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Schedule 1: The Service Charge

Schedule 2: Rights reserved

Schedule 3: Authorised Guarantee Agreement

Schedule 4: Security Deposit agreement













4.6. All payments which may be due by the Tenant to the Landlord from time to time shall [REDACTED].

## 5. Responsibility for others

5.1. The Tenant shall not allow any person except his spouse or civil partner and children under the age of [ 18 ] [REDACTED].

5.2. The Tenant accepts that he is liable to the Landlord for compliance with all the provisions of this lease and for any breach by any family member or other person whether acting [REDACTED], [REDACTED].

5.3. A promise by the Tenant not to do something also implies that the Tenant will not allow someone else to do that same thing. The Tenant is responsible for all [REDACTED].

5.4. If the Tenant asks the Landlord for consent to some action or activity by any person, and the Landlord agrees, the Tenant remains entirely liable for compliance [REDACTED].

5.5. If the Tenant consists in more than one person, they shall be jointly and severally [REDACTED].

## 6. Tenant's positive promises concerning Residential Space

The following obligations relate specifically to the Residential Space. So far as they are applicable to the Business Space they [REDACTED]:

6.1. immediately at the start of the tenancy, inform all suppliers of domestic services and the local authority in respect of Council tax, of his name for the payment of bills and will pay all such [REDACTED];



## 7. Tenant's negative promises concerning Residential Space

The following obligations relate specifically to the Residential Space. So far as they are applicable to the Business Space they apply .  
:

- 7.1. attach anything to the walls with screws, nails, blu-tack, tape or ;
- 7.2. store or keep on the Common Parts any boat, ;
- 7.3. remove or change any of the Landlord's installations, ;
- 7.4. remove from the Residential Space any of the ;
- 7.5. overload any electrical circuit by excessive use of multi- ;
- 7.6. play music or allow any noise which at any time might reasonably cause ;
- 7.7. cause nuisance or annoyance to the Landlord, ;
- 7.8. bring into the Residential Space any gas appliance .

## 8. Tenant's positive promises concerning the Business Space

The following obligations relate specifically to the Business Space. So far as they are applicable to the Residential Space they .  
:

- 8.1. give the Landlord a copy of any notice concerning the Premises or any neighbouring ;
- 8.2. provide a written notice to the Landlord of any change of the address of / .









































## 29. Provision for premature termination

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

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

29.3. Payments made to the Landlord .

## 30. Forfeiture

30.1. The Landlord may :

30.1.1 any Rent or payment treated as 28 , ;

30.1.2 the Tenant or the Guarantor is in ;

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

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

30.1.5 the Tenant enters ;

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









.....  
■ .

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

**34. 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 .....

**35. Other matters**

35.1. The schedules, if any, .....

35.2. No amendment or variation to this lease ....., .....

35.3. So far as any time, ....., .....

35.4. 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, ....., .....



.....  
.....].

35.12. In the event of a dispute between the parties to this lease, .....  
.....  
.....  
.....

35.13. This lease shall be .....  
..... / .....

**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.

**Signed as a deed** ....., ....., .....  
.....

[Name]:

Signature: .....

Witness: signature:

Name:

Address:

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

[Name]:

Signature: .....

Witness: signature:

Name:

Address:



Signature: .....

Witness: signature:

Name:

Address:





























For, and on behalf of [ ]

[print name, sign at right]







.....  
.....

## 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. ....  
.....  
..... .









8.4. An energy performance certificate under the Energy Performance of Buildings (Certificate and Inspection)(England ■■■■■■■■■■) ■■■■ 2007 .

## 9. What to take up on completion

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

9.1. The counterpart lease: that is to say the copy signed by the tenant. (He ■■■■■■■■■■ )

9.2. Any capital money paid to you as a premium ■■■■■■■■■■ ;

9.3. The rent, apportioned to the next ■■■■■■■■■■ ;

## Paragraph specific notes

Notes referable to specific numbered paragraphs

### 1. Definitions

We believe it is bad drafting practice to randomly capitalise words which are not defined terms. For example, in this document, the word “lease” is not a defined term. However, in the ■■■■■■■■■■ , ■■■■■■■■■■ ■■■■■■■■■■ .

**Conduit** is an ancient word for a pipe. In law it has a wider meaning, as we have defined ■■■■ . ■■■■■■■■■■ .

**Insurance rent:** landlords have special powers to obtain rent which are not available for the collection of other debts. It is therefore always advantageous to specify that monies due to a landlord should be treated as rent, as they are in this lease. Insurance rent is a commonly used term. ■■■■■■■■■■ ■■■■■■■■■■ ■■■■■■■■■■ “■■■■■” .

**Plan:** substitute some alternative work if you wish. We cannot over emphasise the importance of a full specification of the subject matter of the lease. If it is complicated you could put it in a schedule. The best way is a description which refers to ■■■■ . ■■■■■■■■■■ ■■■■■■■■■■ , ■■■■■■■■■■ .

A good plan may also throw up unresolved side issues such as where the bins go and whether the landlord can park a ■■■■■■■■■■ ■■■■■■■■■■ .



































