

IE-PRlse14

Restaurant lease agreement

Date of lease: [Date]

The Landlord: [Name]

The Tenant: [Name]

Lease of: [property address]

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Schedule 1: Rights reserved

Schedule 2: Draft Security Deposit agreement

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4.4. All payments which may be due by the Tenant to the Landlord from time to time shall [REDACTED].

4.5. Except so far as provided in this lease, the Landlord warrants that he will not interfere with Tenant's peaceful use [REDACTED].

5. Rent and other payments

5.1. The Tenant shall pay to the Landlord:

5.1.1 the Rent;

5.1.2 the Insurance Rent;

5.1.3 a fair proportion (decided by a surveyor nominated by the Landlord) [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED].

5.2. For each of the above payments, an appropriate [REDACTED].

5.3. The Tenant shall also pay [REDACTED], [REDACTED]:

5.3.1 any works to the [REDACTED];

5.3.2 dealing with any application by [REDACTED];

5.3.3 preparing and serving a notice of a [REDACTED], [REDACTED];

5.3.4 preparing and serving a schedule [REDACTED];

5.4. Payments to the Landlord shall be made by [direct debit / Internet](#) / [REDACTED] / [REDACTED].

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5. Calling down the Deposit

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5.1.
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5.1.1
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5.1.2 , ,
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5.1.3 ,
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5.1.4
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5.2.
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5.3. [14]
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5.4. 14 , ,
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5.5. ,
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5.6.
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12. Signs and advertisements

Traditionally drawn leases fail to cover the many possibilities for visual impact. We take the view that a landlord is entitled to know about, and approve what his tenant wishes to show.
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If a sign affects the use or enjoyment of adjacent or neighbouring premises of the landlord,
..... “.....”.

Because the requirements of every tenant will be different, we recommend that the landlord prepares a specification for a new tenant as to what is
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For a multi-let property, the landlord will no doubt
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13. Default notice by Landlord

This paragraph provides a practical solution to the dilemma facing a landlord when the tenant is in breach but fails to take action. It may be
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14. 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.
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If you consider our proposed draft to be too favourable to a tenant, that is because this
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15. Tenant indemnifies Landlord

- the

The purpose of a rent review is to bring the rent into line with rents
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Many older leases provide for "upwards only" review. When rents are falling, this prejudices a tenant. However,
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We have provided a step by step procedure to make the process as simple
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23. Failure to agree reviewed rent

A simple procedure for resolving disputes. We have made this provision because it is likely to be acceptable to all parties,
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The provision for the person appointed to act as expert and not as arbitrator is
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24. At the end of the lease

