

Agricultural lease: private grazing or non-agricultural business use

Date of lease: [Date]

The Landlord: [Name]

The Tenant: [Name]

Lease of: [property address]

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Schedule 1 Rights reserved

The Landlord is: [name]

Of [address]

The Tenant is: [name]

Of [address]

The Guarantor is: [name]

Of [address]

Start date of lease: [date]

1. Definitions

In this lease the following words shall have the meanings shown unless it is clear from

“Buildings” means the [barn / stables / sheds / arena] ■ ■ ■ ■ ■ ■ ■ ■

“Conduit” means any medium through which a service is ■ ■ ■ ■

“Property” means the land situate at [address inc post code and rural address property identification] and buildings and other structures on it, including the Buildings, arena, hard standings, [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED].

“Plan” means the plan[s] attached to this lease which identifies the Property [■ ■ ■ ■ ■ ■ ■ / ■ ■ ■ ■ ■ ■ ■ ■].

“Rent” means the rent payable under this lease.

“Bond”

“Term”

“Use Allowed”

means: [use for keeping / training horses / breeding tigers / as an adventure []] ().

2. Interpretation

In this agreement unless the context otherwise requires:

3. Entire agreement

4. The lease

5. Rent and other payments

- 5.1. The Rent [REDACTED] \$ [REDACTED].
- 5.2. The Tenant shall pay to the Landlord the Rent, in advance, [REDACTED]
[REDACTED], [REDACTED] [REDACTED] /
[REDACTED] [REDACTED] / [REDACTED].
- 5.3. The Tenant shall [REDACTED]
[REDACTED]:
 - 5.3.1 the cost of any [REDACTED]
[REDACTED];
 - 5.3.2 the costs and expenses (including professional fees) [REDACTED]
[REDACTED], [REDACTED]
[REDACTED];
 - 5.3.4.1 preparing and serving a notice of a breach of the
Lessee's obligations, [REDACTED] 245 [REDACTED]
[REDACTED] 246 [REDACTED]
2007, [REDACTED]
[REDACTED];
 - 5.3.4.2 preparing and serving a [REDACTED]
[REDACTED]
[REDACTED].
- 5.4. Payments to the Landlord shall be made by [direct debit / [REDACTED]
[REDACTED]] [REDACTED], [REDACTED]
[REDACTED].

6. Interest

If any payment is more than [seven] days overdue, the Landlord is entitled to interest on [REDACTED], [REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]. [REDACTED], [REDACTED]
[REDACTED].

7. Further Payments

8. Condition and repair

9. Tenant's positive obligations

The Tenant agrees and undertakes that he will:

10. Restrictions on Tenant

11. Agricultural provisions

The Tenant shall not:

But that he will:

12. Default notice by Landlord

13. Assignment of the lease

14. Tenant indemnifies Landlord

■ ■ ■ , [■ ■ ■ ■ ■ ■ ■ . . .]);

15. The Bond

- 15.1. [REDACTED]
[REDACTED] \$ [REDACTED] [REDACTED].
 - 15.2. [REDACTED]
[REDACTED]
[REDACTED].
 - 15.3. [REDACTED]
:
 - 15.3.1 [REDACTED]
[REDACTED];
 - 15.3.2 [REDACTED]
[REDACTED];
 - 15.3.3 [REDACTED]
[REDACTED]
[REDACTED] [4] [REDACTED]
[REDACTED].

16. Access for Landlord

.....,,
.....,,
.....:

- 16.4. [REDACTED], [REDACTED] [REDACTED]
[REDACTED] [REDACTED] " [REDACTED]
" [REDACTED] " [REDACTED];
- 16.5. [REDACTED]
[REDACTED];
- 16.6. to value the Property;
- 16.7. [REDACTED], [REDACTED], [REDACTED], [REDACTED]
[REDACTED], [REDACTED], [REDACTED], [REDACTED]
[REDACTED].

Conditions for access for the Landlord are:

- 16.8. [REDACTED] [REDACTED]
[REDACTED];
- 16.9. [REDACTED]
[REDACTED];
- 16.10. [REDACTED]
[REDACTED]
[REDACTED].

17. Provision for premature termination

- 17.1. [REDACTED], [REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED], [REDACTED], [REDACTED]
[REDACTED], [REDACTED].
- 17.2. [REDACTED], [REDACTED]
[REDACTED], [REDACTED], [REDACTED], [REDACTED]
[REDACTED].
- 17.3. [REDACTED]
[REDACTED]
[REDACTED].

18. Forfeiture

- 18.1. [REDACTED]
[REDACTED];
- 18.1.1 [REDACTED]
[REDACTED] [28] [REDACTED], [REDACTED]
[REDACTED];
- 18.1.2 [REDACTED]
[REDACTED]
[REDACTED];
- 18.1.3 [REDACTED]
[REDACTED];
- 18.1.4 [REDACTED]
[REDACTED].
- 18.2. [REDACTED]
[REDACTED].

19. Rent review

- 19.1. [REDACTED]
[REDACTED].
- 19.2. [REDACTED] [REDACTED], [REDACTED]
[REDACTED] ([REDACTED]), [REDACTED]
[REDACTED]
[REDACTED].
- 19.3. [REDACTED] [20 %] [REDACTED]
[REDACTED].

OR

- 19.4. [REDACTED], [REDACTED]
[REDACTED]
[REDACTED].

OR

- 19.5. [REDACTED], [REDACTED]
[REDACTED]
[REDACTED].

- 19.6. [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED], [REDACTED], [REDACTED] :
- 19.6.1 [REDACTED]
[REDACTED]
[REDACTED]
, [REDACTED]
[REDACTED];
- 19.6.2 the Property is vacant;
- 19.6.3 the Property can immediately be used;
- 19.6.4 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED];
- 19.6.5 [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED];
- 19.6.6 [REDACTED]
[REDACTED]
- .
- 19.7. [REDACTED]
[REDACTED], [REDACTED]
[REDACTED], [REDACTED], [REDACTED]
[REDACTED].
- 19.8. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].
- 19.9. [REDACTED], [REDACTED]
[REDACTED]
[REDACTED].

19.10. [REDACTED], [REDACTED]
[REDACTED], [REDACTED], [REDACTED]
[REDACTED] [8] % [REDACTED].

20. At the end of the lease

When this lease ends:

20.1. the Tenant must:

20.1.1 [REDACTED]
[REDACTED]
[REDACTED];

20.1.2 [REDACTED]
[REDACTED];

20.1.3 ([REDACTED])
[REDACTED]
[REDACTED]
[REDACTED].

20.2. [REDACTED]
[REDACTED]
[REDACTED] [14] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED].

20.3. [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED].

21. Other matters

21.1. [REDACTED], [REDACTED], [REDACTED]
[REDACTED]
[REDACTED].

It shall be deemed to have been delivered:

..... [..... ,
..... ,
.....]

21.9. ,
..... ,
.....
..... .

21.10. ,
..... ,
.....
.....
..... .

Signed as a deed by or for the Landlord [\[write name\]](#) (who certifies that he has proper authority to sign)

..... :

Witnessed by: [\[name\]](#)

Of: [\[address\]](#)

Signed as a deed by or for the Tenant [\[write name\]](#) (who certifies that he has proper authority to sign)

..... :

Witnessed by: [\[name\]](#)

Of: [\[address\]](#)

Signed as a deed by the Guarantor [\[write name\]](#)

■ ■ ■ ■ :

Witnessed by: [name]

Of: [address]

Schedule 1 - rights expressly reserved

1. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED].
2. [REDACTED]
[REDACTED].
3. [REDACTED], [REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED].
4. [REDACTED]
[REDACTED]
[REDACTED].
5. [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED]
[REDACTED]
[REDACTED].
6. [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED].
7. [REDACTED] / [REDACTED], [REDACTED] .
.]

Explanatory notes:

Agricultural lease: private grazing or non-agricultural business use,

General notes

1. Grazing agreement

Most buyers of this lease have bought it to use as a grazing agreement. ■ ■ ■

A horizontal row of 15 black squares, each containing a small white dot, representing a binary sequence.

.....

2. What to delete

This document has been drawn primarily for grazing or some other short term use of property which is not a farming activity. There are very many possible uses. Some of the provisions we have given are appropriate to one use but not another. As a result, you will find -

not another. As a result, you will find [REDACTED], [REDACTED], [REDACTED].

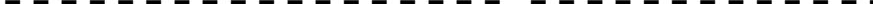
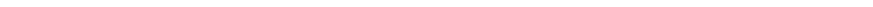
3. What to give your tenant

Paragraph specific notes

Notes referable to specific numbered paragraphs

1. Definitions

A further tip is to take photographs, particularly close-up to any feature, so that the condition is clear. If the property is in excellent condition, the landlord will benefit most from photographs. If the property is in poor condition, then it is the tenant who



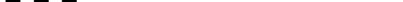
Term: How many years for the lease? We have provided in this lease for any period of seven years or shorter. If you go over seven ■ ■ ■ ■ , ■ ■ ■ ■ ■ ■ .

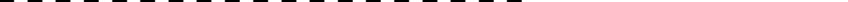
Use allowed: When a rent review comes up, the landlord will claim rent based on the open market value for the Use Allowed. The question of user is of course more important in longer leases where the use is much more likely to change over time. It is a mistake for the landlord to fix the use paragraph narrowly - perhaps with the thought that if the landlord needs to change the

2. Interpretation

3. Entire agreement

4. The lease

You can use the schedule also to reserve a  .



5. Rent and other payments

6. Interest

7. Further payments

We have no comment.

8. Condition and repair

9. Tenant's positive obligations

10. Restrictions on Tenant

11. Agricultural provisions

12. Default notice by Landlord

13. Assignment of the lease

14. Tenant indemnifies Landlord

15. The Bond

If you decide on [REDACTED], [REDACTED]

16. Access for Landlord

17. Provision for premature termination

A horizontal row of black squares arranged in a grid pattern, spanning most of the width of the page.

18. Forfeiture

These provisions are usual.

19. Rent review

Most rent review provisions allow for "upwards only" review. Occasionally this



20. At the end of the lease

These provisions simply tie up loose ends.

21. Other matters

A provision for mediation has been included in place of the more usual [REDACTED]
[REDACTED], [REDACTED],
[REDACTED]. [REDACTED]
[REDACTED]
[REDACTED].

Schedule 1 Rights reserved

End of notes