

Deed of variation of lease

This deed of variation of lease is : []

and is made between:

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]

Background

- A. This deed of variation is supplemental to a lease (the "Lease") dated [date] and made .
- B. The parties have now agreed that the Lease shall be varied in .

It is now agreed as follows:

1. Definitions

In this deed unless the contrary intention appears:

"Property" means [property / land / premises] which is / , [].

2. Interpretation

Unless the context requires otherwise, the , , .

3. The variations

The parties now agree that the Lease shall be treated as varied

, , .
[Here set out the facts
 ,]

3.1. After a review effective [],
\$ [].

3.2. The allocated car parking space shall 54
46 .

3.3. The rent shall be increased to \$ [] []
[] .

3.4. The construction work listed in the
(" ") .

AND

3.5. The Landlord will not require the removal or making good at the

.

AND

3.6. In calculating the rent or any increase
 , .

3.7. The Tenant
 .

3.8. Paragraphs [enter paragraph numbers] [/ / /].

4. Jurisdiction

This agreement shall

[()]

Signature:

Witness:

signature:

Name:

Address:

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

Signature:

Witness:

signature:

Name:

Address:

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

Signature:

Witness:

signature:

Name:

Address:

Explanatory notes:

Deed of variation of lease

General notes

1. A lease is a document under seal; in other words, a deed. So if you want to change it,
2. This is a very simple document, the sole purpose of which is to record some deal or change to a lease.
3. It is best practice to execute a new lease to extend the term or bring in more land; bring in a guarantor or make any
4. Any deal that is so important as to require registration, for example to be binding against a mortgagee or assignee of the lease, is best

Paragraph specific notes

Drafting notes following the numbered paragraphs

1. Definitions

We have no comments.

2. Interpretation

Leave this in place.

3. The variations

We cannot help you

4. Jurisdiction

We have no comment.

End of notes