

SAMPLE

LR1. Date of lease	<<Insert date in full>>
LR2. Title number(s)	LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i> <<Insert Landlord's title number(s)>> LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i> <<Insert other title number(s)>>
LR3. Parties to this lease <i>Give full names and addresses of all parties. For UK incorporated companies, limited liability partnerships and registered numbers in the Companies House register.</i> <i>For overseas entities,</i> <i>a) The territory of incorporation</i> <i>b) The overseas company's registered address in the Companies House register, the Tenant pursuant to the Tenant's Crime (Transparency) Regulations 2018, the Act 2022. If the land is not an 'overseas entity ID'.</i> <i>c) Where the entity is not a company, the place of business and the registered number in the Companies House register.</i> <i>Further details on overseas entities can be found in practice guide.</i>	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 <i>Specify capacity of each party, for example "management company", "guarantor", etc.</i> <<Insert name of other party>> <<Insert address of other party>> <<Insert company number>>
LR4. Property <i>Insert a full description of the property being leased or</i> <i>Refer to the clause, schedule or a schedule in this lease stating the property being leased is registered.</i>	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>>

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

LR5. Prescribed statements etc

If this lease includes a statement that complies with LR5.1, insert under that sub-paragraph the relevant statement or refer to the relevant schedule or paragraph of a schedule to the lease which contains the statement

In LR5.2, omit or delete those Acts which do not apply to this lease.

statements prescribed under rules 179 (leases in favour of a charity), 180 (leases by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.

This lease is made under, or by virtue of, provisions of:
the Leasehold Reform Act 1967
the Leasehold Reform Act 1985
the Leasehold Reform Act 1988
the Leasehold Reform Act 1996

LR6. Term for which the Property is let

Include only the appropriate statement (or statements completed) from the three options below

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

including the commencement date>>

including the expiry date>>

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

as follows:
term>>

LR7. Premium

Specify the total premium, including VAT where payable.

premium or "none">>

LR8. Prohibitions or restrictions on disposing of this lease

Include whichever of the two statements is appropriate.

Do not set out here the words of the provision.

contains a provision that prohibits or restricts dispositions.

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<p>LR9. Rights of acquisition</p> <p><i>Insert the relevant provisions of the lease, clauses or refer to the relevant paragraph of a schedule. If the schedule contains the provisions, state the relevant paragraph.</i></p>	<p>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</p> <p>None</p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease</p> <p>None</p> <p>LR9.3 Landlord's contractual rights to acquire this lease</p> <p>None</p>
<p>LR10. Restrictive covenants affecting the lease by the Landlord or other than the Property</p> <p><i>Insert the relevant provisions of the lease, clause, schedule or paragraph in this lease which contain the covenants.</i></p>	<p>None</p>
<p>LR11. Easements</p> <p><i>Refer here only to the relevant paragraph of a schedule. If the schedule sets out the easements, state the relevant paragraph.</i></p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property</p> <p>Schedule 1</p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</p> <p>Schedule 2</p>
<p>LR12. Estate rent or charges affecting the Property</p> <p><i>Refer here only to the relevant paragraph of a schedule. If the schedule sets out the rent charges, state the relevant paragraph.</i></p>	<p>None</p>
<p>LR13. Application for restriction</p> <p><i>Set out the full text of the restriction and the title of the restriction entered. If you wish to use the standard form of restriction, state the relevant paragraph.</i></p>	<p>N/A</p>

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apply for each of them against which title and the restriction you

Standard forms of re Schedule 4 to the L 2003.

LR14. Declaration of more than one person as Tenant

If the Tenant is one person the alternative statement

If the Tenant is more than one person complete this clause by deleting the inapplicable alternative

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[The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.]

OR

[The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.]

OR

[The Tenant is more than one person. They are to hold the Property on trust <<Complete as necessary>>]

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1. Definitions

1.1 In this lease the following terms

where the context otherwise requires, the following meanings;

‘Act of Insolvency’

any step-in connection with any voluntary arrangement or compromise or arrangement for the benefit of any Tenant or any guarantor;

an application for an administration order or the making of an administration order in relation to the Tenant or any guarantor;

the giving of notice of intention to appoint an administrator, or the filing of the prescribed documents in connection with the appointment of an administrator, or the appointment of an administrator in any case in relation to the Tenant or any guarantor;

the appointment of a receiver or manager or an administrative receiver in relation to any property or income of the Tenant or any guarantor;

the filing of a statement of a voluntary winding-up in respect of the Tenant or any guarantor, except a winding-up for the purpose of the reconstruction of a solvent company in respect of which a declaration of solvency has been filed with the Registrar of Companies;

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	<p>Registrar of Companies;</p> <p>(f) the making of a petition for a winding-up order in respect of the Tenant or any guarantor;</p> <p>(g) the striking-off of the Tenant from the Register of Companies or the making of an order for a guarantor to be struck-off;</p> <p>(h) the Tenant or any guarantor ceasing to exist (but excluding the Tenant or any guarantor if it is a company in liquidation);</p> <p>(i) the making of an application for a winding-up order or a petition for a bankruptcy order against the Tenant or any guarantor;</p> <p>The paragraphs above shall apply to a partnership (as defined in the Partnership Act 1907 respectively to in the Insolvent Partnership Act 1994/2421) (as amended), and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) so far as they relate to the Limited Liability Partnerships Act 2000/1090) (as amended).</p> <p>Act of Insolvency includes any and all actions that may be taken pursuant to the legislative provisions of any relevant tenant or guarantor incorporating such relevant jurisdiction;</p>	
‘Annual Rent’	means £<<annual rent>> per year as determined under the Fourth Schedule;	
‘Arbitration’	means arbitration under the Arbitration Act 1996 agreed by the Landlord and Tenant or referred to by the President (or the Chief Officer) of the Royal Institution of Chartered Surveyors on the written application of the Landlord or the Tenant;	
‘Conduits’	means any media for the transmission of heat, cold, water drainage, electricity, oil, telecommunications, gas, internet, data communications and other services;	
‘Energy Performance Certificate’	has the meaning given to it in the Energy Performance of Buildings (England and Wales) Regulations 2012 and referred to as an EPC in this Lease;	
‘Environmental Performance’	<p>means all or any of the following:</p> <p>(a) the consumption of energy and greenhouse gas emissions;</p> <p>(b) the consumption of water;</p> <p>(c) waste generation and management;</p>	

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	environmental impact arising from the use or operation of
‘Independent Expert	ent valuer agreed by the Landlord and Tenant or in t nominated by the President (or the Chief Officer or r) for the time being of the Royal Institution of s at the written request of the Landlord or the Tenant;
‘Insurance Rent’	<p>the Landlord of:</p> <p>insured in accordance with the Landlord’s s Lease (after any discount is allowed to the ore any commission is allowed or paid to the</p> <p>loss of Annual Rent; public or third-party liability; and ons of the Premises for insurance purposes from</p> <p>y excess or deductible under any insurance policy l incurs or will incur in reinstating the Premises tion or damage by an Insured Risk;</p> <p>ne amount that the insurers refuse to pay following uction by an Insured Risk to the Premises because ct or failure to act; and</p> <p>increased premiums that the insurers may require carrying out or retention of any permitted e Tenant’s or any lawful occupier’s use of the</p>
‘Insured Risks’	re (including subterranean fire), lightning, explosion, sidence, landslip, heave, earthquake, burst or pipes, tanks or apparatus, damage to underground es or electricity wires or cables, impact by aircraft or s and any articles dropped from them, impact by riot, civil commotion, strikes, labour or political malicious damage to the extent, in each case, that available on normal market terms in the UK insurance e insurance is taken out, and any other risks against reasonably insures from time to time, subject in all sses, limitations and exclusions imposed by the
‘Interest’	e rate of <<rate of interest on outstanding payments per year above the base rate for the time being of or (if base rate or that bank ceases to exist) a nt rate notified by the Landlord to the Tenant;

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'Landlord'	entitled to the immediate reversion to this Lease;
'Landlord's Neighbouring Property'	buildings owned by the Landlord near to the Premises;
'Open Market Rent'	<p>the date at which the Premises as a whole might be let on the Relevant Review Date by a willing landlord to a willing tenant on an open market with vacant possession and without any lease in force for a term of years equivalent to the [Term][residue of the term] at that time or (if the term then remaining is less than a term of five years] but starting on the Relevant Review Date assuming:</p> <p>the Premises are ready for immediate occupation and use and (if destroyed) are fully restored;</p> <p>the Tenant has complied with the Tenant's obligations in this Lease except to the extent that there has been a material or substantial breach by the Landlord) the Landlord has complied with the Landlord's obligations in this Lease;</p> <p>the Premises can lawfully be let and used for the uses specified in the Lease; [and]</p> <p>the Tenant, if of the hypothetical lease the willing tenant will accept, will grant a period of a rent-free period, rent concession or any other inducement of a length or amount that might be negotiated in the open market for fitting-out purposes and that the Open Market Rent would become payable after the end of that period; and</p> <p><i>matters to be assumed on review which are specific to the Premises.</i></p> <p>The Lease shall otherwise contain the same terms and conditions and subjects as this Lease (including the provisions for the determination of Rent herein contained) other than:</p> <p>the determination of the Annual Rent;</p> <p>any period, rent concession or any other inducement granted to the Tenant in relation to the grant of this Lease;</p> <p>any provision in this Lease; and</p> <p>any exclusions>></p> <p>shall have no effect on rent of:</p> <p>any period, rent concession or any other inducement granted to the Tenant or any lawful sub-tenant or their respective assigns who have title has been in occupation of the Premises;</p> <p>any loss or damage to the Premises due to the carrying on there of any business of the Tenant or any lawful sub-tenant (whether by the Tenant or by its respective predecessors in such business);</p> <p>any loss or damage to the Premises due to the carrying on there of any business of the Tenant or any other party with a special interest in the Premises might make by reason of its occupation of the Premises;</p>

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	<p>(d) any improvement lawfully carried out by the Tenant or any lawful sub-tenant at the Premises without the consent otherwise than in pursuance of a planning permission granted by the Landlord or its predecessors in title;</p> <p>(e) any reduction in rent attributable to any improvement carried out by the Tenant (or the Tenant's lawful successors or lawful occupiers) otherwise than in pursuance of a planning permission; [and]</p> <p>(f) any reduction in rent attributable to any improvement, works, operations or other activities on any adjoining land;</p> <p>(g) <i>[And any other matters which are specific to this letting]</i>.</p>	<p>by the Tenant or any lawful sub-tenant at the Premises without the Landlord's consent otherwise than in pursuance of a planning permission granted by the Landlord or its predecessors in title;</p> <p>any improvement carried out by the Tenant (or the Tenant's lawful successors or lawful occupiers) otherwise than in pursuance of a planning permission; [and]</p> <p>any reduction in rent attributable to any improvement, works, operations or other activities on any adjoining land;</p> <p>any other matters which are specific to this letting.</p>
'Permitted Use'	means use for storage or distribution of goods in accordance with the Town and Country Planning (Use Classes) Order 1988;	by the Tenant or any lawful sub-tenant at the Premises without the Landlord's consent otherwise than in pursuance of a planning permission granted by the Landlord or its predecessors in title;
'Premises'	means the property described in the Schedule to this Lease and includes all other fixtures and fittings (other than tenant's fixtures and fittings) attached to or forming part of the property;	by the Tenant or any lawful sub-tenant at the Premises without the Landlord's consent otherwise than in pursuance of a planning permission granted by the Landlord or its predecessors in title;
'Rent'	means all sums reserved as rent by this Lease;	
'Rent Commencement Date'	means <<date on which rent is first payable>>;	
'Rent Days'	means [25 March 24 June 29 September] in each year;	
'Review Date'	means <<date>> [in each of the years following the Review Date" will be construed according to the provisions of the Lease];	
'Surveyor'	means the surveyor or architect appointed by the Landlord;	
'Tenant'	includes successors in title and assigns;	
'Term'	means the term specified in paragraph 1 of the Schedule to this Lease and any statutory extension or continuation of the term of holding over;	
'Title Matters'	means the matters (if any) set out in the Schedule to this Lease and any list of documents affecting the land;	
'Underletting Requirements'	<p>means the following:</p> <p>(a) that the underlease is at a rent not less than the rent for the Premises, payable by the undertenant to the Landlord;</p> <p>(b) that the underlease excludes the provisions of the Landlord and Tenant Act 1954;</p>	<p>by the Tenant or any lawful sub-tenant at the Premises without the Landlord's consent otherwise than in pursuance of a planning permission granted by the Landlord or its predecessors in title;</p> <p>any improvement carried out by the Tenant (or the Tenant's lawful successors or lawful occupiers) otherwise than in pursuance of a planning permission; [and]</p> <p>any reduction in rent attributable to any improvement, works, operations or other activities on any adjoining land;</p> <p>any other matters which are specific to this letting.</p>

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ual term of the underlease expires at least three
Term of this Lease;

se is not granted for a fine or premium or a reverse

y required by the Landlord, a person of standing
e Landlord enters into a guarantee and indemnity of
ants in the underlease;

s signed as a deed and in a form approved by the
(reasonably);

se does not give the undertenant a rent-free period
ch is reasonable to allow for any fitting out);

se contains provisions for change of use and
sponding to those in this Lease;

se contains provisions for review of the rent
underlease on the basis and dates on which the
o be reviewed under this Lease;

se contains provisions prohibiting dispositions of or
ith the underlet premises other than an assignment
whole and then only with the prior written consent

l shall receive a direct covenant from the
observe and perform all the tenant's covenants in

se contains provisions requiring the undertenant to
l rent the whole of the Insurance Rent and other
the Annual Rent, payable by the Tenant under this

s of the underlease are consistent with the terms of
contain any other provisions that are reasonable
the terms of this Lease and the nature of the
ease;

'VAT'

onstituted by the Value Added Tax Act 1994 (and
xpressly stated references to rent or other monies
nt are exclusive of any VAT charged or chargeable).

1.2 Unless otherwise requires, each reference in this Agreement to:

1.2.1 includes fax but not email;

1.2.2 reference to any day other than a Saturday, Sunday
day in England and Wales;

1.2.3 on of a statute is a reference to that statute or
extended or re-enacted at the relevant time;

1.2.4 reference to this Agreement and each of the
d or supplemented at the relevant time;

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1.2.5 shall refer to this Agreement; and

1.2.6 shall be a reference to a clause of this Agreement (other than a paragraph of the relevant Schedule).

1.3 In this

1.3.1 person includes a natural person, corporate or otherwise (whether or not having separate legal personality);

1.3.2 singular number include the plural and vice versa;

1.3.3 gender include any other gender;

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

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

1.3.6 act or default of the Tenant include the act or default of the Tenant, the Premises and their respective servants and agents;

1.3.7 shall not form part of this Lease and are not to be construed in this construction or interpretation;

1.3.8 Lease include any document supplemental or ancillary to the Lease entered into pursuant to its terms; and

1.3.9 requirement required from the Landlord shall be construed as a requirement to obtain the consent or approval of any person or authority where such consent or approval is required by law or mortgage.

1.4 The provisions of the Lease are for convenience only and shall not affect the operation of the law.

2. Demise and

2.1 The Landlord demises to the Tenant for the Term together with the rights set out in the First Schedule (insofar as they grant the same) the rights set out in the First Schedule, reserving for the benefit of the Landlord's rights set out in the Second Schedule, and subject to the terms and conditions set out in the Second Schedule.

2.2 The Tenant

2.2.1 shall make equal payments in advance by bankers' standing order (or by cash if the Landlord so requires) on the Rent Days, the Rent Days being made on the date of this Lease for the period commencing on the Commencement Date and ending on the day of the Termination Date;

2.2.2 shall pay to time the Insurance Rent;

2.2.3 shall pay to the Landlord from the Tenant to the Landlord under this Lease;

2.2.4 shall comply with the terms of this Lease.

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3. Tenant's Covenants

3.1 The Tenant shall comply with the following covenants with the Landlord:

3.1.1 The Tenant shall pay the Rent to the Landlord at the times and in the manner stated without any legal defence, set-off or counterclaim unless required by law.

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

3.1.3 The Tenant shall indemnify the Landlord against all existing and future rates, taxes, and financial impositions charged on the Premises;

(including VAT) on the Rent payable; and

from the Landlord's dealing with its own interests.

3.1.4 The Tenant shall indemnify the Landlord against all charges incurred relating to the Premises including but not limited to, and surface water drainage, electricity, oil, gas, water, telecommunications, internet, data communications and other utilities supplied to the Premises (including all meter rents).

3.1.5 The Tenant shall not claim any relief because it has been allowed during the Term to make good that loss to the Landlord on demand.

3.1.6 The Tenant shall keep the Premises in good and substantial repair and condition and shall maintain them in that state:

(a) The Tenant shall not apply where damage results from any of the following in which the Landlord has insured under clause 1.1.1: payment of any of the insurance money is refused by the insurer by act or default of the Tenant [; and

(b) The Tenant shall not be required to put the Premises in any better state of repair or condition than they were in at the date of this Lease as evidenced by the schedule of condition annexed to this Lease.

3.1.7 The Tenant shall renew all floor coverings in the Premises as often as may be necessary and, in the final three months of the Term, renew all floor coverings of a colour and quality first class.

3.1.8 The Tenant shall redecorate the inside of the Premises as often as is necessary and also in the last three months before the end of the Term. Changes in the external colour scheme must first be agreed in writing with the Landlord. All decoration must be carried out in a good and workmanlike manner using good quality materials that are appropriate to the Premises and include all appropriate preparatory work.

3.1.9 The Tenant shall ensure that the Premises which are not built upon clean and sound ground are constructed on a firm foundation.

3.1.10 The Tenant shall not:

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remises to the Landlord in the repair and condition of the Premises at the end of the Lease;

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if the Landlord reasonably requires, and gives the Tenant notice of [30] months before the end of the Term, the Tenant shall remove from the Premises all items the Tenant has fixed to the Premises, and shall make good the alterations the Tenant has made to the Premises and shall pay to the Landlord the damage caused to the Premises by that removal; and the Tenant shall remove the Tenant's possessions from the Premises; and the Tenant shall deliver to the Landlord all documents held by the Tenant relating to health and safety matters including (but not limited to) health and safety assessments, asbestos surveys and reports, fire risk assessments and reports, and certificates relating to gas safety systems.

3.1.1

At the end of the Term, any of the Tenant's possessions remain on the Premises if the Tenant fails to remove them within <e.g. 7 days> if requested in writing by the Landlord to do so:

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The Landlord may as the agent of the Tenant sell the

Tenant must indemnify the Landlord against any liability incurred by the Landlord to any third party whose possessions have been damaged by the Landlord in the mistaken belief that the possessions were the possessions of the Tenant; and

The Landlord must pay to the Tenant the sale proceeds after deducting the costs of transportation, storage and sale incurred by the Landlord.

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The Landlord shall at all reasonable times on reasonable prior notice permit the Tenant or its agents or Surveyor to enter and inspect the Premises and:

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

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If the Tenant does not comply with clause 3.1.12 a), to permit the Landlord to enter the Premises and carry out the works at the expense of the Tenant and to pay to the Landlord on demand (as a contractual debt) the proper expenses of such works (including all legal costs, Surveyor's and other fees).

3.1.1

The Landlord shall be entitled to exercise any right to enter the Premises to inspect, survey, measure, test, or to permit its agents, contractors, agents and professional advisors, to enter the Premises at any reasonable time (whether or not during business hours) and, except in the case of an emergency after giving reasonable notice (which need not be in writing) to the Tenant.

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3.1.1

The Landlord shall on demand on an indemnity basis all costs, charges and expenses (including legal costs and Surveyor's fees) properly incurred by the Landlord (or which

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payable by the Landlord) in connection with or in

nt 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
y Act 1925;

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n by the Tenant for consent under this Lease,
application is withdrawn, or consent is granted or
d, 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
x months after the end of the Term.

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Premises for any illegal or immoral purpose;

e Premises as sleeping accommodation or for
oses;

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

3.1.1

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ises only for the Permitted Use [and only between
M and 6PM Mondays to Fridays (and not on bank
lic holidays)].

ons:

Premises with any adjoining premises;

y 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
PC 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
out the Landlord's prior written consent (such
be unreasonably withheld or delayed) subject to
plying with clauses 3.1.17 - a) e).

3.1.1

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hout 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:

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

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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 requests the Tenant to do so in accordance with); and

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

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

3.1.1

, 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 n of the Landlord.

3.1.2

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bligations in respect of the Premises:

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

ays 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

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

any planning permissions relating to or affecting

n 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

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premises equipped with all fire prevention, detection equipment which is required by law or by the insurers or reasonably required by the Landlord and to equipment and allow the Landlord to inspect it from

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

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

3.1.2

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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.

3.1.2

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on:

Premises 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 Premises save as provided for in clause ease;

art of the Premises;

art only of the Premises;

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 e compliance with the conditions in clause 3.1.23;

part only of the Premises; and

the 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 e one or more of the Underletting Requirements.

3.1.2

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

ll 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 y 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

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your of the Landlord in a form reasonably required and which guarantees that the assignor will comply of the Authorised Guarantee Agreement;

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

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ve to a guarantor) that the assignee enters into a ed in such form as the Landlord may reasonably e 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 e 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 icial standing to enable it to comply with the ants and conditions contained in this Lease.

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

P

3.1.2 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.

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

3.1.2 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 accompanied by the Landlord or its agents).

L

3.1.2 ce:

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

oes or omits to do anything which increases any mium payable by the Landlord to repay the mium to the Landlord on demand.

E

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

3.1.2 bliged, under or in connection with this Lease, to ny other person any sum by way of a refund or amount equal to any VAT incurred on that sum by

S

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

3.1.3

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

condition of the Premises or the Tenant's use of

the Tenant's rights; or

of any alterations.

3.1.3

covered by the indemnity in clause 3.1.30, the

the Tenant of the claim as soon as reasonably or receiving notice of it;

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

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

3.1.3

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

3.1.3

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

3.1.3

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

3.1.3

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

3.1.3

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

3.1.3

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

E

4. Landlord's

4.1 The Landlord shall permit the Tenant:

4.1.1 to pay the rents and other sums due and obligations under this Lease, to permit the Tenant to use the Premises without any interruption by the person claiming under or in trust for the Landlord permitted by the Lease.

4.1.2 that the Landlord is required by law to commission an EPC, the Landlord shall commission any EPCs that are needed during the Term at its expense.

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

4.1.4 to use all necessary planning and other consents, to use any money received (other than for loss of rent) to repair the Premises if no money has been received or (as the case may be) to replace the Premises. The Landlord shall not be obliged to:

4.1.4.1 provide accommodation identical in layout or design so long as it is reasonably equivalent to that previously at the Premises; or

4.1.4.2 provide accommodation if the Tenant has failed to pay any of the rents or other sums due; or

4.1.4.3 provide accommodation if the Tenant has failed to pay any of the rents or other sums due and the Premises after a notice has been served under clause 4.2.

4.1.5 to provide the following by the Tenant to provide:

4.1.5.1 a copy of the Landlord's insurance policy;

4.1.5.2 a copy of the current year's premium; and

4.1.5.3 a copy of the commission received or receivable by the Landlord.

4.2 If, following the destruction of the Premises by an Insured Risk, the Landlord considers that it is impossible or impractical to reinstate the Premises, the Landlord may terminate this Lease by giving notice to the Tenant. The notice shall be in writing and shall be given within 3 months from the date on which the Premises was destroyed. If the Landlord gives notice this Lease shall determine but this shall not affect the right or remedy of the Landlord in respect of any arrears of rents or other sums due at the end of this Lease. Any proceeds of the insurance (other than for plate glass) shall belong to the Landlord.

5. Provisos and

5.1 The provisions of

5.1.1 shall not apply if the length of time rent is allowed to be in arrears e.g. 3 months, or if the rent is becoming due (whether formally demanded or not).

5.1.2 shall not apply to this Lease; or

- 5.1.3 If the Premises (or any part of them) are damaged or destroyed (other than where the damage or destruction is caused by an act or default of the Tenant) so as to be unfit for occupation or use by the Tenant, the Tenant shall end (but this will not affect any right or remedy available to the Tenant under this Lease).
- 5.2 If the Premises (or any part of them) are damaged or destroyed (other than where the damage or destruction is caused by an act or default of the Tenant) so as to be unfit for occupation or use by the Tenant, the Tenant shall end (but this will not affect any right or remedy available to the Tenant under this Lease).
- 5.3 If the Premises (or any part of them) are damaged or destroyed (other than where the damage or destruction is caused by an act or default of the Tenant) so as to be unfit for occupation or use by the Tenant, the Tenant shall end (but this will not affect any right or remedy available to the Tenant under this Lease).
- 5.4 If the Premises (or any part of them) are damaged or destroyed (other than where the damage or destruction is caused by an act or default of the Tenant) so as to be unfit for occupation or use by the Tenant, the Tenant shall end (but this will not affect any right or remedy available to the Tenant under this Lease).
- 5.5 Nothing in this Lease shall give the Tenant the right to enforce, or to prevent the enforcement of, any covenant, right or condition to which the Premises are subject.
- 5.6 The Tenant acknowledges that a person who is not a party to this Lease has no right to enforce any covenant, right or condition to which the Premises are subject.
- 5.7 The Tenant acknowledges that nothing in this Lease constitutes or shall constitute a warranty that the Premises may lawfully be used for any purpose.
- 5.8 The Tenant acknowledges that it has not entered into this Lease in reliance on any statement or representation made by or on behalf of the Landlord.
6. **Notices**
- 6.1 Any notice given in connection with this Lease must be in writing and must be sent by post or special delivery to or otherwise delivered to the recipient under clause 6.2 or to any other address if the recipient has specified as its address for service in writing any other address in writing on working days' notice under this clause 6.
- 6.2 A notice given in connection with this Lease must be in writing and must be sent by post or special delivery to or otherwise delivered to the recipient under clause 6.2 or to any other address if the recipient has specified as its address for service in writing any other address in writing on working days' notice under this clause 6.
- 6.2.1 A notice given in connection with this Lease must be in writing and must be sent by post or special delivery to or otherwise delivered to the recipient under clause 6.2 or to any other address if the recipient has specified as its address for service in writing any other address in writing on working days' notice under this clause 6.

6.2.2 **S** or incorporated in a country outside the United Kingdom, served at the address for service in the United Kingdom set out in the deed or document to which they are a party, or an address has been given at their last known address

6.2.3 [REDACTED] erved:

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

the Tenant, at the Premises;

the guarantor, at the address of that party set out in the document under which they gave the guarantee; and

any other party, at their last known address in the
n.

6.3 Any item received as served on the second working day after the date of posting by registered or insured, unpaid first-class post or special delivery or at the time of delivery or left at the recipient's address if delivered to or left at the recipient's address.

6.4 If a notice is served on a day that is not a working day or after 5:00PM, it shall be treated as served at 9:00AM on the immediately following working day.

6.5 Service by mail is not a valid form of service under this Lease.

7. [Termination

7.1 The Lessee shall terminate this Lease at any time [after <<insert date>>] by giving the Lessor written notice. The notice shall be effective if given more than <<notice period to terminate lease e.g. 3 or 6 months>> before the termination date. The termination shall take effect at any time.

7.2 If the [REDACTED] clause 7, this will not affect the rights of any party for an [REDACTED] obligation in this Lease.

7.3 The [REDACTED] the Tenant all payments of Rent that relate to a period [REDACTED] of this Lease.]

8. [Termination

8.1 The [redacted] may terminate this Lease at any time [after <<insert date>>] by giving [redacted] [redacted] than <<notice period to terminate lease e.g. 3 or 6 months>> and the termination shall take effect at any time.

8.2 This clause shall apply to the Rent payable by the Tenant following a notice given by the Tenant if the Tenant determines to terminate the Lease (plus VAT) due up to the date of determination and the Tenant or any other occupiers give up occupation of the Premises and the Tenant is not in breach of the Lease or any underleases.

8.3 [The LR3 is personal to the Tenant named in paragraph 8 is personal to the Tenant named in paragraph LR3 and will end on the date of the first deed of assign Lease or on the date when that Tenant ceases to exist]

8.4 If the [REDACTED] clause 8, this will not affect the rights of any party

for any investigation in this Lease.

8.5 The [REDACTED] the Tenant all payments of Rent that relate to a [REDACTED] of this Lease.]

9. **[Guarantor'**

9.1 The C

9.1.1 **A**ndlord that the Tenant will comply with all the obligations of the Tenant under this Lease. If the Tenant defaults, the Guarantor shall be obligated to perform and comply with those obligations;

9.1.2 **A** Landlord 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;

9.1.3 **M** Landlord as primary obligor, and separate to the 9.1.1 and 9.1.2 above, to indemnify the Landlord for all losses, damages and expenses caused to the Landlord by the Tenant or to pay the rents or comply with the Tenant's obligations under the Lease (and any supplemental documents to this

9.1.4 **M** 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 9.

9.2 If the Guarantor fails to pay the Rent by the due date, the Landlord, at its discretion, notifies the Guarantor within three months of the date of default, by written notice, of its election to enforce the disclaimer or forfeiture of this Lease or the Tenant's obligation to pay the Rent. If the Guarantor is an individual or a partnership of companies, the Guarantor must, within ten business days of the date of default, or, if the Guarantor is a corporation, within ten business days of the date of default, in its option either:

9.2.1 [REDACTED] shall pay the cost (including payment of the Landlord's costs) of the Lease of the Premises:

ing 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
ended 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 n;

rent review date on the term commencement date
 se if there is a rent review under this Lease that
 at 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

the same terms and conditions as this Lease; or

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Warehouse or Storage Unit (with Security of Tenure) (Complies with

1. *Journal of Management Studies*, 1996, 33, 1, 1-15.

1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

9.2.2

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

9.3 If cla
inden

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

9.4 If cla
relea
will n

on receipt of the payment in full, the Landlord must s future obligations under this clause 9 (but that ghts in relation to any prior breaches).

9.5 The C

ot be reduced or discharged by:

a)

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

b)

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

c)

ndlord to accept any rent or other payment due

d)

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

e)

counterclaim that the Tenant or the Guarantor may

f)

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

g)

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

h)

rrence in relation to the Guarantor of an Act of

i)

an a release by the Landlord by deed.

9.6 The C
of the
Tena

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

9.7 The C
the e

ed from its future obligations under this Lease at

a)

this Lease expires;

b)

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

c)

releases the Guarantor in accordance with clause

10. [Tenant Opt

rm

10.1 Provi
Tena

default under any of the terms of this Lease, the extend this Lease for an additional term of <<insert

term
expir
as m

a)

b)

11. Applicable

11.1 This
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11.2 Subje
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11.3 Any p
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contr

THIS LEASE has b
dated

[Execution clauses

Executed as a deed
the common seal of
<<Landlord's Name
in the presence of

Director

Director/Secretary

OR (alternative co

Executed as a deed
<<Landlord's Name
acting by [a director
secretary] [two dire

OR (alternative co

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Lease Code).

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years to and including <<insert extended lease
terms and conditions set forth in this Lease, except
tenants and conditions below:

exercise this said option, then the Tenant shall
with written notice no earlier than the date which is
be served to exercise option e.g. 12 or 9
) months prior to the expiration of the term of the
the date which is <<last notice period to exercise
hs>> _____ (__) months prior to the expiration
se. If the Tenant fails to provide such notice, the
further or additional right to extend or renew this

not be transferable and shall be personal to the

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

any 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.

ce an order of the courts of England and Wales
with this Lease, including in relation to any non-
court of competent jurisdiction.

d and delivered on the day on which it has been

<<Affix seal here>>

Signature:

Director

Signature:

[Director][Secretary]

arehouse or Storage Unit (with Security of Tenure) (Complies with

Executed as a deed by
<<Landlord's Name>>
acting by a director in the
presence of

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address _____

OR (execution clause for a sole trader or an individual)

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

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address _____

[Execution clauses for a company]

Executed as a deed by
the common seal of
<<Tenant's Name>>
in the presence of

<<Affix seal here>>

Director

Director/Secretary

OR (alternative clause for a company)

Executed as a deed by
<<Tenant's Name>>
acting by [a director and
secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative completion)

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

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

OR (execution clause for individual)

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

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

[Execution clauses]

Executed as a deed by
the common seal of
<<Guarantor's Name>>
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative completion)

Executed as a deed by
<<Guarantor's Name>>
acting by [a director and
secretary] [two directors]

Signature:

Director

Signature:

[Director][Secretary]

OR (alternative completion)

Executed as a deed by
<<Guarantor's Name>>
acting by a director in the
presence of

Signature:

Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

OR (execution clause for an individual)

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

Signature:

Signature of witness

Name (in BLOCK CAPITALS)

Address

1. The right to use the mains for the Premises for gas, oil, telephone, television, cable, satellite, radio, or other supplies or uses;
2. The right to use the Premises from any adjoining premises owned by the Landlord;
3. [The right in and to the Premises to be granted to the Tenant and all others authorised by the Landlord to:
 - a) use for the purpose of the Premises for the Landlord's business and for the Landlord's business attached to the Premises;
 - b) use for the purpose of the Premises with the Landlord's business and for the Landlord's business attached to the Premises;
 - c) <<insert the rights to be granted to the Tenant>>].
4. [Except as mentioned in the preceding paragraph, the Tenant's right over the Premises shall be subject to the provisions of the Law of Property Act 1925 and the rule in *Wheeldon v Burrows* (1969) 1 W.L.R. 1754.]

Rights Granted to the Tenant

Conduits connecting the Premises to the public mains for gas, air, foul and surface water drainage, electricity, telephone, television, cable, satellite, radio, or other communications, internet, data communications and similar services to the Premises.

The Premises from any adjoining premises owned by the Landlord;

The Landlord and all others authorised by the Landlord to:

maintain access on foot only to and egress from the Premises by way of the courtyards and emergency escapes within the Premises [which are shown edged green on the plan attached to this Lease];

maintain access to and egress from the Premises by way of the estate roads within the Landlord's Neighbouring Premises [which are shown edged blue on the plan attached to this Lease];

[The rights to be granted to the Tenant>>].

The Tenant of this Lease does not include any right over the Premises by virtue of the provisions of the Law of Property Act 1925 and the rule in *Wheeldon v Burrows* (1969) 1 W.L.R. 1754.

Rights Reserved to the Landlord

1. The right to take any action necessary to prevent or remedy any damage to, or interference with, the Premises, including but not limited to, gas, air, foul and surface water drainage, electricity, heating, ventilation, air conditioning, telecommunications, internet, data communications and similar services, or any other services or supplies or equipment within or relating to the Premises and any adjoining or neighbouring premises through the Conduits at the Premises;
2. The right to:
 - a) review the Environmental Performance of the Premises including to inspect, test, monitor, maintain, repair or replace any equipment within or relating to the Premises and to prevent or remedy any damage to, or interference with, the Premises;
 - b) estimate the rebuilding cost of the Premises for insurance or any other purpose;
3. If the relevant works are reasonably necessary, the right to enter the Premises and carry out the works, which may be reasonably carried out without entry onto the Premises, including:
 - a) building, repairing, maintaining, improving or demolishing any party walls on or adjacent to the Premises; and
 - b) inspecting, testing, monitoring, maintaining, repairing or replacing any equipment within or relating to the Premises, or to rebuild or carry out other works upon any adjoining or neighbouring premises at the discretion of the Landlord.
4. [Where the Tenant consents (in its sole discretion) consents, the right to enter the Premises to carry out any works to improve their Environmental Performance.]
5. The right to enter the Premises for any purpose that the Landlord is expressly entitled or required to do so for or for any other reasonable purposes in connection with this Lease. The Landlord must:
 - a) give the Tenant at least 7 (seven) working days' prior notice (except in the case of emergency repairs, where the Landlord must give as much notice as may be reasonably practicable);
 - b) observe the Tenant's business as reasonably practicable; and
 - c) observe the Tenant's business as reasonably practicable; and
 - d) cause the Tenant's business as reasonably practicable; and
 - e) cause the Tenant's business as reasonably practicable; and
 - f) repair any damage caused by the Landlord's entry set out in this Lease; and
 - g) where the Landlord causes any damage to the Premises, obtain the Tenant's approval to the location, method and timing of the repairs, and other material matters relating to the preparation for, and carrying out of, the repairs; and
 - h) remain on the Premises for no longer than is reasonably necessary; and
 - i) where the Landlord causes any damage to the Premises, exercise any rights outside the normal business hours of the Tenant's business as reasonably practicable; and

6. [The right to use the roof of the Premises and a route as the Landlord may require.]
7. The right to carry out any construction, demolition, alteration or redevelopment on the Premises (or to permit others to do so) as the Landlord in its absolute discretion may require, provided that these works do not materially interfere with the flow of light and air to the Premises and in connection with those works to underpin and shore up the Premises. The Tenant shall:
- giving notice to the Landlord of the works to be carried out;
 - consent to the management of potential interference;
 - taking steps to ensure that the works do not materially adversely affect the Tenant's ability to carry out its business from the Premises;
 - taking steps to ensure that the works comply with all relevant standards of construction and workmanship;
 - taking steps to avoid any interference to the Premises by noise, dust or vibration, taking into consideration the Tenant's suggestions for limiting such interference;
 - making good any damage to the Premises or its contents.
8. The right, with the Landlord's consent, to place scaffolding on the exterior of or outside any buildings on the Premises in connection with the works permitted by this Lease provided that:
- any scaffolding is erected as soon as reasonably practicable, with any damage to the Premises made good;
 - the scaffolding is erected as is reasonably practicable to the minimum extent necessary;
 - the scaffolding is painted and sited so as not to obstruct any advertising displayed on it (except for any health and safety notices relating to any other tenant whose premises are adjacent to the Premises by the scaffolding) unless the Tenant has obtained the Landlord's consent;
 - if the scaffolding obstructs or interferes with the signage, the Landlord shall permit the Tenant to display a sign (approved by the Landlord) on the scaffolding in front of the Premises so that it is visible to the public.
9. The right to use the Premises for any purpose whatsoever and without imposing any restrictions or conditions whatsoever upon the Tenant.
10. The right to use the Premises for any adjoining premises owned by the Landlord.
11. All rights of reservation.

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Rule – Regulations

1. Not without written consent to keep any inflammable, volatile, or dangerous goods on the Premises.
2. To make any alterations to the Premises under paragraph 1 in writing accompanied by all the information required to the reasonable satisfaction of the Landlord that the material is necessary for the Tenant's business and will be kept in accordance with the Regulations.
3. When requested by the Landlord to provide a copy of any document relating to the Tenant's compliance with the Regulations of Asbestos Regulations 2012 at the Premises.
4. Not to obstruct or interfere with the use of the Landlord's Neighbouring Property.
5. No vehicles or goods are to be allowed to remain in any service area within the Premises for longer than is reasonably necessary for the purpose of loading or unloading goods or supplies and no vehicles may remain overnight.
6. No mat, brush, or rubbish to be thrown out of the Premises.
7. Not to place or deposit any inflammable waste or refuse in the bins but to dispose of such waste in accordance with the byelaws and in consultation with the Local Authority.
8. Not to overload the Premises nor any machinery or equipment at the Premises for the purpose of serving the Premises.
9. No blind shopfront or display to be erected without the previous written approval of the Landlord in writing and type.
10. Not to place or deposit any goods or materials on the Landlord's Neighbouring Property.

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Rent Review Provisions

1. The Annual Rent payable on every Review Date. The amount of the Annual Rent shall be the greater of the Annual Rent which was payable immediately before the Relevant Review Date (or which would have been payable save for any rent free period or concession) and the Open Market Rent as at the Relevant Review Date.
2. The Landlord and Tenant shall agree the amount of the Open Market Rent before each Review Date. If for any reason the Open Market Rent shall not have been agreed by the Relevant Review Date which is three months before the Relevant Review Date, the Tenant may at any time thereafter (whether before or after the Relevant Review Date) by notice in writing to the other party require the Open Market Rent be referred to an Independent Expert and so agree the determination of the Open Market Rent will instead be determined by the Independent Expert.
3. The Independent Expert shall:
 - 3.1 act as an impartial arbitrator;
 - 3.2 invite the Landlord and Tenant to submit to him a proposal for the Open Market Rent with supporting documentation;
 - 3.3 give the Landlord and Tenant an opportunity to make counter submissions;
 - 3.4 give the Landlord and Tenant written decisions, which will be binding on the parties.
4. The Independent Expert's charges shall be borne between the Landlord and the Tenant in equal shares. The Independent Expert shall determine or in the event that no determination is given equally between the Landlord and the Tenant.
5. If the Open Market Rent is not ascertained by any Relevant Review Date:
 - 5.1 the Tenant shall pay the Annual Rent to the Landlord until the date when the Open Market Rent is ascertained. The Annual Rent at the yearly rate payable for the period from the Relevant Review Date;
 - 5.2 upon the Open Market Rent being ascertained, the Annual Rent actually payable from such Relevant Review Date and the Landlord will demand the difference (if any) between the Annual Rent actually paid and the amount that would have been payable if the Annual Rent had been ascertained before the Rent Review Date;
 - 5.3 the Tenant shall pay the difference to the Landlord within 10 working days after the date of the determination of the difference at the base rate of Barclays Bank plc calculated on a daily basis. The interest on that difference from the date on which each instalment is due to be payable to the date of payment. If not paid those sums shall be payable with interest.
6. When the Open Market Rent is ascertained pursuant to the provisions of this Schedule, the Landlord and Tenant shall complete a memorandum (in duplicate) of the yearly rent payable under this Lease from the Relevant Review Date to the date of the determination of the Open Market Rent by or on behalf of the Landlord and the Tenant.
7. Time is not of the essence of the taking of any steps under this Schedule.

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