

Business lease: offices above shop

Date of lease: [Date]

The Landlord: [Name]

The Tenant: [Name]

Lease of: [property address]

Contents

1. Definitions
2. Interpretation
3. Entire agreement
4. The lease
5. Rent and other payments
6. Further payments
7. Interest
8. Condition and repair
9. Tenant's positive obligations
10. Restrictions on Tenant
11. Asbestos and environmental obligations
12. Signs and advertisements
13. Goods and vehicles
14. Default notice by Landlord
15. Assignment of the lease
16. Tenant indemnifies Landlord
17. The Security Deposit
18. Insurance
19. Access for Landlord
20. Guarantor
21. Provision for premature termination
22. Forfeiture
23. Rent review
24. Failure to agree reviewed rent
25. At the end of the lease
26. Security of tenure excluded
27. Other matters

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]

End date of lease: [date]

1. Definitions

“1995 Act” means the Landlord and Tenant (■ ■ ■ ■) ■ ■ ■ ■
1995 .

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

“Hazardous” has the meaning defined in the European Community hazardous waste Directive 2008/98/ EU, Annex I.

“Insurance Rent” means the premium, net of any commission, paid by the Landlord to [REDACTED] [REDACTED]

2. Interpretation

3. Entire agreement

4. The lease

5. Rent and other payments

6. Further Payments

7. Interest

8. Condition and repair

9. Tenant's positive obligations

The Tenant agrees and undertakes that he will:

10. Restrictions on Tenant

11. Asbestos and environmental obligations

- 11.1. Despite any other provisions in this lease, the Tenant shall bear no responsibility (whether directly or via the obligation to pay any other sums under this Lease) or liability [REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED] ([REDACTED]
[REDACTED]) [REDACTED].
- 11.2. The Tenant shall indemnify the Landlord against any obligation arising under the Hazardous Waste ([REDACTED]) 2005
[REDACTED] ([REDACTED]) 2005 [REDACTED]
[REDACTED].
- 11.3. Despite the foregoing provisions of this paragraph and all [REDACTED]
[REDACTED], [REDACTED]
[REDACTED], [REDACTED]
[REDACTED]:
 - 11.3.1 if asbestos is discovered as a result of investigation by the Tenant or building work commissioned by the [REDACTED], [REDACTED]
[REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED];
 - 11.3.2 if asbestos is discovered in circumstances unconnected to work or investigation [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED];
 - 11.3.3 in any circumstance when the Landlord has an obligation in respect [REDACTED], [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED];
 - 11.3.4 the Landlord shall in no circumstances be responsible for damage caused to [REDACTED]
[REDACTED]

12. Signs and advertisements

13. Goods and vehicles

The Tenant agrees that he will not:

14. Default notice by Landlord

- 14.1. If the Tenant is in default of any provision of this Agreement, the Landlord may give the Tenant notice in writing to remedy the default within seven days, failing which the Landlord may terminate the Agreement.
 - 14.2. If the Tenant fails to remedy the default within seven days, the Landlord may terminate the Agreement.

15. Assignment of the lease

15.6.2 the Tenant owes money to the Landlord;

16. Tenant indemnifies Landlord

17. The Security Deposit

- 17.1. The Landlord confirms that he has [REDACTED] £ [REDACTED]
[REDACTED].

17.2. The Landlord may use the Security Deposit [REDACTED]
[REDACTED].

17.3. If the [REDACTED]:

 - 17.3.1 he will tell [REDACTED];
[REDACTED];
 - 17.3.2 the rights or [REDACTED];
[REDACTED].
 - 17.3.3 the sum used is repayable to the Landlord [REDACTED]
[REDACTED] [4] [REDACTED].

18. Insurance

- 18.1. "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].

18.2. A risk shall cease to be treated [REDACTED] [REDACTED].

18.3. The Landlord will keep the Premises insured with reputable insurers to [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED].

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

().

19. Access for Landlord

19.3. to comply with any statutory obligation;

19.6. to value the Premises;

Conditions for access for the Landlord are:

20. Guarantor

The Guarantor agrees:

21. Provision for premature termination

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

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

21.3. [REDACTED]

22. Forfeiture

23. Rent review

OR

OR

OR

23.8.2 the Premises are vacant;

23.8.3 the Premises can immediately be used;

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- 23.8.6.
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- 23.9.
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- 23.10.
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- 23.11.,
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- 23.12.,
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..... [8] %

24. Failure to agree reviewed rent

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..... [.....]
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- 24.1.
..... ("")
- 24.2.
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- 24.3.
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25. At the end of the lease

25.1. When this lease ends the Tenant must:

25.1.3 (█ █ █ █ █ █ █ █ █ █ █ █ █ █ █) █ █ █ █ █ █ █ █ █
█
█
█ █

..... [14 ..] ..
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25.5.
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26. Security of tenure excluded Landlord and Tenant Act 1954 ss 24-28

..... (.....) (.....
.....) .. 2003 , ..
..... 24 .. 28 ..
..... 1954 (.....) ..
.....
..... [.....] ..
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..... 2 .. .

27. Other matters

27.1.
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27.2. , ..
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27.3. , ..
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- [REDACTED]
[REDACTED]
[REDACTED].
- 27.4. [REDACTED] 1995 [REDACTED] 25, [REDACTED]
[REDACTED]
[REDACTED]
- 27.5. [REDACTED] 1925 [REDACTED]
[REDACTED] 62 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].
- 27.6. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].
- 27.7. [REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED].
- 27.8. [REDACTED] ([REDACTED]
[REDACTED]) 1999 [REDACTED].
- 27.9. [REDACTED] [REDACTED]
[REDACTED]
[REDACTED]].
- 27.10. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].

It shall be deemed to have been delivered:

[REDACTED];
[REDACTED];
[REDACTED];
[REDACTED] 72 [REDACTED];

.....
.....
..... 24

27.11.
.....,
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.....

27.12.
..... /

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]:

Signature:

Witness: signature:

Name:

Address:

.....,,

[Name]:

Signature:

Witness: signature:

Name:

Address:

[REDACTED]

Signature:

Witness: signature:

Name:

Address:

Schedule 1: rights expressly reserved

Explanatory notes:

Business lease: offices above shop

General matters

1. Recognition of our copyright in this document

2. Document review service

Please contact our support team at support@netlawman.co.uk for further information.

3. What to delete

4. Agreement for lease

5. Signing

Legal draftsmen have always provided for signature at the end of the document. However, it is always easy to change a page fraudulently. Today, best practice for an important document is to sign where shown and for

6. What to give your tenant

7. What to take up on completion

When you meet to complete, you should expect ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ :

- 7.1. The counterpart lease: that is to say the copy signed by the tenant. (He
■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■)
 - 7.2. Any capital money paid to you as a premium ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ;
 - 7.3. The rent, apportioned to the next ■ ■ ■ ■ ■ ■ ;

Paragraph specific notes:

Notes referable to specific numbered paragraphs

1. Definitions

Conduit: is an ancient word for a pipe. In law it has a wider meaning, to include pipes, wires and anything which carries water or other liquids.

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 ■

The best way to specify the use allowed is by reference to the planning use classes which you will find at

<http://www.legislation.gov.uk/uksi/1987/764/schedule/made>

2. Interpretation

3. Entire agreement

4. The lease

This paragraph also contains the usual landlords warranty for “ ■ ■ ■ ■ ■ ■ ■ ”.
■ ”.

5. Rent and other payments

6. Further payments

We have no comment.

7. Interest

8. Condition and repair

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9. Tenant's positive obligations

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Note however, that the Energy Performance of Buildings (Certificate and Inspection)(England and Wales) 2007

10. Restrictions on Tenant

11. Asbestos and environmental obligations

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12. Signs and advertisements

13. Goods and vehicles

We have no comment.

14. Default notice by Landlord

15. Assignment of the lease

16. Tenant indemnifies Landlord

17. The Security Deposit

Use this paragraph for ■ ■ ■ ■ ■
■ ■ ■ ■ ■ ■ ■ , ■ ■ ■ ■ ■ ■ ■

18. Insurance

A current issue with insurance is where the insurer draws the line. In 1993, the U.S. Supreme Court ruled that Title IX of the Civil Rights Act of 1964 protects women from gender discrimination in health care coverage.

19. Access for Landlord

20. Guarantor

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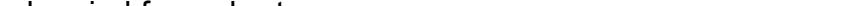
21. Provision for premature termination

22. Forfeiture

These provisions are usual.

23. Rent review

The usual period for a short



We provide for four clear alternatives:

24. Failure to agree reviewed rent

A grid of black squares on a white background, arranged in 10 rows and 10 columns. The squares are evenly spaced and form a perfect square pattern.

The provision for the person appointed to act as expert and not as arbitrator is

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25. At the end of the lease

These provisions simply tie up loose ends.

26. Security of tenure excluded

This provision is most important and requires positive action now. The Landlord and Tenant Act 1954

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27. Other matters

Schedule 1 Rights reserved

End of notes