

**THIS TENANCY AT WILL** is dated **BETWEEN:**

(1) <<Landlord's Name>>, a company <<Company>> under number <<Landlord's Address>>

[(2) <<Charity's Name>>, a charity registered in England under no. <<Company Registration Number>> [insert Charity Commission number] <<Charity's Address>> (hereinafter known as the 'Landlord') and

**OR**

[(2) The trustees (namely <<Insert Name of Trustees>> those who are to be the signatories) of the charitable [trust] [unincorporated association] known as <<Charity's Name>> [insert Charity Commission number] (England) <<Charity's Address>> (hereinafter known as the 'Landlord') and

**OR**

[(2) <<Charity's Name>>, a charity registered in England under no. <<Company Registration Number>> [insert Charity Commission number] <<Charity's Address>> (hereinafter known as the 'Landlord') and

## 1. Definitions and Interpretation

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

**'Permitted Use'** means the use of the Premises for the purpose of <<Permitted Use>>

**'Permitted Hours'** means the hours of use e.g. 8am to 6pm Monday to Friday>>

**'Premises'** means the premises described in <<Premises Description>> [shown for identification only and referred to in this agreement] [including all fixtures and fittings shown on the schedule attached];

**'Rent'** Means the sum payable by the Tenant to the Landlord for the use of the Premises for the period of one month exclusive of value added tax.

## 2. Grant of Tenancy at Will

- 2.1 The Landlord lets the Premises on a tenancy at will beginning on and in accordance with the terms of this agreement.
- 2.2 The Landlord and the Tenant agree that this agreement creates a tenancy at will term of <<Term of Tenancy>> months.

## 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 first day of every month and on the day following the last day of the month. Rent in respect of the period from the date of this agreement to the date of completion of the Premises shall be paid in advance and including the [landlord's] share of the costs of the Premises.
- 3.2 The Tenant shall not use the Premises for any purpose other than the Permitted Use,
- 3.2.1 use the Premises for the purpose of <<Permitted Use>>

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| 3.2.2 | use the Premises for any purpose other than the purpose specified in the Lease;  | restricted Hours;   |
| 3.2.3 | assign under lease or otherwise the possession of or otherwise dispose of the whole or any part of them or any interest in them;   | the possession of or otherwise dispose of them or any interest in them;   |
| 3.2.4 | share occupation of the Premises with any other person;  | any part of them;   |
| 3.2.5 | make any alterations to the Premises;  | the Premises;   |
| 3.2.6 | put any sign on the Premises without the prior written consent of the Landlord [such consent shall not be unreasonably refused or delayed];  | without the prior written consent of the Landlord [such consent shall not be unreasonably refused or delayed];  |
| 3.2.7 | cause any noise or disturbance to the Landlord or to the owners or occupiers of the Premises;  | to the Landlord or to the owners or occupiers of the Premises;  |
| 3.2.8 | <<insert any other obligations of the Tenant   |   |
| 3.3   | The Tenant shall keep the Premises in repair and tidy and make good any damage caused.   | in repair and tidy and make good any damage caused.   |
| 3.4   | The Tenant shall pay the rates (including water rates) and other outgoings whatsoever (in whatever description) which are payable by the owner or occupier of the Premises.  | annify the Landlord against all rates and taxes assessments impositions and levies of any parochial local or of any other authority or imposed upon the Premises or the Premises of any kind of a taxing or novel nature. |
| 3.5   | The Tenant shall pay the charges relating to water supply and other services supplied to the Premises (including meter rents).   | Landlord against all charges incurred in connection with the Premises including electricity telecommunications and any other services supplied to the Premises including all standing charges and meter rents).           |
| 3.6   | The Tenant shall pay the rent of the Premises and address all correspondence received at the Premises and address all correspondence relevant to the Landlord's interest in the Premises.  | er correspondence received at the Premises and address all correspondence relevant to the Landlord's interest in the Premises.  |
| 3.7   | The Tenant shall (with the prior written consent of the Landlord) to enter the Premises for the purpose of ascertaining whether the Premises are being complied with and for any other purpose in connection with the Landlord's interest in the Premises. | and all others authorised by the Landlord for the purpose of ascertaining whether the Premises are being complied with and for any other purpose in connection with the Landlord's interest in the Premises.              |
| 3.8   | When the Tenancy terminates the Tenant shall return to the Landlord all items belonging to it.   | at the termination of the tenancy the Tenant shall return to the Landlord all items belonging to it.  |

#### 4. Landlord's Covenants

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| 4.1 | The Landlord shall allow the Tenant's employees and visitors) access to and egress from the Premises (if applicable).                                  |
| 4.2 | The Landlord shall allow the Tenant's employees and visitors) to use the lavatories and vending machines [during the Permitted Hours] (if applicable). |
| 4.3 | The Landlord shall allow the Tenant to use the Premises as it considers appropriate and the cost of any such services shall be paid by the Tenant.     |

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

Signed by <<Name of Charity Trustee>>  
Charity Trustee

Note: Also add full name(s) of any further  
for and on behalf of the Tenant