

IE-PRlse07

Business lease: suite of offices

Date of lease: [\[Date\]](#)

The Landlord: [\[Name\]](#)

The Tenant: [\[Name\]](#)

Lease of: [\[property address\]](#)

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“Term” means a term of [number] years [/]

“Use Allowed” means: [use as professional offices] or any other use to which the Landlord consents (and the Landlord is not entitled).

2. Interpretation

In this lease the following matters apply unless .

- 2.1. Whenever more than one person or company is the Tenant or the Guarantor, their obligations can be enforced against .
- 2.2. A reference to a place or location at the Premises is a reference to .
- 2.3. An agreement by any party not to do or omit to do something is deemed to include an obligation not to allow or permit .
- 2.4. [Except where stated otherwise,] any obligation of any person arising from this .
- 2.5. References to a party include references to a person to whom those rights and obligations are transferred or pass as a result of a , , - .
- 2.6. The headings to the paragraphs of this lease .
- 2.7. The schedules to this lease are part of the lease and .
- 2.8. All money sums mentioned in this lease are calculated net of VAT, which will be charged when .

- [illegible]

5. Landlord's warranties

The Landlord warrants that:

- [illegible]

6. The lease

- 6.1. By this lease the Landlord lets and the Tenant takes the Premises for the Term at the Rent and subject to the following conditions: .
- 6.2. There is included in this lease such rights of way over and use of, the Common Parts as are reasonably necessary for the proper use and enjoyment of the Premises. This grant is subject to a .
- 6.3. The Premises are let subject to all rights, easements, restrictions, covenants .
- 6.4. The rights specified in Schedule 2 are expressly .
- 6.5. All payments which may be due by the Tenant to the Landlord from time to time shall .

- [illegible]

9. Further Payments

The Tenant agrees _____,
_____:

- [illegible]

10. Interest

All the payments to the Landlord referred to in this lease are payable on demand and if any payment is more than [seven] _____ , _____

_____ , _____
_____ [8 % _____]. _____
_____, _____
_____.

11. Condition and repair

[illegible]

- [illegible]

11.9. keep the ■■■■■■;

12. Tenant's positive obligations

12.2. provide a written notice to the
 /
 .

[illegible][illegible][illegible]

- [illegible]

[illegible]

16. Goods and vehicles

The Tenant agrees that he will not:

[illegible]

OR

[illegible][illegible]

16.4. park any commercial ■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■
■■■■■■■■■■■■■■■■■■■■■;

[illegible]

16.6. move goods into or
.....

17. Default notice by Landlord

[illegible]

17.2. If the Tenant fails to remedy the default within seven _____,
_____, _____,
_____, _____.

18. Assignment of the lease

[illegible][illegible]

18.3. The Tenant may assign or transfer his interest _____

 _____, _____.

18.4. The Landlord may not
.....

[illegible]

18.6. It is a good reason (among other good reasons) ■■■■■■
 ■■■■■■
 ■■■■■■
 ■■■■■■ :

18.6.1 the proposed transferee is less likely to be able ■■■■■■
 ■■■■■■ / ■■■■■■
 ■■■■■■
 ■■■■■■ ;

18.6.2 the Tenant owes money to the Landlord;

[illegible][illegible]

18.7.1 the assignee shall not
.....

OR

26.7. From the Rent Review Date, the

[illegible][illegible]

26.8.2 the Premises are vacant;

26.8.3 the Premises can immediately be used;

[illegible]

26.8.5 the Tenant has done nothing to the Premises to ■■■■■■
 ■■■■■■, ■■■■■■
 ■■■■■■
 ■■■■■■.

[illegible]

26.9. If the Landlord and the Tenant agree the amount of _____
_____, _____, _____
_____, _____.

[illegible][illegible]

26.12. On that rent day, the Tenant is also to pay _____

 _____, _____ [8] % _____
 _____.

27. Failure to agree reviewed rent

[illegible][illegible]

27.2. The expert ■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■.

27.3. The parties shall share the fees and expenses of _____

 _____.

[illegible][illegible]

28. At the end of the lease

28.1. When this lease ends the Tenant must:

```
28.1.1 return the Premises to the Landlord leaving
      .....
      .....
      .....;
```

[illegible][illegible]

[illegible]

28.4. The Landlord will return the Security Deposit to the Tenant after deduction of any money due to the Landlord within [14 days]

.....

.....

.....

.....

..... ,

.....

■ .

29. Other matters

[illegible]

[illegible][illegible][illegible][illegible]

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.....
.....

29.12.
.....

Signed by / on behalf of the named parties by their representatives who personally accept liability for the proper authorisation by their respective employer or principal to enter into this agreement.

.....,,
.....

[Name]:

..... :

Witness: signature:

Name:

Address:

.....,,
.....

[Name]:

..... :

Witness: signature:

Name:

Address:

..... [.....]

..... :

Witness:

signature:

Name:

Address:

Schedule 1: the Service Charge and Services

1. Definitions

.....
 ■ ■ ■ ■ .

[illegible][illegible]

“Common Parts”

“Fair Proportion”

[illegible][illegible]

“Plant”

[illegible]

"Surveyor"

 .

 .

 "Total Cost of Services"

 ,

 ,

 .

 "Unlet Space"

 ,

 .

2. The amount payable

2.1.

 .

 2.2.

 ,

 .

 2.2.1

 .

 -

 -

 .

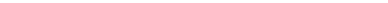
 2.2.2

 .


 2.2.3


 ,

 .


4.6. 


[illegible]

5.2.  .

5.3. 

[illegible][illegible]

5.6.  .

5.7. 

5.8.

[illegible]

Schedule 2: rights expressly reserved

1. 

A 6x30 grid of black squares representing a 6x30 grid of dots. The grid is composed of 6 rows and 30 columns of squares.
2. 

A 2x30 grid of black squares representing a 2x30 grid of dots. The grid is composed of 2 rows and 30 columns of squares.
3. 

A 5x30 grid of black squares representing a 5x30 grid of dots. The grid is composed of 5 rows and 30 columns of squares.
4. 

A 2x30 grid of black squares representing a 2x30 grid of dots. The grid is composed of 2 rows and 30 columns of squares.
5. 

A 4x30 grid of black squares representing a 4x30 grid of dots. The grid is composed of 4 rows and 30 columns of squares.
6. 

A 6x30 grid of black squares representing a 6x30 grid of dots. The grid is composed of 6 rows and 30 columns of squares.

Schedule 3: (Draft) Security Deposit agreement

$$\mathbf{A} = \begin{bmatrix} a_{11} & a_{12} & a_{13} & a_{14} \\ a_{21} & a_{22} & a_{23} & a_{24} \\ a_{31} & a_{32} & a_{33} & a_{34} \\ a_{41} & a_{42} & a_{43} & a_{44} \end{bmatrix}$$


The Landlord: [name]


Of [address]

The Tenant: [name]

Of [address]

Background:

A. 

B. 


It is now agreed as follows:

1. Definitions

.....,

..... :

“Call Down”



A musical score for the hymn 'Call Down' is displayed. It consists of four staves, each represented by a horizontal row of 20 black squares. The first three staves are complete, while the fourth staff is partially filled with 12 squares, followed by a period, indicating the end of the piece.

[illegible]

“Default”

[illegible]

"Lease"

.....
.....

“Referee”

.....,

.....

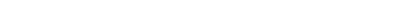
.....

.....

“Sum Claimed”

.....
.....
.....

2. Interpretation


2.1. 

[illegible]

3. The Referee

[illegible][illegible][illegible][illegible]

5. Calling down the Deposit

5.7.  .

6. Topping up the Deposit

....., ■
.....

Signed by / on behalf of the named parties by their representatives who personally accept liability for the proper authorisation by their respective employer or principal to enter into this agreement.

For, and on behalf of Landlord

```
print name
```

For, and on behalf of Tenant

```
print name
```

Explanatory notes:

Business lease: suite of offices

General notes:

1. Background law

The law governing the rights of landlords and tenants primarily arises out of the 1980 Act and the 1994 Act. By reference, the 1980 Act also draws on previous legislation, in particular the Landlord and Tenant Act, 1931. Equal Status Act, 2000 acts as an important safeguard against discrimination based on gender, , , , .

This document has been drawn for leases under five years and it is also called short term lease. If landlord renews the tenancy after the expiry of short term, then the lease will be automatically qualified as long term lease. In the case of leases that are created for less than five years, there is no automatic right of renewal at the end of the term and a common lease for say four years and nine months, ensures that the landlord can take vacant possession at the end of the term. Although there is clearly

(),

.

This document has been drawn for general use. It is easier for you to delete what you do not want than to add what you do want. So, we have given you scope and choices. We suggest that if you are not sure of the effect ■■■■ ■■■■■■■■ , ■■■■■■■■■■■■■■■■ . ■■■■■■■■■■ "■■■■"■■■■ ■■■■■■■■ .

3. Agreement for lease

4. Signing

5. What to give your tenant

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Interpretation

Leave these items in place unless there is a good reason to edit or remove.

Entire agreement

This paragraph prevents a party from later saying he was relying on some

Tenant's warranties for authority

This paragraph prevents a tenant from saying later that he was not aware of

The term also binds the signatory. It would be a very careless ■■■■■■■■

Landlord's warranties

It is common for a landlord to give no warranty other than for “quiet

The lease

This paragraph covers a reservation of general rights. In addition, we have

[illegible][illegible][illegible][illegible][illegible]

17. Goods and vehicles

[illegible][illegible]

18. Assignment of the lease

When a tenant no longer requires property, he will have to transfer it to some other person in order to avoid the continuing obligation to pay the rent. ■ ■ ■ ■

[illegible][illegible][illegible]

19. Tenant indemnifies Landlord

Few draftsmen include an indemnity in a lease because the tenant's covenants are precise and a simple recourse is to sue on a breach. However,

[illegible]

20. The Security Deposit

If you decide on a security deposit, we give ■■■■■■■■■■.

.....

21. Insurance

[illegible][illegible]

22. Access for Landlord

[illegible]

23. Guarantor

[illegible]

Whether a guarantor is required is entirely a commercial decision. We suggest that in the case of a grant to a limited company, you should always obtain personal

In order to remove the obligation of the _____,
_____, _____, _____ “_____”
_____” _____ “_____” _____.

[illegible]

24. Provision for premature termination

[illegible]

[illegible]