. The right to
- 11. The right to enter the Ho right to hunt.

- 12. The right to subject to th
- 13. The right to a sand, brick-caccess to caccess to caccessing the for it.
- 14. The right to from the Hol
- 15. All rights of li be acquired
- 16. <<Insert det

and take rabbits, hares, mink and other pests, p and the Ground Game (Amendment) Act 1906.

o all mines, quarries and minerals and all stones, urf on, in or under the Holding, with the right of nd remove the same, provided that the person by physical damage caused or pay compensation

r any adjoining premises owned by the Landlord

at now exist or that might (but for this reservation)

be reserved to the Landlord>>

# S

[There will be will not apply

OR

[The Annual Part II of the

OR

[The Annual with the state

# ent Review Provisions

Rent during the Term and Part II of the ATA 1995

the statutory rent review provisions contained in

n each Review Date but otherwise in accordance ns contained in Part II of the ATA 1995.]