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Schedule 1: Rights reserved

Schedule 2: Authorised Guarantee Agreement

Schedule 3: Deposit agreement

“Use Allowed” means: [use as / or / any use allowed under Use Class [number] of the Town and Country Planning (Use Classes) Order 1987 (as amended)] or any other use to which the Landlord ().

2. Interpretation

In this lease unless the context otherwise requires:

- 2.1. Whenever more than one person or company is the Tenant or the Guarantor, their obligations can be enforced against .
- 2.2. Any agreement by any party not to do or omit to do something is deemed to include an obligation not to allow or permit ;
- 2.3. [Except where stated otherwise], any obligation of any person arising from this ;
- 2.4. In this lease references to a party include references to a person to whom those rights and obligations are transferred or pass as a result of .
- 2.5. The headings to the paragraphs and schedules (if any) of ;
- 2.6. All money sums mentioned in this lease are calculated net of VAT, which will be charged when .
- 2.7. A reference to a right of the Landlord to have access to the Land is to be construed as extending to any head landlord or mortgagee .

9.6. comply with all laws on health and safety whether or ■■■■■■■■■■
■■■■■■■■■■■■■■■■■■■■■.

10. Restrictions on Tenant

The Tenant agrees and undertakes that ■■■■■■■■■■ :

10.1. apply for planning permission relating to the Land unless the Landlord has ■■■■■■■■■■ ;

10.2. make any connection to or in any Conduit;

10.3. store or leave goods or detritus on any place owned by the Landlord which is not ■■■■■■■■■■ ■■■■ ;

10.4. fix to the Land any pole or mast, satellite dish or other telecommunications ■■■■■■■■■■ , ■■■■■■■■■■ .

10.5. pour into any pipe or drain any trade waste or ■■■■■■■■■■ ■■■■■■■■■■ , ■■■■■■■■■■ ■■■■■■■■■■ ;

10.6. bring onto the Land ■■■■■■■■■■ ■■■■■■■■■■ ;

10.7. remove or change ■■■■■■■■■■ , ■■■■■■■■■■ ■■■■■■■■■■ ;

10.8. cause any nuisance ■■■■■■■■■■ ■■■■■■■■■■ ;

10.9. bring, keep or allow any animals to be ■■■■■■■■■■ ■■■■■■■■■■ ■■■■■■■■■■ ;

10.10. play or use on the Land any musical instrument, audio or ■■■■■■■■■■ ■■■■■■■■■■ ■■■■■■■■■■ ■■■■■■■■■■ ;

10.11. cease carrying on business in the Land or leave the Land continuously unoccupied for more than 1 ■■■■■■■■■■ [■■■■■■■■■■ ■■■■■■■■■■

OR

- 20.1. The Landlord confirms that he has £[.....]
- 20.2. The Landlord may use the Security Deposit
.....
..... .
- 20.3. If the :
 - 20.3.1 he will tell
..... ;
 - 20.3.2 the rights or
..... .
 - 20.3.3 the sum used is repayable to the Landlord
..... [4]
..... .

21. Landlord warranties

The Landlord warrants that:

- 21.1. he is not
..... ;
- 21.2. there is
..... ;
- 21.3. the Land is supplied , ,
..... .
- 21.4. the services mentioned above have ,
..... ;
- 21.5. the Land ;
- 21.6. the Landlord knows of no order by
.....
..... ;
- 21.7. except so far as provided in this lease,
..... ,
..... .

.....)
.....
..... .

22.7. If either party duly
..... :

22.7.1 the insurance money belongs to the Landlord;

22.7.2 the Landlord's obligation to make good damage ceases;

22.7.3 all other provisions shall apply as
..... ,
.....]].

23. Access for Landlord

The Tenant is to give the Landlord,
..... :

23.1. to inspect the condition ,
..... ;

23.2. to do works
..... ;

23.3. to comply with any statutory obligation;

23.4. allow the Landlord, during the [last six months]
..... " "
..... " ;

23.5. to show the Land
..... ;

23.6. to value the Land;

23.7. to inspect, clean or repair neighbouring ,
..... , ,

Conditions for access for the Landlord are:

23.8. the Landlord must
..... ;

23.9. each visit must
..... ;

25. Provision for premature termination

25.1. Despite all other provisions of this lease, the Tenant may terminate this [] , , .

25.2. If the Tenant so terminates the lease, all , .

25.3. Payments made to the Landlord .

26. Forfeiture

26.1. The Landlord may :

26.1.1 any Rent or payment treated as 28 , ;

26.1.2 the Tenant or the Guarantor is in ;

26.1.3 the Tenant or the Guarantor, if an individual (,) ;

26.1.4 the Tenant or the Guarantor, if a company, , (,) ;

26.1.5 the Tenant enters ;

26.1.6 the Tenant has any distress or execution levied on 21 .

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]
[redacted].

27.3. The Landlord may increase [redacted] [20 %] [redacted]
[redacted].

OR

27.4. The Landlord may increase the Rent by a proportion equal [redacted]
[redacted]
[redacted].

27.5. In any event, the Rent increase [redacted]
[redacted] [5] % [redacted]
[redacted].

OR

27.6. From the Rent Review Date, the [redacted]
[redacted]
[redacted].

OR

27.7. From the Rent Review Date, the [redacted]
[redacted]
[redacted].

27.8. The market rent is the rent which a willing tenant would pay for the
Land on the open market, [redacted]
[redacted]
[redacted]
[redacted]
[redacted], [redacted], [redacted]
[redacted]:

- 28.1. Either party may request the president for [REDACTED] (“ [REDACTED] ”) [REDACTED].
- 28.2. The expert [REDACTED].
- 28.3. The parties shall share the fees and expenses of [REDACTED].
- 28.4. If it becomes apparent that the expert shall not have produced a report [REDACTED], [REDACTED] - [REDACTED].
- 28.5. The instructions to the expert [REDACTED].

29. At the end of the lease

When this lease ends:

29.1. the Tenant must:

- 29.1.1 return the Land to the Landlord leaving [REDACTED];
- 29.1.2 give up [REDACTED];
- 29.1.3 (if the Landlord so requires) remove anything [REDACTED];

29.2. 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].

.....
■ .

29.3. The Tenant may not use the deposit as,
.....

30. Security of tenure excluded Landlord and Tenant Act 1954 ss 24-28

In accordance with The Regulatory Reform (Business Tenancies) (England and Wales) Order 2003, the Tenant has agreed with the Landlord that the provisions of sections 24 28 1954 (.....) [.....] 2

31. Other matters

31.1. The schedules, if any,

31.2. No amendment or variation to this lease,

31.3. So far as any time,,

31.4. If any term or provision of this lease is at any time held to be void, invalid or unenforceable, then it shall be treated as removed,,

.....
.....]

31.12.
.....,
.....
.....
.....

31.13.
..... /

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:



Signature:

Witness: signature:

Name:

Address:

.....
.....
.....

5.1.3
.....

5.1.4
.....

5.2.,,
.....
.....,
.....,
.....:

5.2.1
.....:

5.2.1.1 the date three months after the disclaimer;

5.2.1.2 -,
..... -

5.2.1.3
.....

.....
.....

6. Landlord's covenants

.....
.....,
.....,
.....,
.....

7. Severance and enforceability

7.1.
.....,

.....
.....

5. Calling down the Deposit

.....
.....
.....:

5.1.
.....,

5.1.1
.....;

5.1.2 , ,
.....;

5.1.3 ,
.....;

5.1.4
..... ,
..... .

5.2.
..... .

5.3. [14]
..... ,
..... .

5.4. 14 , ,
.....
.....
.....
..... .

5.5. ,
..... .

5.6.
.....
..... .

Explanatory notes:

Land lease: car park or lorry park

General notes:

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2. Document review service

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3. Background law

General advice about this lease document:

<https://www.netlawman.co.uk/ia/business-property-leases>

The Regulatory Reform (Business Tenancies) (England) 2003 :

<https://www.netlawman.co.uk/ia/security-of-tenure>

Code for Leasing Business Premises 2020:

<https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

Landlord and Tenant (Covenants) Act 1995:

<http://www.legislation.gov.uk/ukpga/1995/30/contents>

4. Agreement for lease

18. Tenant indemnifies Landlord

Few draftsmen include an indemnity in a lease because the tenant’s covenants are precise and a simple recourse is to sue on a breach. However, [REDACTED].

The second sub-paragraph merely provides a specific item for the sake of good order. Why? Because some uses, like waste re-cycling, [REDACTED].

19. Land registration

The question of who registers is a simple matter of negotiation. The landlord may prefer to do it himself in order to be sure [REDACTED].

20. The Security Deposit

See under “Definitions” above. A deposit may be an alternative to the requirement for an [REDACTED].

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

21. Landlord warranties

There is no obligation on a landlord to give any warranty. However, by offering what is easy, the landlord will pre-empt problems [REDACTED].

22. Insurance

Most users of this document will not wish to be responsible for insuring the land. However, if fixed plant is valuable, or the value of the land could be reduced by a heavy storm, [REDACTED].

.....

A current issue with insurance is where the insurer draws the line on terrorism, civil disobedience and sometimes flooding.
.....
- 1st 1993 .

The landlord should be sure that he is able to provide the cover he promises in
.....

23. Access for Landlord

Essential, but the tenant may ask for more specific arrangements
.....

24. Guarantor

This is an area governed in part by the 1995 Act. The words have been chosen very carefully for an area of law which can be
.....
.....

The 1995 Act also provides that you cannot insist that the guarantor takes a lease himself if the tenant defaults. It also provides that you cannot insist that the guarantor continues as guarantor of a new tenant on an assignment. That means that when
.....,
.....
.....

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 guarantees from all of the directors of the company. Do not be tempted to relax this policy because the directors are married or family members, and only one of them
.....
.....,
..... -
.....,
.....

.....
.....
.....

At the top of these notes, we have provided a link to an excellent
..... 1995
.....
..... ,
.....
.....

An AGA should not be required as a matter of course.
.....
.....
.....

Schedule 3 Security Deposit agreement

We have provided
.....

It is not appropriate to involve the Referee as a
.....
..... ,
.....

There is no reason in law why the landlord should not
..... ,
..... (.....
.....)
.....)

A Security Deposit is usually signed
.....
.....

End of notes