

Business lease: shop in parade

Date of lease: [Date]

The Landlord: [Name]

The Tenant: [Name]

Lease of: [property address]

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Schedule 1: The Service Charge and Services

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The Landlord is: [name]

of [address]

The Tenant is: [name]

of [address]

The Guarantor is: [name]

of [address]

Start date of lease: [date]

End date of lease: [date]

1. Definitions

“Conduit” means any medium through which a service is supplied to any property.(■ ■ ■ ■ : ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■)

“Parade” means the whole of the land and buildings of which

"Rent Review Date" means every [third] anniversary of the start date of the lease. A reference to the Rent [REDACTED]
[REDACTED].

OR

“Rent Review Date” means [date]

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

2. Interpretation

1

3. Entire agreement

- 3.1. This lease contains the entire agreement between the parties and supersedes all [REDACTED]
.
 - 3.2. Each party acknowledges that, in entering into this lease, he does not rely on any representation, warranty, information or document or other term not forming part [REDACTED] [REDACTED]
[REDACTED]
].
 - 3.3. Conditions, warranties or other terms implied by statute or common law are excluded from this [REDACTED]
[REDACTED]

4. Tenant's warranties for authority

5. Landlord's warranties

The Landlord warrants that:

6. The lease

7. Responsibility for others

8. Rent and other payments

- 8.5. [Despite the above provisions, the tenant need not pay Rent for a period of [█ █ █ █] █ █ █ █ █ █ [█ █ █ █ / █ █ █ █]].

9. Further Payments

10. Interest

11. Condition and repair

12. Tenant's positive obligations

The Tenant agrees and undertakes that he will:

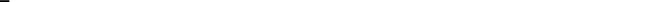
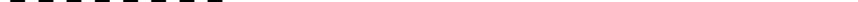
-
.....
- 12.4. assist the Landlord as far as reasonably possible, and
.....,
.....
.....
- 12.5. keep the
.....
- 12.6. comply with the terms of every law regulating
.....,
.....
- 12.7. comply with all laws
.....

13. Restrictions on Tenant

The Tenant:

- 13.1. make any alteration to the Premises;
- 13.2. in any circumstance do anything which might cause the ,
.....
..... ;
- 13.3. sleep overnight on the
..... ;
- 13.4. apply for planning permission relating to the
.....
..... ;
- 13.5. make any ;
- 13.6. store or leave goods or detritus on
.....
..... ;
- 13.7. fix to the Premises any pole ,
..... ,
- 13.8. pour into any pipe or drain any trade waste or
..... ,

14. Asbestos and environmental obligations

The provisions in this   .

15. Signs and advertisements

16. Goods and vehicles

The Tenant agrees that he will not:

OR

17. Default notice by Landlord

- 17.1. If the Tenant is in default of any provision of this Agreement, the Landlord may give the Tenant notice in writing specifying the nature of the default and requiring the Tenant to cure the default within seven days of receiving the notice. If the Tenant fails to remedy the default within seven days, the Landlord may terminate the Agreement.
 - 17.2. If the Tenant fails to remedy the default within seven days of receiving the notice, the Landlord may terminate the Agreement.

18. Assignment of the lease

-
.....
- 18.7. In giving consent,
.....:
- 18.7.1 the assignee shall not
.....
- 18.7.2 the assignment shall impose an
.....;
.....;
- 18.7.3 the assignee shall enter into direct
.....
.....
- 18.8. Within four weeks after the Premises are assigned (.....),
.....
.....

19. Tenant indemnifies Landlord

- The Tenant agrees to
.....:
- 19.1. any act, omission or negligence ,
.....
.....;
- 19.2. any breach by
.....;
- 19.3. any act, omission or negligence of the Tenant which
.....
.....
..... .

20. The Security Deposit

The parties acknowledge that
.....

OR

- 20.1. Landlord holds deposit.
 - 20.2. The Landlord confirms that he has [REDACTED] \$[REDACTED]
[REDACTED].
 - 20.3. The Landlord may use the Security Deposit [REDACTED]
[REDACTED].
 - 20.4. If the [REDACTED]:
 - 20.4.1 he will tell [REDACTED]
[REDACTED];
 - 20.4.2 the rights or [REDACTED]
[REDACTED].
 - 20.4.3 the sum used is repayable to the Landlord [REDACTED]
[REDACTED] [4] [REDACTED]
[REDACTED].

21. Insurance

- 21.1. "Insured Risks" means the risks of loss or damage by any naturally occurring event, fire, explosion, riot, terrorism, civil commotion, malicious damage, [REDACTED] ([REDACTED]),
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].
[REDACTED], [REDACTED]
[REDACTED].

21.2. The Landlord will keep the Premises (except the plate glass) [REDACTED],
[REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED],
[REDACTED].

21.3. If damage is caused to the Premises by an Insured Risk, the Landlord will [REDACTED]
[REDACTED] ([REDACTED]).
[REDACTED]
[REDACTED]).

22. Access for Landlord

Conditions for access for the Landlord are:

23. Guarantor

The Guarantor agrees:

- 23.6. to make payment under this indemnity to the Landlord ■■■■■
■■■■■ [28] ■■■■■ ;

23.7. to use his best endeavours to ■■■■■
■■■■■ ■■■■■.
■■■■■ .

23.8. to accept a new lease from the Landlord if this lease ends prematurely.
■■■■■ ■■■■■ , ■■■■■
■■■■■ ■■■■■
■■■■■ ■■■■■ .

23.9. The new lease will be:

23.9.1 for the period from ■■■■■
■■■■■ ■■■■■ ;

23.9.2 at the Rent then payable under this lease;

23.9.3 on the terms of this lease as they apply on the termination ■■■■■
■■■■■ , ■■■■■
■■■■■ ■■■■■
■■■■■ ■■■■■ .

23.10. The Guarantor will pay ■■■■■
■■■■■ .

23.11. Even if the Landlord does not require the Guarantor to enter into a new lease, ■■■■■
■■■■■ ■■■■■
■■■■■ ■■■■■
■■■■■ ■■■■■ .

24. Provision for premature termination

- 24.1. Despite all other provisions of this lease, the Tenant may terminate this
[REDACTED] [REDACTED]
[REDACTED],
[REDACTED]
[REDACTED]

25. Renewal of the lease

26. Forfeiture

- 26.1.3 the Tenant or the Guarantor, if an individual ([REDACTED]
[REDACTED], [REDACTED]) [REDACTED]
[REDACTED];
 - 26.1.4 the Tenant or the Guarantor, if a company, [REDACTED]
[REDACTED], ([REDACTED]
[REDACTED]) [REDACTED]
[REDACTED];
 - 26.1.5 the Tenant enters [REDACTED]
[REDACTED];
 - 26.1.6 the Tenant has any distress or execution levied on [REDACTED]
[REDACTED] 21 [REDACTED]
[REDACTED].
- 26.2. The forfeiture of this lease [REDACTED]
[REDACTED].

27. Rent review

- 27.1. The Rent shall [REDACTED]
[REDACTED].
- 27.2. Six months before the Rent Review Date, the Landlord and the Tenant
([REDACTED]), [REDACTED]
[REDACTED]
[REDACTED].
- 27.3. **The Landlord may increase [REDACTED] [20 %] [REDACTED]**
[REDACTED].

OR

- 27.4. **From the Rent Review Date, the [REDACTED]**
[REDACTED]
[REDACTED].

OR

- 27.5. **From the Rent Review Date, the [REDACTED]**
[REDACTED]
[REDACTED].

28. Failure to agree reviewed rent

If the Landlord and the Tenant fail to agree [] ,

29. At the end of the lease

- 29.3. So far as the Premises or any fixture or fitting within them is of artistic or historic merit, the level of re-[REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED].
[REDACTED]
[REDACTED].

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

29.5. The Tenant may not use the Security Deposit as
[REDACTED]
[REDACTED].

30. Other matters

-
- 30.5. [.....
.....,
.....
.....].
- 30.6. [.....
.....].
- 30.7. [.....
.....
.....].
- 30.8. [.....
.....
.....
.....
.....;

.....;
72.....;

.....;
24.....;
.....].
- 30.9. [.....
.....,
.....
.....].
- 30.10. [.....
.....].

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

■ ■ ■ ■ :

Witness: signature:

Name:

Address:

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

Witness: signature:

Name:

Address:

Signed as a deed by the Guarantor [write name]

Witness: signature:

Name:

Address:

Schedule 1: The Service Charge and Services

1. Definitions

.....
.....

“Accountant”

A horizontal row of 10 black squares arranged in a single row.

The image consists of three horizontal rows of black squares. The top row contains 25 squares. The middle row contains 24 squares. The bottom row contains 26 squares. This visual representation corresponds to the word "Unlet Space" in the adjacent text block.

2. The amount payable

A 6x10 grid of black squares arranged in six rows and ten columns. The first column contains the numbers 6, 12, 18, 24, 30, and 36. The second column contains the numbers 12, 24, 36, 48, 60, and 72. The third column contains the numbers 18, 36, 54, 72, 90, and 108. The fourth column contains the numbers 24, 48, 72, 96, 120, and 144. The fifth column contains the numbers 30, 60, 90, 120, 150, and 180. The sixth column contains the numbers 36, 72, 108, 144, 180, and 216. The seventh column contains the numbers 42, 84, 126, 168, 210, and 252. The eighth column contains the numbers 48, 96, 144, 192, 240, and 288. The ninth column contains the numbers 54, 108, 162, 216, 270, and 324. The tenth column contains the numbers 60, 120, 180, 240, 300, and 360.

A 4x10 grid of black squares arranged in four rows and ten columns.

-
.....
- 2.6.
.....
.....
.....,
.....
.....

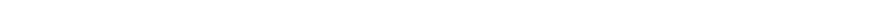
3. The Services which constitute the charge

The Services are:

- 3.1.,,,,
.....
.....;
;
- 3.2.,
.....;
- 3.3.
.....,;
;
- 3.4.,,
....;
;
- 3.5. placing and running maintenance contracts for the Services;
- 3.6.,
.....;
;
- 3.7.,
....;
;
- 3.8. cleaning the windows and other glass;
- 3.9.,,
.....
.....;
;
- 3.10.,,
.....
.....;

4. Services and payments excluded from the Service charge

5. Service charge accounts

5.6. 

Schedule 2: Rights expressly reserved

Schedule 3: (Draft) Security Deposit agreement

This agreement is dated [date] and made between:

The Landlord: [name]
of [address]
The Tenant: [name]
of [address]

Background:

- A.

B.

Figure 1: A 3x10 grid of black squares labeled A, and a 3x10 grid of black squares with the last two squares removed, labeled B.

It is now agreed as follows:

1. Definitions

A grid of 100 black squares arranged in a 10x10 pattern. The grid is positioned to the right of the text "Call Down".

“Client Account”

[REDACTED]

[REDACTED], [REDACTED]

[REDACTED]

[REDACTED]

“Default”



“Deposit”

.....
.....

“Lease”
.....

“Referee”
.....
.....
.....

“Sum Claimed”
.....
.....

2. Interpretation

- 2.1.
.....
- 2.2.
.....
.....

3. The Referee

- 3.1.
.....
.....,
.....
- 3.2.
.....:
 - 3.2.1.
.....,
.....
.....
 - 3.2.2.,
.....
.....

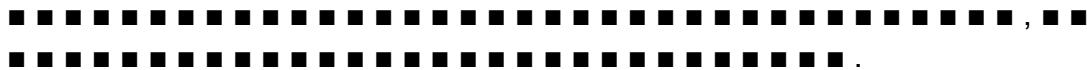
- 3.2.3 [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED].
 - 3.2.4 [REDACTED]
[REDACTED]
[REDACTED].
 - 3.2.5 [REDACTED]
[REDACTED]
[REDACTED].
 - 3.2.6 [REDACTED], [REDACTED], [REDACTED]
[REDACTED], [REDACTED]
[REDACTED].
 - 3.2.7 [REDACTED]
[REDACTED]
, [REDACTED]
[REDACTED].
- 3.3. [REDACTED], [REDACTED]
[REDACTED].

4. The Deposit

- 4.1. [REDACTED] \$ [REDACTED].
- 4.2. [REDACTED] [REDACTED / [REDACTED]] [REDACTED]
[REDACTED]
[REDACTED].
- 4.3. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].
- 4.4. [REDACTED], [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].

5. Calling down the Deposit

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: shop in parade

General matters

1. What to delete

2. What to take up on completion

Notes referable to specific sections or topics

Lease Period: see note on guarantor

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 use

，
。

2. Interpretation

3. Entire agreement

4. Tenant's warranties for authority

This paragraph prevents a Tenant from saying later that he was not aware of some circumstance detrimental to the landlord or which may cause a breach of the lease. It is more important when [REDACTED] .

5. Landlord's warranties

6. The lease

This paragraph covers a reservation of general rights. In addition, we have provided for a schedule of rights. The reason is: first, you may wish to use a schedule for the avoidance of doubt and second, the schedule could contain

rights which you want to reserve from now, but which previously did not exist.

It is usual for only the cost of insurance to be treated as rent (and usually referred to as "Insurance rent"). The addition here of other expenses is ■ ■ ■

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7. Responsibility for others

”
“

8. Rent and other payments

Important: the last sub-paragraph provides for a rent free period. However, it is better practice to deal with any money concession to the tenant in a side letter and [REDACTED]

9. Further payments

We have no comment.

10. Interest

11. Condition and repair

.....

This is done through a "schedule of dilapidations". The parties jointly appoint a surveyor to provide a list of all the deficiencies in the building. It should ■ ■

A decorative horizontal border consisting of a repeating pattern of black squares. The pattern is composed of three rows of squares: the top row has 25 squares, the middle row has 26 squares, and the bottom row has 27 squares, creating a total width of 78 squares.

12. Tenant's positive obligations

Encroachments happen constantly and unexpectedly. Once a neighbour has committed to the construction of a large adjacent building, the only practical solution is to sue.

13. Restrictions on Tenant

14. Asbestos and environmental obligations

15. Signs and advertisements

16. Goods and vehicles

17. Default notice by Landlord

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. ■ ■ ■ ■

..... ,

19. Tenant indemnifies Landlord

20. The Security Deposit

If you decide on a security deposit, we give you two alternatives. Either use this paragraph for a simple arrangement

21. Insurance

22. Access for Landlord

23. Guarantor

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

The guarantee provisions in this lease are stronger than most tenants would like. In particular, the guarantor remains in place after an assignment or sublease.

24. Provision for premature termination

25. Renewal of the lease

Generally a tenant may not exercise a right of renewal automatically on the expiry [REDACTED] . [REDACTED]
[REDACTED] . [REDACTED] , [REDACTED]

26. Forfeiture

These provisions are usual.

27. Rent review

The usual period for a short



We provide for three clear alternatives:

the [REDACTED]

28. Failure to agree reviewed rent

A decorative horizontal border consisting of a repeating pattern of black squares arranged in a grid. The pattern is composed of small, uniform black squares set against a white background, creating a clean and modern look.

29. At the end of the lease

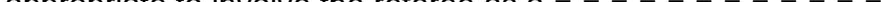
These provisions simply tie up loose ends.

30. Other matters

Schedule 1: The Service Charge

Schedule 2: Rights reserved

Schedule 3: Security Deposit agreement

It is not appropriate to involve the referee as a 



End of notes