

Dated

[LANDLORD]

and

[TENANT]

and

[GUARANTOR]

LEASE

Relating to premises known as [FLOOR]

[BUILDING DETAILS]

PART OF BUILDING (OFFICE)

(Open Market Rent/Exclusive of Service Charge)

[DRAFTING NOTE: THIS LEASE IS INTENDED TO BE USED AS A TEMPLATE. IT SHOULD BE ALTERED TO REFLECT ANY REQUIREMENTS THAT ARE SPECIFIC TO THE PROPERTY, PARTIES AND TERMS OF THE TRANSACTION. A COMPARISON AGAINST THIS TEMPLATE SHOULD BE SUPPLIED WHEN THE DRAFT LEASE IS FIRST SUBMITTED TO THE TENANT'S SOLICITORS.]

Model
Commercial
Lease

CONTENTS

1.	DEFINITIONS	1
2.	INTERPRETATION	9<u>10</u>
3.	DEMISE, TERM AND RENT	11<u>12</u>
4.	TENANT'S OBLIGATIONS	12
	4.1 Main Rent	12
	4.2 Outgoings	12
	4.3 Service Charge	12 <u>13</u>
	4.4 VAT	12 <u>13</u>
	4.5 Interest on overdue payments	13
	4.6 Reimburse costs incurred by the Landlord	13
	4.7 Third party indemnity	13 <u>14</u>
	4.8 Insurance	14
	4.9 Repair and decoration	14
	4.10 Allow entry	15
	4.11 Alterations	15
	4.12 Signs and advertisements	16
	4.13 Obligations at the End Date	16
	4.14 User	17
	4.15 Dealings with the Premises	18 <u>19</u>
	4.16 Registration of dealings	20
	4.17 Marketing	20
	4.18 Notifying the Landlord of notices or claims	20
	4.19 Comply with Acts	20 <u>21</u>
	4.20 Planning Acts	20 <u>21</u>
	4.21 Rights and easements	21
	4.22 Management of the Building	21
	4.23 Superior interest	21 <u>22</u>
	4.24 Registration at the Land Registry	21 <u>22</u>
	4.25 Applications for consent or approval	22
5.	LANDLORD'S OBLIGATIONS	22
	5.1 Quiet enjoyment	22
	5.2 Insurance	22
	5.3 Services	22
	5.4 Repayment of rent	22 <u>23</u>
	5.5 Entry Safeguards	22 <u>23</u>
	5.6 Scaffolding	23
	5.7 [Head Lease	23 <u>24</u>
	5.8 Designation of Common Parts and use of rights	24
	5.9 [Relocation of External Works	24
6.	AGREEMENTS	25
	6.1 Landlord's right to end this Lease	25
	6.2 No acquisition of easements or rights	26
	6.3 Works to adjoining premises	27

6.4	Service of formal notices	27
6.5	Contracts (Rights of Third Parties) Act 1999	28 <u>29</u>
6.6	[Contracting-out	28 <u>29</u>
6.7	Energy Performance Certificates	28 <u>29</u>
6.8	[Sustainability	29 <u>30</u>
6.9	[Superior landlord's consent	29 <u>30</u>
6.10	[Representations	29 <u>30</u>
6.11	[Exclusion of statutory compensation	29 <u>30</u>
6.12	Exclusion of liability for former landlords	29 <u>30</u>
7.	[GUARANTOR'S OBLIGATIONS	29 <u>31</u>
8.	[BREAK CLAUSE	31 <u>32</u>
9.	JURISDICTION	31 <u>33</u>
10.	LEGAL EFFECT	32 <u>33</u>
	Schedule 1	33 <u>34</u>
	Rights	33 <u>34</u>
	Part 1-: Tenant's Rights	33 <u>34</u>
	Part 2-: Landlord's Rights	35 <u>36</u>
	Schedule 2	38 <u>39</u>
	Rent review	38 <u>39</u>
	Schedule 3	42 <u>43</u>
	Services and Service Charge	42 <u>43</u>
	Part 1-: Administrative provisions	42 <u>43</u>
	Part 2-: Landlord's obligations	44 <u>45</u>
	Part 3-: Building Services	45 <u>46</u>
	Part 4-: Additional Services	46 <u>47</u>
	Part 5-: Service Charge Exclusions	47 <u>48</u>
	Schedule 4	48 <u>49</u>
	Insurance and Damage Provisions	48 <u>49</u>
	Schedule 5	51 <u>52</u>
	Title Matters	51 <u>52</u>
	Schedule 6	52 <u>53</u>
	Works	52 <u>53</u>
	Schedule 7	55 <u>56</u>
	Sustainability	55 <u>56</u>
	Schedule 8	57 <u>58</u>
	Underletting	57 <u>58</u>

LAND REGISTRY PRESCRIBED CLAUSES

LR1. Date of lease	
LR2. Title number(s)	
LR2.1 Landlord's title number(s)	[TITLE NUMBER].
LR2.2 Other title numbers	[None.][TITLE NUMBER.]
LR3. Parties to this lease	
Landlord	[LANDLORD] (incorporated and registered in [England and Wales] [the United Kingdom] [COUNTRY] under company registration number [COMPANY NUMBER]), the registered office of which is at [ADDRESS].
Tenant	[TENANT] (incorporated and registered in [England and Wales] [the United Kingdom] [COUNTRY] under company registration number [COMPANY NUMBER]), the registered office of which is at [ADDRESS].
[Guarantor	[GUARANTOR] (incorporated and registered in [England and Wales] [the United Kingdom] [COUNTRY] under company registration number [COMPANY NUMBER]), the registered office of which is at [ADDRESS].]
[[Description of party]	[NAME] (incorporated and registered in [England and Wales] [the United Kingdom] [COUNTRY] under company registration number [COMPANY NUMBER]), the registered office of which is at [ADDRESS].]
LR4. Property	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</p> <p>The property described as the "Premises" in clause 1 of this Lease- [but without the benefit of the rights set out in [entry][entries] [●] of the Property Register of Title Number [●] as at [●]].</p>
LR5. Prescribed statements etc.	None. ²
LR6. Term for which the Property is leased	The term as specified in clause 3.1 of this Lease.
LR7. Premium	[None.] [£ [AMOUNT] plus VAT of [AMOUNT].]

¹ [The Land Registry will automatically carry over easements that benefit the landlord's title to the tenant's new leasehold title. If the tenant is not to benefit from easements that benefit the freehold, this must be specified in LR4 so that the specified easements do not benefit the tenant's new leasehold title.](#)

² Note that a letting to a charity will require a prescribed statement under section 122 Charities Act 2011 (formerly section 37 Charities Act 1993).

LR8. Prohibitions or restrictions on disposing of this lease	This Lease contains a provision that prohibits or restricts dispositions.
LR9. Rights of acquisition etc.	
LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land	None. ³
LR9.2 Tenant's covenant to (or offer to) surrender this lease	[None.] ⁴
LR9.3 Landlord's contractual rights to acquire this lease	None.
LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property	None.
LR11. Easements	
LR11.1 Easements granted by this lease for the benefit of the Property	As specified in this Lease at Part 1 of Schedule 1.
LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property	As specified in this Lease at Part 2 of Schedule 1.
LR12. Estate rentcharge burdening the Property	None.
LR13. Application for standard form of restriction	<p>[None.][The Parties to this Lease apply to enter the following standard form of restriction [against the title of the Property] or [against title number [NUMBER]].]</p> <p>[NB 1: if a restriction is required to be entered against a title number other than the Property, remember to put any relevant title number in LR2.2.]</p> <p>[NB 2: this clause only deals with standard form restrictions. If a non-standard restriction is required, do not refer to it in this clause and remember to make a separate application to register any such restriction in form RX1.]</p> <p><i>LR NOTE: Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying</i></p>

³ If the Tenant will have an option to renew this Lease, refer to the Model Commercial Lease: Option to Renew clause (MCL-LEASECLAUSE-06) and include a cross-reference to the new clause here.

⁴ Note that if this Lease is amended to include an obligation on the Tenant to offer to surrender the Lease to the Landlord before assigning it, a cross-reference to the offer back provisions must be included here.

	<p><i>against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p>	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust [<i>complete as necessary</i>].</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, the Tenant will need to complete this clause by omitting or deleting all inapplicable alternative statements</i></p>

LEASE

PARTIES

- (1) the Landlord named in clause LR3 and any other person who becomes the immediate landlord of the Tenant (the “**Landlord**”); [and]
- (2) the Tenant named in clause LR3 and its successors in title (the “**Tenant**”); and]
- (3) [the Guarantor named in clause LR3 (the “**Guarantor**”).

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS

This Lease uses the following definitions:

“1925 Act”

Law of Property Act 1925;

“1954 Act”

Landlord and Tenant Act 1954;

“1986 Act”

Insolvency Act 1986;

[“1994 Act”

Law of Property (Miscellaneous Provisions) Act 1994;⁵]

“Accounting Period”

the annual period ending on [DATE] in each year or any other date as the Landlord may decide and notify to the Tenant;

“Act”

any act of Parliament and any delegated law made under it;

“Additional Services”

the services listed in **Part 4 of Schedule 3**;

“AGA”

an authorised guarantee agreement (as defined in section 16 of the Landlord and Tenant (Covenants) Act 1995);

“Ancillary Rent Commencement Date”⁶

[the date of this Lease;][the Term Start Date;][the Term Start Date or, if later, the earlier of the date on which the Tenant took occupation of the Premises and the date of this Lease;][DATE OR DESCRIPTION];

⁵

This definition is required only where the Landlord gives a title guarantee that includes the variations in **Schedule 5**.

⁶

This is the date from which the Tenant pays Insurance Rent and Service Charge.

["Break Date"

[DATE OR DATES]⁷ [or any date falling after that date] [or the day before any Rent Day after that date] [or any [fifth] anniversary of that date] [as specified in the Tenant's notice given under clause 8.1];⁸

"Building"

the building known as [BUILDING DESCRIPTION] shown edged [blue] on [the Plans][Plan [NUMBER]] including all alterations, additions and improvements and all landlord's fixtures forming part of it at any time during the Term;⁹

["Building Management Systems"

all or any of the following used within or serving the Building that do not exclusively serve any Lettable Unit:¹⁰

- (a) lighting systems;
- (b) security, CCTV and alarm systems;
- (c) access control systems;
- (d) traffic control systems;
- (e) audio and audio-visual systems;
- (f) wireless, phone, data transmission and other telecommunications systems;
- (g) air ventilation and filtration;
- (h) air-conditioning, heating and climate control systems;
- (i) water heating, filtering and chilling systems;
- (j) fire detection, alarm and sprinkler systems;
- (k) parking charge systems;
- (l) lightning protection systems;
- (m) environmental performance measuring systems;
- (n) vehicle charging systems;
- (o) flood detection and protection systems; and
- (p) waste management systems (including compactors).

and all control systems, plant, machinery, equipment, Supplies and Conducting Media used in connection with them;:]

⁷ When deciding on the relevant Break Date, best practice is to make it the day before a rent payment date. This ensures that the Tenant is not legally obliged to pay a full month's or quarter's rent on the day on which the Lease ends under the break clause.

⁸ Delete if the Lease will not include break rights.

⁹ If the Tenant will be responsible for the repair and maintenance of glass within the Premises, including windows, consider whether the glass forming part of the Premises should be excluded from the definition of the Building so that it does not fall within the Landlord's insurance and reinstatement obligations.

¹⁰ This list should be checked and amended to reflect the management systems that are actually used in the Building.

“Building Services”

the services listed in **Part 3 of Schedule 3**;

“Business Day”

any day other than a Saturday, Sunday or a bank or public holiday in England and Wales;

“Common Parts”

any part of, or anything in, the Building that does not form part of a Lettable Unit and that is, ~~in accordance with clause 5.8,~~ used or available for use by:

- (a) the tenants of the Building;
- (b) the Landlord in connection with the provision of the Services; or
- (c) visitors to the Building;

“company”

includes:

- (a) any UK registered company (as defined in section 1158 of the Companies Act 2006);
- (b) to the extent applicable, any overseas company as defined in section 1044 of the Companies Act 2006; and
- (c) any unregistered company (to include any association); ~~and~~
- ~~(d) any “company or legal person” in relation to which insolvency proceedings may be opened pursuant to Article 3 of the EC Regulation on Insolvency Proceedings 2000;~~

“Conducting Media”

any media for the transmission of Supplies but not including any Supply Runs or any other airspace through which the media run;

“Current Guarantor”

someone who, immediately before a proposed assignment, is either a guarantor of the Tenant’s obligations under this Lease or a guarantor of the obligations given by a former tenant of this Lease under an AGA;

“Electronic Communications Apparatus”

“electronic communications apparatus” as defined in paragraph 5 of Schedule 3A to the Communications Act 2003;

“End Date”

the last day of the Term (however it arises);

“Environmental Performance”

all or any of the following:

- (a) the consumption of energy and associated generation of greenhouse gas emissions;
- (b) the consumption of water;
- (c) waste generation and management; and

- (d) any other environmental impact arising from the use or operation of the Premises or the Building;

“EPC”

an Energy Performance Certificate and Recommendation Report (as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012);

[“External Works”

works permitted under clause **4.11.34** [and **4.11.89**];]

“Group Company”

in relation to any company, any other company within the same group of companies as that company within the meaning of section 42 of the 1954 Act;

[“Head Lease”

the lease dated [DATE] made between (1) [PARTY] and (2) [PARTY];]

“Insurance Rent”

the sums described in paragraph **1.1 of Schedule 4**;

“Insured Risks”

the risks of fire (including subterranean fire), lightning, explosion, storm, flood, subsidence, landslip, heave, earthquake, burst or overflowing water pipes, tanks or apparatus, impact by aircraft or other aerial devices and any articles dropped from them, impact by vehicles, terrorism, riot, civil commotion and malicious damage to the extent, in each case, that cover is generally available on normal commercial terms in the UK insurance market at the time the insurance is taken out, and any other risks against which the Landlord reasonably insures from time to time, subject in all cases to any excesses, limitations and exclusions imposed by the insurers;¹¹

“Interest Rate”

three per cent above the base rate for the time being in force of [NAME OF BANK] (or any other UK clearing bank specified by the Landlord);

“Lease”

this lease, which is a “new tenancy” for the purposes of section 1 of the Landlord and Tenant (Covenants) Act 1995, and any document supplemental to it;

“Lettable Unit”

accommodation within the Building from time to time let or occupied or intended for letting or occupation, but excluding accommodation let or occupied for the purposes of providing any of the Services;

“Main Rent”

the yearly rent of [AMOUNT IN WORDS] pounds (£[AMOUNT IN FIGURES]) [subject to review on each Rent Review Date in accordance with **Schedule 2**];

¹¹ Note that “terrorism” is mentioned expressly as insurers now treat “terrorism” as a risk, even if it is a risk that may be covered by an exclusion in the insurance policy.

“Outgoings”

all or any of:

- (a) all existing and future rates, taxes, duties, charges, and financial impositions charged on the Premises or any owner or occupier of them except for:
 - (i) tax (other than VAT) on the Rents payable; and
 - (ii) any tax arising from the Landlord’s dealing with its own interests;
- (b) Supply Costs for the Premises and any Plant; and
- (c) a fair and reasonable proportion of the Outgoings referred to in paragraphs **(a)** and **(b)** charged in respect of the Premises and any other parts of the Building to the extent that those amounts do not form part of the Service Costs;

“Permitted Use”

the use of the Premises as offices within Class B1(a)¹² of ~~the~~ Schedule 1¹³ [E(g)(i) in Part A of Schedule 2]¹⁴ to the Town and Country Planning (Use Classes) Order 1987 and ancillary uses;

“Permitted Works”

any works or installations [(including any External Works)] to which the Landlord has consented or for which, under clause 4.11, the Landlord’s consent is not required[together with any Prior Lease Alterations];¹⁵

“Planning Acts”

every Act for the time being in force relating to the use, development, design, control and occupation of land and buildings;

“Planning Permission”

any permission, consent or approval given under the Planning Acts;

“Plans”

any of the plans contained in this Lease;

¹² B1(a) is general office use. If the use is for financial or professional services where those services are provided principally to visiting members of the public (such as a bank or insurance brokers) then A2 use is more appropriate. However, where an A2 use is required, consider whether it is appropriate to allow for use within B1(a) as well to preserve the right to future B1(a) use.

¹³ This option must be used for premises in Wales and may be used in England where you want to refer to the pre 1 September 2020 version of the Town and Country Planning (Use Classes) Order 1987 – see footnote 34. Office use is Class B1(a). For financial or professional services where those services are provided principally to visiting members of the public use Class A2.

¹⁴ For use with property in England where you want to refer to the current version of the Town and Country Planning (Use Classes) Order 1987. Class E(g)(i) is general office use. If the use is for financial or professional services where those services are provided principally to visiting members of the public (such as a bank or insurance brokers) then Class E(c) use is more appropriate. However, where an E(c) use is required, consider whether it is appropriate to allow for use within E(g)(i) as well to preserve the right to future E(g)(i) use.

¹⁵ Include the words in square brackets where this Lease is a renewal lease and the Landlord wants the Tenant to be under an obligation to reinstate works carried out under the Prior Lease when this Lease comes to an end or those works are to be disregarded on any rent review under this Lease.

["Plant"]

[Electronic Communications Apparatus,] [wireless network equipment,] [television aerials and satellite dishes] [and] [air-conditioning plant] [not exceeding two metres in height] installed by the Tenant or any undertenant under the rights in paragraph **6 of Part 1 of Schedule 1**;

["Plant Area"]

the area for Plant [[within the area¹⁶] shown [edged][coloured] [COLOUR] on [the Plan][Plan [NUMBER]]][[on the roof of the Building] allocated to the Tenant by the Landlord] or any alternative area as notified under clause **5.8.4**;

"Premises"

the premises known as [ADDRESS OF PREMISES] forming part of the Building and shown [edged][coloured] [COLOUR] on [the Plans][Plan [NUMBER]]:

- (a) including:¹⁷
- (i) all plaster and other internal surfacing materials and finishes on the structural walls[, floors and ceilings]¹⁸ of the Premises and on the other structural parts of the Building within or bounding the Premises;
 - (ii) [windows and window frames but excluding the external decorative finishes¹⁹ of any windows on the external walls of the Building or dividing the Premises from the Common Parts];²⁰
 - (iii) doors and door frames [but excluding the external decorative finishes [and frames] of any that divide the Premises from the Common Parts²¹];
 - (iv) the plaster and other internal surfacing materials and finishes on any non-structural walls separating the Premises from any Common Parts;
 - (v) one half severed vertically of any non-structural walls separating the Premises from any adjoining Lettable Units;
 - (vi) the entirety of any non-structural walls wholly within the Premises;
 - (vii) [the raised floor systems and finishes to the upper surfaces of the raised floor systems];²²
 - (viii) [the suspended ceiling systems and finishes to the lower surfaces of the suspended ceiling systems (including the ceiling tiles)];²³
 - (ix) all Conducting Media and landlord's plant, equipment and fixtures [within and] exclusively serving the Premises including the Tenant's fire detection,

¹⁶ Include these words where the Landlord allocates a plant area that will be used by several tenants to install their plant.

¹⁷ Consider the extent of the Premises and, in particular, whether Conducting Media and Landlord's plant, equipment and fixtures that exclusively serve the Premises, but which lie outside the Premises themselves, should be included within the definition of the Premises. If they are excluded from the Premises, consider whether the Tenant should be under an obligation to keep them in good repair and condition. The Tenant will also need rights of access over the Common Parts where it is under an obligation to repair and maintain such items (whether or not they form part of the Premises).

¹⁸ Do not refer to the internal finishes on ceiling or floor slabs where the Landlord will retain the airspace above any suspended ceiling systems or below any raised floor systems for its own use.

¹⁹ External decoration is the Landlord's responsibility under the terms of this Lease.

²⁰ If the structure of the Building has integral windows, you should exclude them from the letting to the Tenant.

²¹ Consider whether the Landlord wishes to retain control over the doors dividing the Premises from the Common Parts.

²² Include this only where you are excluding the airspace between the raised floors and the floor slab from the letting so that the Landlord can use that space for conduits and other service installations.

²³ Include this only where you are excluding the airspace above the suspended ceilings from the letting so that the Landlord can use that space for conduits and other service installations.

alarm and sprinkler systems (if any) up to the point of connection with the Landlord's fire detection, alarm and sprinkler systems;

- (x) all tenant's fixtures; and
 - (xi) any Permitted Works [(other than any External Works)] carried out to or at the Premises; but
- (b) excluding:
- (i) all load bearing and exterior walls and the floors and ceilings of the Premises (other than those included above);
 - (ii) all structural parts of the Building;
 - (iii) [the glass walls, windows, frames and structure of any exterior curtain walling;]
 - (iv) [the glass walls, windows or partitions separating the Premises from the atrium of the Building;²⁴]
 - (v) the entirety (subject to paragraph (a)(iv) of this definition) of any non-structural walls separating the Premises from any Common Parts;
 - (vi) [the airspace between the lower surface of the raised floor systems and the floor slab immediately below the Premises²⁵];
 - (vii) [the airspace between the upper surface of the suspended ceiling systems and the floor slab immediately above the Premises²⁶];
 - (viii) the airspace within any Supply Runs that run through the Premises; [and]
 - (ix) the Landlord's fire detection, alarm and sprinkler systems (if any) up to the point of connection with the Tenant's fire detection, alarm and sprinkler systems; [and]
 - (x) [the Building Management Systems (if any) within the Premises;]

["Prior Lease"]

a lease of the [Premises]²⁷ dated [DATE] made between [NAME OF PARTIES] and all documents supplemental or ancillary to it;²⁸

²⁴ If there is an atrium or other internal feature, the Landlord may wish to retain control over the glass panelling between the atrium and the Premises.

²⁵ If there are conduits or other service installations running below the raised floors that serve the remainder of the Building, the Landlord may wish to retain control of the voids below the raised floors.

²⁶ If there are conduits or other service installations running above the suspended ceiling systems that serve the remainder of the Building, the Landlord may wish to retain control of the voids above the suspended ceilings.

²⁷ If the extent of the Premises has changed since the date of the Prior Lease, amend this definition to refer to the extent of the premises originally let by the Prior Lease.

²⁸ Include this definition where this Lease is a renewal lease and the Landlord wants the Tenant to be under an obligation to reinstate works carried out under the Prior Lease when this Lease comes to an end or those works are to be disregarded on any rent review under this Lease.

[“Prior Lease Alterations”

all works carried out to or for the benefit of the [Premises]²⁹ during the term of the Prior Lease or under any agreement for the grant of the Prior Lease [briefly described in the schedule of works attached to this Lease];³⁰

“Rent Commencement Date”

[DATE OR DESCRIPTION] or any later date calculated in accordance with paragraph **3.3 of Schedule 4**;

“Rent Days”

[25 March, 24 June, 29 September and 25 December;][the first day of every month;]³¹

[“Rent Review Date”

[DATE] in each of the years [YEARS] and references to “the Rent Review Date” mean the relevant Rent Review Date;³²

“Rents”

Main Rent, Insurance Rent, Service Charge, any VAT payable on them and any interest payable under clause **4.5**;

“Risk Period”

the period for which the Landlord decides to insure against loss of Main Rent [and Service Charge], being a minimum of three years and a maximum of [five]³³ years, starting on the date of the relevant damage or destruction;

“Service Charge”

a fair proportion (calculated on a floor area basis or any other method as the Landlord decides from time to time) of the Service Costs subject to any adjustments made by the Landlord under the provisions of paragraph **7 of Part 1 of Schedule 3**;

“Service Charge Code”

the Royal Institution of Chartered Surveyors professional statement “Service Charges in Commercial Property” (1st Edition, September 2018);

“Service Costs”

the aggregate costs incurred by the Landlord in providing the Services in each Accounting Period together with:

- (a) VAT that is not recoverable by the Landlord from HM Revenue & Customs; and

²⁹ If the extent of the Premises has changed since the date of the Prior Lease, amend this definition to refer to the extent of the premises originally let by the Prior Lease.

³⁰ Include this definition where this Lease is a renewal lease and the Landlord wants the Tenant to be under an obligation to reinstate works carried out under the Prior Lease when this Lease comes to an end or those works are to be disregarded on any rent review under this Lease. Because it can be difficult to establish which works have to be taken into account or disregarded on rent review or reinstated at the end of the term, consider agreeing and annexing a schedule to this Lease setting out the works carried out under the Prior Lease, whether they will have to be reinstated and their status on a rent review under this Lease.

³¹ If rent is payable monthly, refer to the relevant payment date; for example, the first day of each month.

³² The Rent Review Date(s) should ideally correspond to one of the Rent Days.

³³ Consider increasing this period if you think that it may take longer than five years to obtain any necessary consents and to rebuild following damage by an insured risk.

(b) the sums chargeable under paragraph **2.4 of Part 1 of Schedule 3**;

[“Service Provider”

any person providing services to the Tenant at the Premises for the purposes of the Tenant’s business;]

“Services”

the Building Services and the Additional Services;

“Supplies”

water, [steam,] gas, air, foul and surface water drainage, electricity, oil, telephone, heating, telecommunications, internet, data communications and similar supplies or utilities;

“Supply Costs”

the costs of Supplies including procurement costs, meter rents and standing charges and any taxes or levies payable on them;

“Supply Runs”

any service risers, lateral runs or other areas within the Building designated or designed for the installation of Conducting Media within the Building;

“Term”

the period of this Lease and (unless the Landlord and the Tenant have included provisions in this Lease intended to exclude sections 24 to 28 of the 1954 Act from this Lease) any statutory continuation of that period under the 1954 Act;

“Term End Date”

[DATE];

“Term Start Date”

[DATE];

“Uninsured Risk”³⁴

any risk expressly specified in the Insured Risks definition that:

- (a) is not insured against because, at the time the insurance is taken out or renewed, insurance is not generally available in the UK market on normal commercial terms; or
- (b) is not, at the date of the damage or destruction, insured against by reason of a limitation or exclusion imposed by the insurers

but will not include loss or damage (or the risk of it) caused by reason of the Tenant’s [wilful](#) act or failure to act;

³⁴ In relation to Uninsured Risks, this Lease gives the Tenant all the benefits it would have if damage were caused by an Insured Risk except that the Landlord has a choice as to whether or not to reinstate. It must make this choice by telling the Tenant within twelve months of the damage whether or not it wishes it to reinstate. If it does not, this Lease will end after that twelve month period. These provisions are only a starting point, as standard practice continues to evolve on the detail, including exactly how you define Uninsured Risks and what happens to any residual risks/parts of risks, not in this or the Insured Risks definition. You will need to consider how best to address this and, if necessary, take specific instructions as different landlords will have different approaches.

“VAT”

value added tax or any similar tax from time to time replacing it or performing a similar function;

“VAT Supply”

a “supply” for the purpose of the Value Added Tax Act 1994;

“Wireless Data Services”

the provision of wireless data, voice or video connectivity or wireless services permitting or offering access to the internet or any wireless network, mobile network or telecommunications system that involves a wireless or mobile device; and[.]

[“Wireless Policy”

any rules of interaction produced by the Landlord that are designed to minimise interference between the Tenant’s Wireless Data Services and the Landlord’s Wireless Data Services and those of any other tenants or occupiers of the Building.]

2. INTERPRETATION

2.1 All headings in this Lease are for ease of reference only and will not affect its construction or interpretation.

2.2 In this Lease, “includes”, “including” and similar words are used without limitation or qualification to the subject matter of the relevant provision.

2.3 In this Lease:

2.3.1 “notice” means any notice, notification or request given or made under it;

2.3.2 a notice must be given or made in writing;

2.3.3 where service of a formal notice is required, that notice must comply with and be served in accordance with clause **6.4**; and

2.3.4 an application for Landlord’s consent must be made by formal notice.

2.4 References in this Lease to:

2.4.1 “the Building”, “the Common Parts” or “the Premises” means the whole or an individual part or parts unless inappropriate in the context used;

2.4.2 “adjoining premises” means any land or buildings adjoining or nearby the Building, whether or not owned by the Landlord (unless express reference is made to the Landlord’s ownership of those premises);

2.4.3 an Act are to that Act as amended from time to time and to any Act that replaces it but references to the Town and Country Planning (Use Classes) Order 1987 are to that Order as in force at [\[31 August 2020\]](#)[the date of this Lease;];³⁵

2.4.4 the singular include the plural and vice versa, and one gender ~~includes~~[include](#) any other;

³⁵ [The changes to the Town and Country Planning \(Use Classes\) Order 1987 that came into force on 1 September 2020 are subject to appeal proceedings in the Court of Appeal seeking leave for judicial review to quash them. Pending determination of the appeal and any subsequent judicial review proceedings, if you want to refer to the use classes before the changes came into force, use “31 August 2020”, otherwise use “the date of this Lease”. Note that the 1 September 2020 changes applied only to England. Property in Wales remains subject to the pre 1 September 2020 use classes.](#)
On the renewal of an existing Lease, consider whether references to the Town and Country Planning (Use Classes) Order 1987 should be to that Order as in force at the date of the existing lease.

- 2.4.5 clauses, Schedules and Parts of Schedules are to the clauses, Schedule and Parts of Schedules to this Lease and references to paragraphs are to the paragraphs of the Schedule, or Part of the Schedule, in which the references are made;
- 2.4.6 approval or consent mean a prior written approval or consent, such approval or consent not to be unreasonably withheld or delayed except where this Lease states that the party whose approval or consent is required has absolute discretion;
- 2.4.7 any sums being payable on demand or when demanded mean being payable when demanded in writing; and³⁶
- 2.4.8 the provision of plans, drawings, specifications or other documents means their provision in hard copy or electronically in PDF format or in any other easily readable format as may be appropriate in the context of the purpose for which they are provided and the nature of the information that they contain, but not in a format that is proprietary to a particular computer system or program that cannot be imported into or easily read by another computer system or program.³⁷
- 2.5 Obligations in this Lease:
- 2.5.1 owed by or to more than one person are owed by or to them jointly and severally;
- 2.5.2 to do something include an obligation not to waive any obligation of another person to do it; and
- 2.5.3 not to do something include an obligation not to permit or allow another person to do it.
- 2.6 The Tenant will be liable for any breaches of its obligations in this Lease committed by:
- 2.6.1 any authorised occupier of the Premises or its or their respective employees, licensees or contractors; ~~or~~ and
- 2.6.2 any person under the control of the Tenant or acting under the express or implied authority of the Tenant.
- 2.7 The Landlord will be liable for any breaches of its obligations in this Lease committed by any person under the control of the Landlord or acting under the express or implied authority of the Landlord.
- 2.8 If a person is under an obligation under this Lease to take a matter into consideration, that person will have reasonable regard to it but the final decision remains at that person's absolute discretion.
- 2.9 Where the consent of the Landlord is required for any assignment[,] [or] [underletting] [or charge] of this Lease, that consent may only be given by the completion of a deed that contains the terms of the consent agreed between the parties, unless the Landlord elects in writing to waive this requirement.
- 2.10 Where either the Landlord or the Tenant has the right to impose regulations or to decide, designate, nominate, request, require, specify, allocate, stipulate or vary any matter or thing under this Lease, that right will be subject to a condition that it will be exercised reasonably and properly except where this Lease states that the party exercising the right has absolute

³⁶ Any sums payable on demand only begin to bear interest for late payment if not paid within 10 Business Days of the date of demand – see **clause 4.5**.

³⁷ Where plans and specifications are provided to the Landlord, you should ensure that the Landlord has the right to use those plans and specifications – see **paragraph 2.7.7 of Schedule 6**.

discretion. This clause does not apply to any provisions in this Lease that refer to the parties agreeing something.³⁸

- 2.11 Apart from in clause **4.10.3**, where either the Tenant or the Landlord is obliged to pay any costs that the other incurs (or any proportion of them) under this Lease, those costs must be reasonable and proper and reasonably and properly incurred.
- 2.12 The Landlord's rights under clause **4.10** and **Part 2 of Schedule 1** may also be exercised by [the landlord of the Head Lease and also by] those authorised by the Landlord [or the landlord of the Head Lease].³⁹
- 2.13 If any provision or part of any provision of this Lease is held to be illegal, invalid or unenforceable, that provision or part will apply with such modification as may be necessary to make it legal, valid and enforceable. If modification is not possible, that provision or part will be deemed to be deleted. The legality, validity or enforceability of the remainder of this Lease will not be affected.

3. **DEMISE, TERM AND RENT**

- 3.1 The Landlord leases the Premises to the Tenant[with [full][limited] title guarantee (subject to the variations set out in **Schedule 5**):⁴⁰
- 3.1.1 for a term starting on the Term Start Date and ending on the Term End Date;
 - 3.1.2 together with the rights listed in **Part 1 of Schedule 1**;
 - 3.1.3 excepting and reserving to the Landlord the rights listed in **Part 2 of Schedule 1**;
 - 3.1.4 subject to the provisions of any documents or matters specified or referred to in **Schedule 5**; [and]
 - 3.1.5 subject to any easements, rights and privileges currently existing and affecting the Premises[.]; [and]
 - 3.1.6 [subject to any rights reserved by the Head Lease].
- 3.2 Starting on the Rent Commencement Date, the Tenant must pay the Main Rent.⁴¹
- 3.3 Starting on the Ancillary Rent Commencement Date the Tenant must pay as rent the Insurance Rent and the Service Charge.
- 3.4 The Main Rent is not payable for any period before the Rent Commencement Date and the Insurance Rent and the Service Charge are not payable for any period before the Ancillary Rent Commencement Date.
- 3.5 The Tenant must pay as rent VAT under clause **4.4**.
- 3.6 The Main Rent is payable by equal [monthly/quarterly] payments in advance on the Rent Days in every year. The first payment will be for the period starting on (and to be paid on) the Rent Commencement Date and ending on the last day of that [month/quarter].

³⁸ In practice, the only provisions in this Lease that allow the Tenant to impose requirements are in **clause 5.5**.

³⁹ Safeguards relating to the exercise of rights are contained in **clause 5.5** and, in relation to scaffolding, in **clause 5.6**.

⁴⁰ If a title guarantee is being given, the landlord may wish to vary the covenants that are implied by Part 1 of the Law of Property (Miscellaneous Provisions) Act 1994. Some suggested variations, along the lines of variations that are seen in sale and purchase contracts, are included in **Schedule 5**.

⁴¹ For Turnover Rent provisions, refer to the Model Commercial Lease: Turnover Rent clause (MCL-LEASECLAUSE-01).

3.7 The Rents and all other sums payable under this Lease must be paid by the Tenant by electronic transfer from a United Kingdom bank account to the United Kingdom bank account notified by the Landlord to the Tenant from time to time.

3.8 The Tenant must not make any legal or equitable deduction, set-off or counterclaim from any payment due under this Lease unless required to do so by law.

4. **TENANT'S OBLIGATIONS**

4.1 **Main Rent**

The Tenant must pay the Main Rent when due.

4.2 **Outgoings**

4.2.1 The Tenant must pay all Outgoings when demanded.

4.2.2 [If the Landlord loses the benefit of any rates relief or exemption after the End Date because the Tenant has received that benefit before the End Date, the Tenant must pay the Landlord on demand an amount equal to the relief or exemption that the Landlord has lost.]⁴²

4.3 **Service Charge**

The Tenant must pay the Service Charge in accordance with **Part 1 of Schedule 3**.

4.4 **VAT**

4.4.1 The Tenant must pay:

- (a) VAT on any consideration in respect of a VAT Supply to the Tenant by the Landlord at the same time as the consideration is paid; and
- (b) on demand VAT (and interest, penalties and costs where these are incurred because of anything the Tenant does or fails to do) charged in respect of any VAT Supply to the Landlord in respect of ~~the Premises~~[this Lease](#) where that VAT is not recoverable by the Landlord from HM Revenue & Customs.

4.4.2 The Tenant must not do anything that would result in the disapplication of the option to tax in respect of the Landlord's interest in the Building.

4.5 **Interest on overdue payments**

The Tenant must pay interest on the Rents and on all other sums not paid on or by the due date (or, if no date is specified, not paid within 10 Business Days after the date of demand). Interest will be payable at the Interest Rate for the period starting on the due date (or date of demand) and ending on the date of payment.

4.6 **Reimburse costs incurred by the Landlord**

The Tenant must pay on demand the Landlord's costs (including legal and surveyor's charges and bailiff's and enforcement agent's fees) and disbursements in connection with:

- 4.6.1 any breach of the Tenant's obligations in this Lease, including the preparation and service of a notice under section 146 of the 1925 Act;
- 4.6.2 any application by the Tenant for consent under this Lease, whether that application is withdrawn or consent is granted or lawfully refused, except in cases where the

⁴² Consider whether this is appropriate in the context of the length of the Lease.

Landlord is required to act reasonably and the Landlord unreasonably refuses to give consent; [and]

4.6.3 [carrying out works to the Premises to improve their Environmental Performance where the Tenant, in its absolute discretion, has consented to the Landlord doing so; and]⁴³

4.6.4 the preparation and service of a schedule of dilapidations served no later than six months after the End Date.

4.7 **Third party indemnity**⁴⁴

4.7.1 The Tenant must indemnify the Landlord against all actions, claims, demands made by a third party, all costs, damages, expenses, charges and taxes payable to a third party and the Landlord's own liabilities, costs and expenses incurred in defending or settling any action, claim or demand in respect of any personal injury or death, damage to any property and any infringement of any right, in each case arising from:

- (a) the state and condition of the Premises or the Tenant's use of them;
- (b) the exercise of the Tenant's rights; or
- (c) the carrying out of any Permitted Works.

4.7.2 In respect of any claim covered by the indemnity in clause 4.7.1, the Landlord must:

- (a) give formal notice to the Tenant of the claim as soon as reasonably practicable after receiving notice of it;
- (b) provide the Tenant with any information and assistance in relation to the claim that the Tenant may reasonably require and the Landlord is lawfully able to provide, subject to the Tenant paying to the Landlord all costs incurred by the Landlord in providing that information and assistance; and
- (c) mitigate its loss (at the Tenant's cost) where it is reasonable for the Landlord to do so.

4.8 **Insurance**

The Tenant must comply with its obligations in **Schedule 4**.

4.9 **Repair and decoration**

4.9.1 The Tenant must:

- (a) ~~[keep the Premises [and any External Works] clean and tidy and [in good and substantial repair and condition ~~and clean and tidy~~];~~⁴⁵ **OR** ~~[keep the~~ in good and substantial repair and condition but in respect of those parts of the Premises [and any External Works] [shown][described] in the

⁴³ There is no established market practice in relation to works required to comply with the minimum energy efficiency standard regulations. This clause may be thought desirable where the Premises have an EPC rating below an E and the Landlord cannot lawfully let (or, from 1 April 2023, continue to let) the Premises unless works to improve their energy performance have been carried out. The Tenant is not obliged to consent to the works and, if it refuses consent, the Landlord may be able to rely upon an exemption in the minimum energy efficiency standards regulations to continue lawfully to let the Premises. If the Tenant consents to the works, they will be governed by the Entry Safeguards in **clause 5.5** and the Landlord can recover the costs of those works under this clause. The Landlord's rights in **Part 2 of Schedule 1** include a corresponding right for the Landlord to enter onto the Premises to carry out the works where the Tenant in its absolute discretion consents.

⁴⁴ The indemnity relates only to third party claims: ~~against the Landlord~~. For ~~Tenant breaches~~ losses directly incurred by the Landlord, the Landlord needs to rely on the normal rules for an award of damages for a breach of the Tenant's contractual obligations under this Lease.

⁴⁵ This is the standard form of repairing obligation to be used unless otherwise agreed by the parties.

schedule of condition attached to this Lease, the Tenant's obligations under this clause will be restricted to keeping those parts clean and tidy and in no worse state of repair and condition than ~~they were in at the date~~state of the ~~schedule of repair and~~ condition evidenced in that ~~is attached to this Lease for evidential purposes~~schedule;⁴⁶ OR [in no worse state of repair and condition than the state of repair and condition evidenced in the schedule of condition attached to this Lease;⁴⁷ OR [free from damage caused by the act or omission of the Tenant;⁴⁸

- (b) keep all Conducting Media, plant, equipment or fixtures forming part of the Premises [(or that exclusively serve them)⁴⁹] [and any External Works] properly maintained and in good working order in accordance with good industry practice and any requirements of the Landlord's insurers; and
- (c) replace (where beyond economic repair) any Conducting Media and plant, equipment or fixtures forming part of the Premises [(or that exclusively serve them)⁵⁰] [and any External Works] with items of equivalent or better quality.

4.9.2 [The Tenant must promptly replace any damaged glass forming part of the Premises with glass of equivalent appearance and of the same or better quality.]

4.9.3 [The Tenant must clean and repair all floor coverings in the Premises as often as reasonably necessary and, in the final three months of the Term, renew and replace them with floor coverings of a colour and quality first approved by the Landlord.]

4.9.4 The Tenant must decorate the Premises as and when necessary and in the final six months of the Term.

4.9.5 The obligations under this clause 4.9 [apart from clause 4.9.2]exclude:

- (a) damage by any Insured Risk, except to the extent that payment of any insurance money is refused because of anything the Tenant does or fails to do and the Tenant has not complied with paragraph 1.1.3 of Schedule 4; and
- (b) damage by any Uninsured Risk.

4.10 Allow entry

4.10.1 The Tenant must allow the Landlord to enter and inspect the Premises.

4.10.2 If the Landlord requires the Tenant to remedy any breach of the Tenant's obligations regarding the state and condition of the Premises or to remove any unauthorised alterations then the Tenant must comply with those requirements immediately in the case of an emergency or, in all other cases, begin to comply with those requirements

⁴⁶ This modifies the standard form of repairing obligation so that the Tenant's repairing obligation will be limited in respect of the parts of the Premises identified in the schedule of condition but will apply normally to the remainder of the Premises.

⁴⁷ This requires the Tenant to keep the Premises in an "as is" condition at the date of the Lease. Note that depending on the level of detail of the schedule of condition, this form of repairing obligation can create uncertainty about the state and condition of those parts of the Premises not shown in the schedule of condition and, therefore, the extent of the Tenant's repairing obligations in respect of those parts of the Premises.

⁴⁸ Include only where the Tenant's ~~This a limited form of~~ repairing obligation ~~will be limited~~. It is wider than requiring the tenant to ~~keeping maintain~~ the Premises in ~~the state of repair and a "broom swept"~~ condition ~~current at~~ as it requires the Tenant not to damage the ~~date the Lease is granted~~ Premises by action or inaction. Traditionally, this might have been referred to as not to commit acts of waste but, as this is an archaic term, we have referred to damage instead.

⁴⁹ The words in square brackets are required only where Conducting Media or plant, equipment or fixtures that exclusively serve the Premises are not included in the demise to the Tenant.

⁵⁰ The words in square brackets are required only where Conducting Media or plant, equipment or fixtures that exclusively serve the Premises are not included in the demise to the Tenant.

within one month after being notified of them and diligently complete any works required.

- 4.10.3 If the Tenant does not comply with clause **4.10.2**, the Landlord may enter the Premises and carry out any works required itself. The Tenant must repay, as a debt on demand, all the costs the Landlord incurs in so doing. The Landlord's rights under clause **6.1** will be unaffected.

4.11 Alterations

- 4.11.1 The Tenant has no rights to carry out any alterations, works or installations to the Premises or outside the Premises unless it is expressly permitted to do so under this clause **4.11**.

4.11.2 The Tenant must not carry out any alterations or additions to the Premises that will have a material adverse impact on the Environmental Performance of the Premises, the Building [or the Building Management Systems].

~~4.11.24.11.3~~ 4.11.3 [The Tenant may, with the Landlord's consent, create openings in the walls[, ceiling or floor slabs] of the Building bounding the Premises that do not form a party wall with another Lettable Unit and in the structural walls within the Premises for the passage of the Conducting Media that exclusively serve the Premises.⁵¹]

~~4.11.34.11.4~~ 4.11.4 [The Tenant may, with the Landlord's consent, carry out works outside the Premises:

- (a) to install or erect Plant on the Plant Area [in a location and] of a size and design approved by the Landlord; and
- (b) to install new Conducting Media within the Building along routes approved by the Landlord to connect the Premises to any Plant installed or erected by the Tenant under clause **4.11.34(a)**.]

~~4.11.44.11.5~~ 4.11.5 [The Tenant may, with the Landlord's consent, carry out internal non-structural works to the Premises ~~that will not have an adverse impact on the Environmental Performance of the Building or the Building Management Systems.~~]

~~4.11.54.11.6~~ 4.11.6 The Tenant may install, alter and remove tenant's fixtures⁵² and [carry out internal non-structural works to the Premises][internal demountable partitioning] ~~that will not have an adverse impact on the Environmental Performance of the Building or the Building Management Systems~~ without the Landlord's consent, but the Tenant must notify the Landlord promptly after completing those works. To enable those works to be carried out, the Tenant may drill fixing holes into the floors, ceilings, columns or walls within or bounding the Premises.

~~4.11.64.11.7~~ 4.11.7 The Tenant must comply with its obligations in **Schedule 6** when carrying out or installing any Permitted Works, whether or not the Landlord's consent is required for them.⁵³

⁵¹ On a letting of part consider whether it is appropriate to give the Tenant the right to make openings in the walls or the floor or ceiling slabs. One option may be to permit the Tenant to create openings only in internal structural walls. Opening in internal non-structural walls are permitted under the following provisions in this **clause 4.11**.

⁵² As tenant's fixtures form part of the Premises, their removal would be an alteration that would otherwise require consent. Consider whether there are any tenant's fixtures that should not be removed or be removed only with consent – for example industrial equipment.

⁵³ **Schedule 6** is included in an attempt to speed up and reduce the cost of obtaining Landlord's consent. In most cases landlords will be able to consent by simple letter. Where **Schedule 6** does not contain all the obligations the Landlord requires because of the specific nature of the intended works, **clause 4.11.78** allows the Landlord to impose additional obligations. That may still be done by simple letter – see **paragraph 2.6 of Schedule 6**. Where works are to be taken

~~4.11.7~~4.11.8 Where the Landlord's consent is expressly required under this clause **4.11**, the Landlord may impose requirements on the Tenant in addition to those contained in **Schedule 6** when giving its consent.

~~4.11.8~~4.11.9 [If the Landlord, in its absolute discretion, permits alterations, works or installations outside the Premises that are not permitted by this Lease, those alterations, works or installations will then be treated as External Works.]

4.12 **Signs and advertisements**

4.12.1 The Tenant must not display any signs or advertisements on the Premises that are visible from outside the Building or any atrium or other Common Parts except, in either case, for business signs that indicate the Tenant's trading name in the style of and consistent with the Tenant's standard business signage that are visible only through the main entrance to the Premises.

4.13 **Obligations at the End Date**

4.13.1 By the End Date the Tenant must have removed:

- (a) all tenant's and trade fixtures and loose contents from the Premises;
- (b) all Electronic Communications Apparatus and apparatus relating to Wireless Data Services installed by the Tenant or any undertenant at the Premises;
- (c) all signage installed by the Tenant or any undertenant at the Premises or elsewhere on the Building;
- (d) unless and to the extent that the Landlord and the Tenant otherwise agree, all Permitted Works; and
- (e) without affecting any other Landlord's rights, any works that have been carried out in breach of any obligation in this Lease.

4.13.2 The Tenant must make good all damage to the Premises or the Building caused when complying with clause **4.13.1** and restore them to the same configuration, state and condition as they were in before the items removed were originally installed.

4.13.3 At the End Date the Tenant must:

- (a) give back the Premises (and the fixtures, plant and equipment in them) in good decorative order and in a state, condition and working order consistent with the Tenant's obligations in this Lease;⁵⁴
- (b) give back the Premises with vacant possession[, except to the extent that any permitted undertenant has the right to the statutory continuation of its underlease under the 1954 Act⁵⁵]; and

into account on rent review or must definitely be removed at the end of this Lease, that should be documented separately at the time the Landlord gives consent.

⁵⁴ If the Landlord will want the Tenant to hand back the Premises in a condition that is different to how the Tenant received them, you will need to attach a "reinstatement schedule" setting out the state of repair and condition in which the Premises should be returned at the end of the Term. This may be required, for example, where the Tenant received the Premises in a shell and core condition, but the Landlord will not want the Premises stripped out back to shell and core at the end of the Term.

⁵⁵ Delete the words in square brackets if the Lease is contracted-out or there is no right for the Tenant to underlet the Premises.

- (c) hand to the Landlord any registers or records maintained by the Tenant pursuant to any statutory duty that relate to the Premises including any health and safety file, EPC and asbestos survey.

4.13.4 If the Tenant has not removed all of its property from the Premises by the End Date:

- (a) the Landlord may dispose of that property as the agent of the Tenant after giving the Tenant not less than five Business Days' notice of its intention to do so;
- (b) the Tenant must indemnify the Landlord against any liability of the Landlord to any third party whose property has been disposed of in the genuine but mistaken belief that it belonged to the Tenant; and
- (c) the Landlord must pay to the Tenant the proceeds of the disposal after deducting the costs of transportation, storage and disposal incurred by the Landlord.

4.14 User

4.14.1 The Tenant must not use the Premises other than for the Permitted Use.

4.14.2 The Tenant must not use the Premises:

- (a) for any illegal activity;
- (b) as a betting office, an amusement arcade or in connection with gaming;
- (c) [as offices to which members of the public are admitted][for any political or campaigning purposes] or for any sale by auction; or⁵⁶
- (d) for the sale of alcohol for consumption on or off the Premises or for the preparation or cooking of food other than, in either case, in connection with staff and client catering facilities ancillary to the Permitted Use.

4.14.3 The Tenant must not:⁵⁷

- (a) keep in the Premises any plant, machinery or equipment (except that properly required for the Permitted Use) or any petrol or other explosive or specially flammable substance[(other than petrol in the tanks of vehicles parked in any parking spaces within the Premises)];
- (b) cause any nuisance or damage to the Landlord or the other tenants or occupiers of the Building or to the owners, tenants or occupiers of any adjoining premises;
- (c) overload any part of the Premises or the Building or any plant, machinery, equipment or Conducting Media;
- (d) do anything that blocks the Conducting Media or makes them function less efficiently including any blockage to or corrosion of any drains, pipes or sewers by virtue of any waste, grease or refuse deposited by the Tenant or any cleaning of them carried out by the Tenant; or

⁵⁶ Consider whether any additional restrictions on use should be included in the Lease.

⁵⁷ [There is no clause that specifically deals with contamination, though aspects are covered in the statutory compliance clause. Where the property or proposed use may give rise to this issue, you may want to consider adding an appropriate clause. See the environmental schedule in the leases of logistics premises for sample wording.](#)

- (e) operate any apparatus so as to interfere with the lawful use of Electronic Communications Apparatus or the provision of Wireless Data Services elsewhere in the Building or on any adjoining premises.
- 4.14.4 [The Tenant must comply with any Wireless Policy.⁵⁸]
- 4.14.5 The Tenant must not install or use Electronic Communications Apparatus or apparatus relating to Wireless Data Services within the Premises unless solely for use in connection with the lawful occupier's business at the Premises. [Landlord's consent must be obtained prior to installation.]
- 4.14.6 When exercising any right granted to it for entry to any other part of the Building the Tenant must:
- (a) cause as little damage and interference as is reasonably practicable to the remainder of the Building and the business of its tenants and occupiers and make good any physical damage caused; and
 - (b) comply with the Landlord's requirements and those of any other tenants and occupiers of the Building who are affected.
- 4.14.7 The Tenant must provide the Landlord with the names, addresses and telephone numbers of not fewer than two people who from time to time hold keys and any security access codes to the Premises and who may be contacted in an emergency if the Landlord needs access to the Premises outside the Tenant's normal business hours.
- 4.14.8 [The Tenant must not use any parking spaces in respect of which the Tenant is granted rights under paragraph **9 of Part 1 of Schedule 1**:
- (a) except for the parking of vehicles belonging to persons working at the Premises or any authorised visitors to the Premises; or
 - (b) for the repair, refuelling or maintenance of any vehicles.]
- 4.15 **Dealings with the Premises**⁵⁹
- 4.15.1 The Tenant must not assign, underlet, charge, hold on trust or part with or share possession or occupation of the Premises in whole or in part, except as authorised under this clause **4.15** [or **Schedule 8**].
- 4.15.2 The Tenant may, with the Landlord's consent, assign the whole of the Premises.
- 4.15.3 For the purposes of section 19(1A) of the Landlord and Tenant Act 1927:⁶⁰
- (a) the Tenant may not assign to a Current Guarantor;
 - (b) if required⁶¹ by the Landlord, any consent to assign may be subject to a condition that:

⁵⁸ Consider whether the Tenant should comply with any Wireless Policy and whether you need to include more specific controls on the siting of wireless access points and the wireless channels that each tenant can use.

⁵⁹ There is no offer back provision in this Lease. If needed, refer to the Model Commercial Lease: Offer Back clause (MCL-LEASECLAUSE-02).

⁶⁰ This Lease is deliberately light on circumstances/conditions for the purposes of the Landlord and Tenant Act 1927 and the Landlord and Tenant (Covenants) Act 1995. However, in light of the decision in *K/S Victoria Street v House of Fraser (Stores Management) Ltd* [2011] EWCA Civ 904, additional restrictions on assignment have been included that go beyond what is recommended in the Code for Leasing Business Premises (2007).

⁶¹ **Clause 2.10** requires that the Landlord act reasonably when imposing requirements unless it is expressly stated that the Landlord has an absolute discretion. If the Landlord wants an absolute obligation for the Tenant to give an AGA, you will need to amend this clause to say so.

- (i) the assigning tenant gives the Landlord an AGA; and
- (ii) any guarantor of the assigning tenant gives the Landlord a guarantee that the assigning tenant will comply with the terms of the AGA

in each case in a form that the Landlord requires, given as a deed and delivered to the Landlord before the assignment;

- (c) any consent to assign may (to the extent required by the Landlord) be subject to either or both of the following conditions:

- (i) that a guarantor (approved by the Landlord) that is not a Current Guarantor guarantees the assignee's performance of the Tenant's obligations in this Lease; and
- (ii) the assignee enters into a rent deposit deed with the Landlord providing for a deposit of not less than [six] months' Main Rent (plus VAT) (calculated as at the date of the assignment) as security for the assignee's performance of the tenant's obligations in this Lease with a charge over the deposit;

in either case in a form that the Landlord requires, given as a deed and delivered to the Landlord before the assignment;

- (d) the Landlord may refuse consent to assign if the Tenant has not paid in full all Rents and other sums due to the Landlord under this Lease that are not the subject of a legitimate dispute about their payment;
- (e) the Landlord may refuse consent to assign in any other circumstances where it is reasonable to do so; and
- (f) the Landlord may require any other condition to the Landlord's consent if it is reasonable to do so.

4.15.4 [The provisions of **Schedule 8** apply to underlettings of the Premises and the Tenant must comply with its obligations in that Schedule.]

4.15.5 The Tenant may charge the whole of the Premises to a genuine lending institution without the Landlord's consent but the Tenant must notify the Landlord under clause **4.16** of any charge created.

4.15.6 In addition to the provisions of this clause **4.15**, the Tenant may share occupation of the Premises with a Group Company of the Tenant[and any Service Provider] on condition that:

- (a) the Tenant notifies the Landlord of the identity of the occupier and the part of the Premises to be occupied;
- (b) no relationship of landlord and tenant is created or is allowed to arise;
- (c) the sharing of occupation ends if the occupier is no longer a Group Company of the Tenant[or a Service Provider]; and
- (d) the Tenant notifies the Landlord promptly when the occupation ends.

4.16 **Registration of dealings**

The Tenant must provide the Landlord with a certified copy of every document transferring or granting any interest in the Premises (and, if relevant, evidence that sections 24 to 28 of

the 1954 Act have been lawfully excluded from the grant of any interest) within two weeks after the transfer or grant of that interest.⁶²

4.17 **Marketing**

4.17.1 Unless genuine steps are being taken towards renewal of this Lease, the Tenant must, during the six months before the End Date, allow the Landlord to:

- (a) place on the Premises (but not obstructing the Tenant's corporate signage) a notice for their disposal; and
- (b) show the Premises at reasonable times in the day to potential tenants (who must be accompanied by the Landlord or its agents).

4.17.2 The Tenant must allow the Landlord at reasonable times in the day to show the Premises to potential purchasers of the Building (who must be accompanied by the Landlord or its agents).

4.18 **Notifying the Landlord of notices or claims**

The Tenant must notify the Landlord as soon as reasonably practicable after the Tenant receives or becomes aware of any notice or claim affecting the Premises.⁶³

4.19 **Comply with Acts**

4.19.1 The Tenant must do everything required under and must not breach any Act in respect of the Premises and their use and occupation and the exercise of the rights granted to the Tenant under this Lease.

4.19.2 The Tenant must not do or fail to do anything in respect of the Premises or the Building or their use and occupation the effect of which could make the Landlord liable to pay any penalty, damages, compensation, costs or charges under any Act.

4.19.3 The Tenant must promptly notify the Landlord of any defect or disrepair in the Premises that may make the Landlord liable under any Act or under this Lease.

4.20 **Planning Acts**

4.20.1 The Tenant must comply with the requirements of the Planning Acts and with all Planning Permissions relating to or affecting the Premises or anything done or to be done on them.

4.20.2 The Tenant must not apply for any Planning Permission except where any approval or consent required under any other provisions in this Lease for development or change of use has already been given and the Landlord has approved the terms of the application for Planning Permission.

4.20.3 The Tenant may only implement a Planning Permission that the Landlord has approved.

4.20.4 The Tenant must assume liability for and pay any Community Infrastructure Levy payable under Part 11 of the Planning Act 2008 or any other similar payments or liabilities that become due as a result of it (or its sub-tenants or other occupiers of the Premises) carrying out any Permitted Works or changing the use of the Premises. The Tenant will not be responsible under this Lease for any corresponding sums that become due as a result of any permitted development to

⁶² The lack of a registration fee is deliberate.

⁶³ The lack of an obligation on the Tenant to act on the Landlord's requirements following the service of a notice is deliberate.

or change of use of the Building carried out by the Landlord or any other occupier of the Building.

4.21 **Rights and easements**

The Tenant must not allow any rights or easements to be acquired over the Premises. If an encroachment may result in the acquisition of a right or easement:

- 4.21.1 the Tenant must notify the Landlord; and
- 4.21.2 the Tenant must help the Landlord in any way that the Landlord requests to prevent that acquisition so long as the Landlord meets the Tenant's costs and it is not adverse to the Tenant's business interests to do so.

4.22 **Management of the Building**

- 4.22.1 The Tenant must not load or unload vehicles except on the parts of the Building that it is permitted to use for that purpose by paragraph **2 of Part 1 of Schedule 1**.
- 4.22.2 The Tenant must not park vehicles in the Common Parts[except in any areas that it is permitted to use for that purpose by paragraph **9 of Part 1 of Schedule 1**].
- 4.22.3 The Tenant must not obstruct the Common Parts in any way or leave any goods on them.
- 4.22.4 The Tenant must not deposit rubbish anywhere on the Building except in skips or bins provided for that purpose.
- 4.22.5 The Tenant must not use the Common Parts other than for the purposes designated under clause **5.8**.
- 4.22.6 The Tenant must comply with all regulations notified to it or contained within any relevant tenant guide or handbook for the Building published by the Landlord from time to time. No regulations may impose obligations on the Tenant that are inconsistent with the Tenant's rights and obligations under this Lease.

4.23 **Superior interest**

The Tenant must not breach [any of the Landlord's obligations (excluding payment of rents or other sums) relating to the Building in the Head Lease or] any obligations affecting the freehold interest in the Building at the date of this Lease.⁶⁴

4.24 **Registration at the Land Registry**

- 4.24.1 If compulsorily registrable, the Tenant must:⁶⁵
 - (a) within six weeks of the date of this Lease, apply to register and then take reasonable steps to complete the registration of this Lease and the Tenant's rights at the Land Registry; and
 - (b) provide the Landlord with an official copy of the registered title promptly after receipt.⁶⁶

⁶⁴ There is deliberately no obligation on the Tenant to comply with the terms of the head lease. Where the freehold title or the head lease impose specific obligations in respect of the Premises, consider whether the Tenant should covenant to comply with those obligations.

⁶⁵ Note that there is no obligation on the Tenant to register the rights granted under this Lease as legal easements if the Lease itself is not registrable at HM Land Registry.

⁶⁶ Consider whether the Tenant should also be under an obligation to make an application to the Land Registry for the Lease to be designated as an Exempt Information Document with information required by the Landlord removed from the "Exempt Information" version of the Lease submitted to the Land Registry.

4.24.2 The Tenant must within four weeks after the End Date, apply to the Land Registry to close and then take reasonable steps to complete the closure of any registered title relating to this Lease and to remove from the Landlord's registered title(s) to the Building any reference to this Lease and the Tenant's rights.

4.25 **Applications for consent or approval**

Where the Tenant makes any application to the Landlord for consent or approval under this Lease, the Tenant must provide to the Landlord all the information the Landlord requires to enable the Landlord to consider the application.

5. **LANDLORD'S OBLIGATIONS**

5.1 **Quiet enjoyment**

The Tenant may peaceably hold and enjoy the Premises during the Term without any interruption by the Landlord or any person lawfully claiming under or in trust for the Landlord except as permitted by this Lease.

5.2 **Insurance**

The Landlord must comply with the Landlord's obligations in **Schedule 4**.

5.3 **Services**

The Landlord must comply with its obligations in **Part 2 of Schedule 3**.

5.4 **Repayment of rent**

5.4.1 The Landlord must refund any Main Rent and Insurance Rent paid in advance by the Tenant in relation to the period falling after the End Date within [10] Business Days after the End Date.⁶⁷

5.4.2 **Clause 5.4.1** will not apply if the Landlord ends this Lease under clause **6.1** or if this Lease is disclaimed by the Crown or by a liquidator or trustee in bankruptcy of the Tenant.⁶⁸

5.5 **Entry Safeguards**

The Landlord must, when entering the Premises to exercise any Landlord's rights:

5.5.1 give the Tenant at least [three] Business Days' prior notice (except in the case of emergency, when the Landlord must give as much notice as may be reasonably practicable);

5.5.2 observe the Tenant's requirements (but where that includes being accompanied by the Tenant's representative the Tenant must make that representative available);

5.5.3 observe any specific conditions to the Landlord's entry set out in this Lease;

5.5.4 cause as little interference to the Tenant's business as reasonably practicable;

5.5.5 cause as little physical damage as reasonably practicable;

5.5.6 repair any physical damage that the Landlord causes as soon as reasonably practicable;

⁶⁷ Note that Service Charge repayments will be dealt with at the end of the relevant Accounting Period in accordance with the provisions in **Schedule 3**.

⁶⁸ If the Lease comes to an end due to the Tenant's default, the Landlord will be able to retain any rents paid in advance to meet any outstanding liabilities of the Tenant at the End Date.

- 5.5.7 where entering to carry out works, obtain the Tenant's approval to the location, method of working and any other material matters relating to the preparation for, and execution of, the works;
- 5.5.8 remain upon the Premises for no longer than is reasonably necessary; and
- 5.5.9 where reasonably practicable, exercise any rights outside the normal business hours of the Premises.

5.6 Scaffolding

- 5.6.1 The Landlord must ensure that any scaffolding erected outside the Premises in exercise of the Landlord's rights under this Lease:
 - (a) is removed as soon as reasonably practicable, with any damage caused to the exterior of the Premises made good;
 - (b) causes as little obstruction as is reasonably practicable to the entrances to the Premises and the Building; and
 - (c) does not have advertising displayed on it (except for any health and safety notices and signs relating to any other tenant whose premises are obstructed or interfered with by the scaffolding) unless the Tenant has consented to its display.
- 5.6.2 If the Tenant's business signage is obstructed or interfered with by the scaffolding, the Landlord will permit the Tenant to display a sign (approved by the Landlord) on the exterior of the scaffolding in front of the Premises so that it is visible to the public.

5.7 [Head Lease

- 5.7.1 The Landlord must pay the rents reserved by the Head Lease.
- 5.7.2 By way of indemnity only, the Landlord agrees with the Tenant that the Landlord will perform the covenants on the part of the tenant contained in the Head Lease so far as the Tenant is not liable for the performance of corresponding obligations under the terms of this Lease.
- 5.7.3 [At the request and cost of the Tenant, the Landlord will take reasonable steps to procure that the landlord of the Head Lease complies with the landlord's obligations in the Head Lease.⁶⁹]

5.8 Designation of Common Parts and use of rights

- 5.8.1 The Common Parts designated by the Landlord for the Tenant's use under **Part 1 of Schedule 1** must include those Common Parts that are reasonably and properly required for the use and enjoyment of the Premises for their intended use.
- 5.8.2 If the Landlord does not designate specific Common Parts for the Tenant's use, the Tenant will be entitled to use all Common Parts required for the reasonable and proper enjoyment of the Premises for their intended use but the Tenant will not have the right to use any Common Parts used solely by the Landlord for the provision of the Services.
- 5.8.3 Any Supply Runs allocated by the Landlord for the Tenant's use under paragraph **1.2 of Part 1 of Schedule 1** must take into account the location of the Premises and the requirements of the Tenant. The Landlord may vary the allocation of the Supply

⁶⁹ Consider whether any specific obligations of the superior landlord should be enforced by the Landlord (for example insurance, services).

Runs taking into account its own requirements, the requirements of other tenants and occupiers of the Building for the use of the Supply Runs and the location of the tenants' facilities requiring use of the Supply Runs. **Clause 5.9** will apply if any relocation of External Works is required following a reallocation of the Supply Runs.

- 5.8.4 [The Landlord may, by giving formal notice to the Tenant, vary the extent or location of the Plant Area taking into account its own requirements and the requirements of other tenants and occupiers of the Building. Where reasonably possible, areas will be separate for each tenant and the Landlord will take into account any riser allocation strategy and the location of the tenants' facilities requiring connection to the Plant Area. **Clause 5.9** will apply if any relocation of External Works is required following a variation in the location of the Plant Area.]⁷⁰

5.9 **[Relocation of External Works**

- 5.9.1 The Landlord may require the Tenant to relocate any External Works on not less than one month's formal notice to the Tenant or immediately in case of emergency.
- 5.9.2 The Landlord may not require the permanent relocation of the External Works if that relocation would have a material adverse impact on the Tenant's business at the Premises.
- 5.9.3 If the Landlord requires temporary relocation of the External Works, the Landlord must keep the period of relocation as short as reasonably practicable in the circumstances.
- 5.9.4 The Tenant must comply with the Landlord's requirements to relocate the External Works.
- 5.9.5 The Landlord will pay the Tenant's costs and expenses in complying with the Landlord's requirements to relocate External Works but if their relocation is required only temporarily to enable the Landlord to carry out any of the Services, the costs and expenses will be included in the Service Costs.]

5.10 **Wayleaves**

- 5.10.1 Subject to clause **5.10.2**, if requested to do so by the Tenant, the Landlord will (at the cost of the Tenant) enter into a wayleave agreement with an operator (as defined in paragraph 2 of Schedule 3A to the Communications Act 2003) on terms approved by the Landlord to enable the installation of Conducting Media in the Common Parts pursuant to the rights in paragraph **1.2 of Schedule 1** to connect the Premises to the operator's telecommunications network along routes approved by the Landlord.
- 5.10.2 The Landlord will not be under an obligation to enter into a wayleave agreement unless the Conducting Media can be installed without having a material adverse effect on or causing material disruption to the tenants or occupiers of any other Lettable Units.

6. **AGREEMENTS**

6.1 **Landlord's right to end this Lease**

- 6.1.1 If any event listed in clause **6.1.2** occurs, the Landlord may at any time afterwards re-enter the Premises or any part of them and this Lease will then immediately end.

⁷⁰ Include this wording only where the Tenant has the right to install Plant in any Plant Area.

6.1.2 The events referred to in clause **6.1.1** are as follows:

- (a) any of the Rents are unpaid for 21 days after becoming due whether or not formally demanded;⁷¹
- (b) the Tenant breaches this Lease;
- (c) any 1925 Act, administrative, court-appointed or other receiver or similar officer is appointed over the whole or any part of the Tenant's assets, or the Tenant enters into any scheme or arrangement with its creditors in satisfaction or composition of its debts under the 1986 Act;
- (d) if the Tenant is a company or a limited liability partnership:
 - (i) the Tenant enters into liquidation within the meaning of section 247 of the 1986 Act;
 - (ii) the Tenant is wound up or a petition for winding up is presented against the Tenant that is not dismissed or withdrawn within ten Business Days of being presented;
 - (iii) a meeting of the Tenant's creditors or any of them is summoned under Part I of the 1986 Act;
 - (iv) it enters into a compromise, scheme of arrangement or restructuring under Part 26 or Part 26A of the Companies Act 2006;
 - ~~(iv)~~(v) a moratorium in respect of the Tenant comes into force under ~~section 1(A) of and schedule Part~~ Part A1 to the 1986 Act;
 - ~~(v)~~(vi) an administrator is appointed to the Tenant; or
 - ~~(vi)~~(vii) the Tenant is struck off the register of companies;
- (e) if the Tenant is a partnership, it is subject to an event similar to any listed in clauses **6.1.2(c) or 6.1.2(d)** with appropriate modifications so as to relate to a partnership;
- (f) if the Tenant is an individual:
 - (i) a receiving order is made against the Tenant;
 - (ii) an interim receiver is appointed over or in relation to the Tenant's property;
 - (iii) the Tenant makes an application to be declared bankrupt, the Tenant is the subject of a bankruptcy petition or the Tenant becomes bankrupt;
 - (iv) the Tenant applies for or becomes subject to a debt relief order or the Tenant proposes or becomes subject to a debt management plan; or

⁷¹

The words "whether or not formally demanded" are included to ensure that the Landlord does not have to comply with the common law pre-condition for re-entry to make a specific demand for the exact amount due at the Premises themselves or, if specified, at the place required for the payment of rent, between the hours of sunrise and sunset on the last day due for payment. Sums due under the Lease still need to be notified to the Tenant or, in the case of the main rent, will be due on known dates and in known amounts.

- (v) an interim order is made against the Tenant under Part VIII of the 1986 Act or the Tenant otherwise proposes an individual voluntary arrangement;
 - (g) any event similar to any listed in clauses **6.1.2(c) to 6.1.2(f)** occurs in relation to any guarantor of the Tenant's obligations under this Lease; or
 - (h) any event similar to any listed in clauses **6.1.2(c) to 6.1.2(f)** occurs in relation to the Tenant or any guarantor in any jurisdiction other than England and Wales.
- 6.1.3 Neither the existence nor the exercise of the Landlord's right under clause **6.1.1** will affect any other right or remedy available to the Landlord.
- 6.1.4 In this clause **6.1** references to "the Tenant", where the Tenant is more than one person, include any one of them.

6.2 **No acquisition of easements or rights**

- 6.2.1 Unless they are expressly included in **Part 1 of Schedule 1**, the grant of this Lease:
- (a) does not include any liberties, privileges, easements, rights or advantages over the Building or any adjoining premises; and
 - (b) excludes any rights arising by the operation of section 62 of the 1925 Act or the rule in *Wheeldon v Burrows*.
- 6.2.2 The Tenant has no rights that would restrict building or carrying out of works to the Building or any adjoining premises, other than any that the Landlord specifically grants the Tenant in this Lease.
- 6.2.3 The flow of light to the Premises is and will be enjoyed with the Landlord's consent in accordance with section 3 of the Prescription Act 1832. Neither the enjoyment of that light and air nor anything in this Lease will prevent the exercise of any of the rights the Landlord has reserved out of this Lease. The Tenant must permit the exercise of these reserved rights without interference or objection.
- 6.2.4 The Tenant must not do or omit to do anything that would or might result in the loss of any right enjoyed by the Premises or the Building.
- 6.2.5 The Tenant has no rights to enforce, release or modify or to prevent the release, enforcement or modification of the benefit of any obligations, rights or conditions to which any other property within the Building or any adjoining premises is or are subject.

6.3 **Works to adjoining premises**

If the Landlord carries out works of construction, demolition, alteration or redevelopment in the Building or on any adjoining premises that might affect the use and enjoyment of the Premises, it must:

- 6.3.1 give the Tenant details of the works to be carried out;
- 6.3.2 consult with the Tenant as to the management of potential interference;
- 6.3.3 take reasonable steps to ensure that the works do not materially adversely affect the Tenant's ability to carry out its business from the Premises;
- 6.3.4 take into consideration modern standards of construction and workmanship;

- 6.3.5 take reasonable steps to reduce any interference to the Premises by noise, dust and vibration (having taken into consideration the Tenant's suggestions for limiting any interference); and
- 6.3.6 make good any physical damage to the Premises or its contents.

6.4 Service of formal notices

6.4.1 Any formal notice must be in writing and sent [by pre-paid first class post or special delivery to or otherwise delivered to or left at the address of the recipient under clause 6.4.2 or to any other address in the United Kingdom that the recipient has specified as its address for service by giving not less than ten Business Days' formal notice under this clause 6.4.⁷²]

(a) [by pre-paid first class post or special delivery to or otherwise delivered to or left at the address of the recipient under clause 6.4.2 or to any other address in the United Kingdom that the recipient has specified as its address for service by giving not less than ten Business Days' formal notice under this clause 6.4; or

(b) by e-mail to the e-mail address of the recipient under clause 6.4.4 or to any other e-mail address that the recipient has specified as its address for service by e-mail by giving not less than ten Business Days' formal notice under this clause 6.4.⁷³]

6.4.2 [Unless served by e-mail, a⁷⁴] formal notice served on:

- (a) a company or limited liability partnership registered in the United Kingdom must be served at its registered office;
- (b) a person resident in or incorporated in a country outside the United Kingdom must be served at the address for service in the United Kingdom of that party set out in the deed or document to which they are a party or if no such address has been given at their last known address in the United Kingdom. [The following [are the addresses][is the address] for service in the United Kingdom for:⁷⁵
 - (i) [[NAME OF LANDLORD] – [ADDRESS]; [and]
 - (ii) [NAME OF TENANT] – [ADDRESS]; [and]
 - (iii) [NAME OF GUARANTOR] – [ADDRESS].]
- (c) anyone else must be served:
 - (i) in the case of the Landlord, at any postal address in the United Kingdom shown from time to time for the registered proprietor on the title number set out in Land Registry Prescribed Clause LR2.1 or if no such address is given, at its last known address in the United Kingdom;
 - (ii) in the case of the Tenant, at the Premises;

⁷² [Use this option where service by e-mail is not a permitted form of service for formal notices.](#)

⁷³ [Use this option where service by e-mail is a permitted form of service for formal notices.](#)

⁷⁴ [Use this option where service by e-mail is a permitted form of service for formal notices.](#)

⁷⁵ If any of the original parties to the Lease are non-UK parties, include an address for service in the United Kingdom for that party here.

- (iii) in the case of a guarantor, at the address of that party set out in the deed or document under which they gave the guarantee; and
- (iv) in respect of any other party, at their last known address in the United Kingdom.

6.4.3 A formal notice given will be treated as served on the second Business Day after the date of posting if sent by pre-paid first class post or special delivery or at the time the formal notice is delivered to or left at the recipient's address if delivered to or left at that address.

6.4.4 [A formal notice served by e-mail will be treated as served 1 hour after the date and time that the e-mail is sent unless the recipient can prove that it has not received the e-mail. The following are the specified e-mail addresses for service:

- (a) in respect of [NAME OF LANDLORD] – [E-MAIL ADDRESS] or, in respect of any other person who becomes the immediate landlord of the Tenant, the e-mail address, if any, given in a formal notice served by that person under this clause 6.4;
- (b) in respect of [NAME OF TENANT] – [E-MAIL ADDRESS] or, in respect of any successor in title to that tenant, the e-mail address, if any, specified by that successor in title in any licence to assign this lease, any notice of assignment given under clause 4.16 or in a formal notice served by that successor in title under this clause 6.4; and
- (c) [in respect of [NAME OF GUARANTOR] – [E-MAIL ADDRESS] or, in respect of any other][in respect of any] person who becomes a guarantor of the Tenant's obligations under this Lease, the e-mail address, if any, specified by that guarantor in any licence to assign this lease, any notice of assignment given under clause 4.16 or in a formal notice served by that guarantor under this clause 6.4.⁷⁶

~~6.4.4~~6.4.5 If a formal notice is treated as served on a day that is not a Business Day or after 5.00pm on a Business Day it will be treated as served at 9.00am on the next Business Day.

~~6.4.5~~6.4.6 Service of a formal notice by fax ~~[or e-mail]~~ is not a valid form of service under this Lease.

6.5 **Contracts (Rights of Third Parties) Act 1999**

Nothing in this Lease creates any rights benefiting any person under the Contracts (Rights of Third Parties) Act 1999.

6.6 **[Contracting-out]⁷⁷**

6.6.1 The Landlord and the Tenant confirm that before the date of [this Lease] [the agreement for the grant of this Lease dated [DATE] made between the parties to this Lease]:

⁷⁶ There are risks associated with the service of notices by e-mail. The e-mail may be delayed or not delivered at all, for example through server failure, data overload, failure of telecommunications services, interception by spam filters, or an incorrectly typed address. Failure notices are not always sent or may be delayed. If the relevant e-mail address is no longer used (for example it is the e-mail address of a person who has left the organisation), service by e-mail will not be possible. Note that where e-mail addresses are used, it is better not to include the e-mail address of individuals to avoid potential issues in relation to the GDPR as well as avoiding the need to notify the other parties of a new e-mail address if the individual leaves the organisation.

⁷⁷ No 1954 Act exclusion wording is included for guarantors.

- (a) a notice complying with Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 which relates to this tenancy was served by the Landlord on the Tenant on [DATE]; and
- (b) a statutory declaration dated [DATE] complying with paragraph 8 of Schedule 2 to that Order was made by [the Tenant] [[NAME OF DECLARANT], who the Tenant confirms was duly authorised by the Tenant to make the statutory declaration on its behalf].

6.6.2 The Landlord and the Tenant agree and declare that the provisions of sections 24–28 (inclusive) of the 1954 Act do not apply to the tenancy created by this Lease.

6.6.3 [The Landlord and the Tenant confirm that there is no agreement for this Lease.]

6.7 Energy Performance Certificates

6.7.1 The Tenant must not commission an EPC in respect of the Premises unless required to do so by the Energy Performance of Buildings (England and Wales) Regulations 2012. If the Tenant is required to commission an EPC, the Tenant must (at the Landlord's option) commission an EPC from an assessor approved by the Landlord or pay the Landlord's costs of commissioning an EPC for the Premises.

6.7.2 The Tenant must co-operate with the Landlord, so far as is reasonably necessary, to allow the Landlord to commission any EPC for the Premises or the Building and:

- (a) provide the Landlord (at the Landlord's cost) with copies of any plans or other information held by the Tenant that would assist in commissioning that EPC; and
- (b) allow such access to the Premises to any energy assessor appointed by the Landlord as is reasonably necessary to inspect the Premises for the purposes of preparing any EPC.

6.7.3 The Tenant must give the Landlord written details on request of the unique reference number of any EPC the Tenant commissions in respect of the Premises.

6.7.4 The Landlord must give the Tenant written details on request of the unique reference number of any EPC the Landlord commissions in respect of the Premises or the Building.

6.8 [Sustainability]

The Landlord and Tenant must comply with the provisions of **Schedule 7.**]

6.9 [Superior landlord's consent]

Any consent that the Landlord gives is conditional on the consent (where required) of any superior landlord being obtained. The Landlord will apply for that consent at the Tenant's cost and, to the extent the Landlord is consenting, the Landlord must take reasonable steps to obtain it.⁷⁸

6.10 [Representations]

The Tenant acknowledges that:

⁷⁸ References to superior landlord's consent should be included only if there is an existing superior lease.

- 6.10.1 it has not entered into this Lease in reliance upon any representation or warranty made by or on behalf of the Landlord except those in the Landlord's solicitors' written replies to the Tenant's solicitors' pre-contract enquiries;
- 6.10.2 it has been given the opportunity to inspect the Premises and to satisfy itself as to their physical condition, extent and fitness for purpose; and
- 6.10.3 it has satisfied itself on matters relating to the use of the Premises in relation to all legislation relating to town and country planning from time to time in force.^{79]}

6.11 [Exclusion of statutory compensation⁸⁰

Unless the circumstances set out in sections 38(2)(a) and 38(2)(b) of the 1954 Act apply, the Tenant will not be entitled on quitting the Premises to any compensation under section 37 of the 1954 Act.]

6.12 Exclusion of liability for former landlords

A person who was formerly the Landlord will not be liable in respect of any breach of the landlord's obligations in this Lease that occurs at any time after that person has parted with the whole of the immediate reversion to this Lease.

7. [GUARANTOR'S OBLIGATIONS⁸¹

7.1 The Guarantor, as primary obligor, guarantees to the Landlord that:

- 7.1.1 the Tenant will comply with all the Tenant's obligations in this Lease. If the Tenant defaults, the Guarantor will itself comply with those obligations and will indemnify the Landlord against all losses, costs, damages and expenses caused to the Landlord by that default; and
- 7.1.2 it will indemnify the Landlord against all losses, costs, damages and expenses caused to the Landlord by the Tenant proposing or entering into any company voluntary arrangement, scheme of arrangement or other scheme having or purporting to have the effect of impairing, compromising or releasing any or all of the obligations of the Guarantor in this clause 7.

7.2 If the Landlord in its absolute discretion notifies the Guarantor within three months after the date of any disclaimer or forfeiture of this Lease or the Tenant being struck off the register of companies, the Guarantor must, within ten Business Days, at the Landlord's option either:

- 7.2.1 at the Guarantor's own cost (including payment of the Landlord's costs) accept the grant of a lease of the Premises:
 - (a) for a term starting and taking effect on the date of the disclaimer or forfeiture of this Lease or the Tenant being struck off the register of companies;
 - (b) ending on the date when this Lease would have ended if the disclaimer, forfeiture or striking-off had not happened;
 - (c) at the same rent and other sums payable;

⁷⁹ This clause can be omitted if the corresponding provisions have been included in any agreement for the grant of this Lease.

⁸⁰ This clause is not relevant if the Lease is contracted out of sections 24 to 28 of the 1954 Act.

⁸¹ There is no obligation on the Tenant to provide an alternative guarantor to replace a deceased or insolvent guarantor as it is unrealistic to expect this.

- (d) containing a rent review date on the term commencement date of the new lease if there is a rent review under this Lease that falls before that term commencement date that has not been concluded (but with the rent being reviewed as at the date of the unconcluded rent review);
 - (e) containing rent review dates on each Rent Review Date under this Lease that falls on or after the term commencement date of the new lease; and
 - (f) otherwise on the same terms and conditions as this Lease; or
- 7.2.2 pay the Landlord any arrears of the Rents, the Outgoings and all other sums due under this Lease plus the amount equivalent to the total of the Rents, the Outgoings and all other sums due under this Lease that would have been payable for the period of 6 months following the disclaimer, forfeiture or striking-off had there been no such event.⁸²
- 7.3 If clause 7.2.2 applies then, on receipt of the payment in full, the Landlord must release the Guarantor from its future obligations under this clause 7 (but that will not affect the Landlord's rights in relation to any prior breaches).
- 7.4 The Guarantor's liability will not be reduced or discharged by:
- 7.4.1 any failure for any reason to enforce in full, or any delay in enforcement of, any right against, or any concession allowed to the Tenant or any third party;
 - 7.4.2 any variation of this Lease (except that a surrender of part will end the Guarantor's future liability in respect of the surrendered part);
 - 7.4.3 any right to set-off or counterclaim that the Tenant or the Guarantor may have;
 - 7.4.4 any death, incapacity, disability or change in the constitution or status of the Tenant, the Guarantor or of any other person who is liable, or of the Landlord;
 - 7.4.5 any amalgamation or merger by any party with any other person, any restructuring or the acquisition of the whole or any part of the assets or undertaking of any party by any other person;
 - 7.4.6 the existence or occurrence in relation to the Guarantor of any matter referred to in any of clauses 6.1.2(c) to 6.1.2(h); or
 - 7.4.7 anything else other than a release by the Landlord by deed.
- 7.5 The Guarantor must not claim in competition with the Landlord in the insolvency of the Tenant and must not take any security, indemnity or guarantee from the Tenant in respect of the Tenant's obligations under this Lease.
- 7.6 Nothing in this clause 7 may impose any liability on the Guarantor that exceeds the liability that it would have had were it the tenant of this Lease.]
8. **[BREAK CLAUSE]**
- 8.1 The Tenant may end the Term on [any][the] Break Date by giving the Landlord formal notice of not less than [LENGTH] months' [specifying the Break Date]⁸³ following which the Term will end on that Break Date[.][if:⁸⁴

⁸² There is no right to repayment if the Landlord subsequently re-lets the Premises during the six month period covered by this payment.

⁸³ This wording is not required if the Tenant can end this Lease only on a single specified date.

⁸⁴ The conditions in this break clause are consistent with the Code for Leasing Business Premises (2007).

- 8.1.1 [on the Break Date the Main Rent due on or before that Break Date and any VAT payable upon it has been paid in full; [and]
- 8.1.2 on the Break Date the whole of the Premises are given back to the Landlord free of the Tenant's occupation and the occupation of any other lawful occupier and without any continuing underleases.]; and]
- 8.1.3 [the Tenant has, on or before the Break Date, paid to the Landlord an amount equal to [insert figure/proportion of the Main Rent] (plus any VAT payable on that amount).]]
- 8.2 The Landlord may waive any of the pre-conditions in [**clauses 8.1.1 to 8.1.3**] at any time before the [relevant] Break Date by notifying the Tenant.
- 8.3 [If the Tenant gives notice to the Landlord under clause **8.1**, the Tenant must on or before the Break Date make the payment to the Landlord as detailed in clause **8.1.3**.]
- 8.4 [The break right in this clause **8** is personal to the Tenant named in Land Registry Prescribed Clause LR3 and will end on the date of the first deed of assignment or transfer of the Lease or on the date when that Tenant ceases to exist.]
- 8.5 If this Lease ends under this clause **8**, this will not affect the rights of any party for any prior breach of an obligation in this Lease.⁸⁵
- 8.6 Time is of the essence for the purposes of this clause **8**.]
9. **JURISDICTION**
- 9.1 This Lease and any non-contractual obligations arising out of or in connection with it will be governed by the law of England and Wales.
- 9.2 Subject to clause **9.3** and any provisions in this Lease requiring a dispute to be settled by an expert or by arbitration, the courts of England and Wales have exclusive jurisdiction to decide any dispute arising out of or in connection with this Lease, including in relation to any non-contractual obligations.
- 9.3 Any party may seek to enforce an order of the courts of England and Wales arising out of or in connection with this Lease, including in relation to any non-contractual obligations, in any court of competent jurisdiction.
10. **LEGAL EFFECT**
- This Lease takes effect and binds the parties from and including the date at clause LR1.

⁸⁵ The obligation to repay any rent relating to the period after the Break Date is in **clause 5.4**.

SCHEDULE 1

Rights

Part 1: Tenant's Rights⁸⁶

The following rights except in the case of the rights granted to the Tenant in paragraph 5 are granted to the Tenant in common with the Landlord, any person authorised by the Landlord and all other tenants and occupiers of the Building but subject to the Landlord's rights:

1. Running of services

- 1.1 To connect to and use the existing Conducting Media at the Building intended to serve the Premises for the passage of Supplies from and to the Premises.
- 1.2 To use a fair proportion of the Supply Runs allocated to tenants for their use within the Building that the Landlord has designated for the purpose of installing and running new Conducting Media exclusively serving the Premises.

2. Access and servicing

- 2.1 To have access to and from the Premises on foot only over the Common Parts designated by the Landlord for the Tenant's use.
- 2.2 Subject to clause 4.22, to use each of the following within the Common Parts designated by the Landlord for the Tenant's use:
 - 2.2.1 any service area for loading and unloading and otherwise servicing the Premises; [and]
 - 2.2.2 [the service roads with or without vehicles to come and go to and from any service area that the Tenant has the right to use under paragraph 2.2.1; and]
 - 2.2.3 the service corridors and any goods lifts with or without trolleys to come and go between the Premises and any service area that the Tenant has the right to use under paragraph 2.2.1.
- 2.3 To have access on foot and, where appropriate, with vehicles over any other Common Parts designated by the Landlord for the Tenant's use in order to exercise the rights set out in **Part 1 of this Schedule 1**.

3. Refuse disposal

To deposit rubbish in any receptacles or waste compactors within the Common Parts provided by the Landlord for that purpose and designated by the Landlord for the use of the Tenant.

4. Entry onto the Common Parts

- 4.1 If the relevant work cannot otherwise be reasonably carried out, to enter the Common Parts to comply with the Tenant's obligations in this Lease. When exercising this right, the Tenant must:
 - 4.1.1 give the Landlord at least [three] Business Days' prior notice (except in the case of emergency, when the Tenant must give as much notice as may be reasonably practicable);

⁸⁶ Appropriate rights will be property-specific in each case.

- 4.1.2 observe the Landlord's requirements (but where that includes being accompanied by the Landlord's representative the Landlord must make that representative available);
- 4.1.3 cause as little interference to the operation and use of the Building as reasonably practicable;
- 4.1.4 cause as little physical damage as is reasonably practicable;
- 4.1.5 repair any physical damage that the Tenant causes as soon as reasonably practicable;
- 4.1.6 where entering to carry out works, obtain the Landlord's approval to the location, method of working and any other material matters relating to the preparation for, and execution of, the works;
- 4.1.7 remain upon the Common Parts for no longer than is reasonably necessary; and
- 4.1.8 where practicable, exercise this right outside the normal business hours of the Building.

5. [Specific areas for the use of the Tenant

- 5.1 [To use [on an exclusive basis] the [balcony/terrace/decked area] immediately adjoining the Premises and shown coloured [COLOUR] on [the Plan][Plan [NUMBER]] in accordance with any rules notified by the Landlord to the Tenant.⁸⁷]
- 5.2 [To use [on an exclusive basis] the atrium within the Building shown coloured [COLOUR] on [the Plan][Plan [NUMBER]] in accordance with any rules notified by the Landlord to the Tenant.⁸⁸]
- 5.3 [To use on an exclusive basis the lift lobby immediately adjoining the Premises and shown coloured [COLOUR] on [the Plan][Plan [NUMBER]] in accordance with any rules as to its use that are notified by the Landlord to the Tenant.⁸⁹]

6. [Plant Area

Subject to the Tenant complying with clauses **4.11** and **5.9**, to install Plant on the Plant Area with connections to the Premises, each approved by the Landlord in accordance with clause **4.11.34.**]

7. Signage

- 7.1 To exhibit the Tenant's name in such form, shape and size as the Landlord [approves][specifies as the standard size and form of such signs] on:
 - 10.1.1 any display board provided by the Landlord in the entrance lobby of the Building [and on the exterior of the Building adjacent to the main entrance]; and
 - 7.1.1 in the Common Parts adjacent to the main entrance to the Premises.

8. Support and shelter

Support and shelter for the Premises from the Building.

⁸⁷ If the Landlord grants the Tenant this right, the Landlord should consider whether there are any specific restrictions on the use of the right that should be included in this Lease.

⁸⁸ If the Landlord grants the Tenant this right, the Landlord should consider whether there are any specific restrictions on the use of the right that should be included in this Lease.

⁸⁹ If the Landlord grants the Tenant this right, the Landlord should consider whether there are any specific restrictions on the use of the right that should be included in this Lease.

9. **[Staff parking⁹⁰**

Option 1: Non-designated spaces for parking

9.1 To use, on a first come first served basis, [those areas of the car parks designated by the Landlord] [those areas shown coloured [COLOUR] on [the Plan][Plan [NUMBER]]] (or any other area within or adjoining the Building notified by the Landlord to the Tenant at any time) for the parking of vehicles belonging to persons working at or authorised visitors to the Premises.

OR

Option 2: Designated spaces for parking subject to a right to move those spaces

9.2 To use those areas shown coloured [COLOUR] on [the Plan][Plan [NUMBER]] (or an equivalent number of parking spaces in any location or locations within or adjoining the Building notified by the Landlord to the Tenant at any time) for the parking of [NUMBER] vehicles belonging to persons working at or authorised visitors to the Premises.

9.3 [To use, on a first come first served basis, any cycle racks within the Building to park bicycles.]

10. **[Toilet facilities**

To use any toilet facilities within the Common Parts designated by the Landlord as facilities for the use of the Tenant.]

11. **[Storage area⁹¹**

To use the storage area shown coloured [COLOUR] on [the Plan][Plan [NUMBER]] (or any other [reasonably equivalent] area within the Building notified by the Landlord to the Tenant) for the storage of [DETAILS].^{92]}

12. **[Escape**

On foot only, in emergencies and for fire escape drills, to use all fire escape routes in the Building designated by the Landlord for the use of the Tenant whether or not forming part of the Common Parts.]

Part 2: Landlord's Rights

The following rights are excepted and reserved to the Landlord:

1. **Support, shelter, light and air**

1.1 Support and shelter for the remainder of the Building from the Premises.

1.2 All rights of light or air to the Premises that now exist or that might (but for this reservation) be acquired over any other land.

2. **Running of services**

The passage and running of Supplies from and to the remainder of the Building through existing Conducting Media (if any) within the Premises.

⁹⁰ Consider the Landlord's policy on staff parking within the Building.

⁹¹ A right that confers sole use of a defined area can exist as an easement, see *Wright v Macadam* [1949] 2 KB 744, although if the Tenant requires a dedicated storage area and the Landlord accepts it will not be able to reallocate the area that the Tenant can use, then including the storage area within the definition of the Premises may be preferable.

⁹² If the Landlord grants the Tenant this right, the Landlord should consider whether there are any specific restrictions on the use of the right that should be included in this Lease.

3. **Entry on to the Premises**⁹³

3.1 To enter the Premises to:

- 3.1.1 review or measure the Environmental Performance of the Premises including to install, inspect, clean, maintain, replace and to take readings from metering equipment, heat cost allocators and thermostatic radiator valves within or relating to the Premises and to prepare an EPC; and
- 3.1.2 estimate the current value or rebuilding cost of the Premises and the Building for insurance or any other purpose.

3.2 If the relevant work cannot be reasonably carried out without entry onto the Premises, to enter them to:

- 3.2.1 build on or into any boundary or party walls on or adjacent to the Premises;
- 3.2.2 inspect, repair, alter, decorate, rebuild or carry out other works upon the Building;
- 3.2.3 inspect, clean, maintain, replace or repair any existing Conducting Media within the Premises but serving the Building;
- 3.2.4 carry out any Services; or
- 3.2.5 for any other reasonable management purpose.

3.3 [Where the Tenant (in its absolute discretion) consents, to enter the Premises to carry out any works to the Premises to improve their Environmental Performance.]⁹⁴

3.4 To enter the Premises to do anything that the Landlord is expressly entitled or required to do under this Lease or for any other reasonable purpose in connection with this Lease.

4. **Common Parts and Conducting Media**

4.1 In an emergency, or when works are being carried out to them, to close off or restrict access to the Common Parts, so long as (except in an emergency) alternative facilities are provided that are not materially less convenient.

4.2 To change, end the use of or reduce the extent of any Common Parts or Conducting Media so long as:

- 4.2.1 alternative facilities are provided that are not materially less convenient; or
- 4.2.2 if no alternative is provided, the use and enjoyment of the Premises is not materially adversely affected.

4.3 From time to time to designate areas within the Common Parts for particular purposes including as service areas, car parks, service roads and footpaths and from time to time to reduce the size of any designated areas, so long as the remaining areas are reasonably adequate for their intended purposes.

⁹³ The safeguards that tenants ordinarily look for where a landlord has a right of entry are contained in **clause 5.5** (Landlord's obligations). There is no need to repeat them in this Schedule.

⁹⁴ There is no established market practice in relation to works required to comply with the minimum energy efficiency standard regulations. This right may be thought desirable where the Premises have an EPC rating below an E and the Landlord cannot lawfully let (or, from 1 April 2023, continue to let) the Premises unless works to improve their energy performance have been carried out. The Tenant is not obliged to consent to the works and, if it refuses consent, the Landlord may be able to rely upon an exemption in the minimum energy efficiency standard regulations to continue lawfully to let the Premises. If the Tenant consents to the works, they will be governed by the Entry Safeguards in **clause 5.5** and the Landlord can recover the costs of those works under **clause 4.6.3**.

4.4 [To run Conducting Media over, under or along those areas allocated for the use of the Tenant under paragraph **6 of Part 1 of Schedule 1** (or allow others to do so) so long as they do not materially adversely affect the Tenant's use of those areas.]

5. **Adjoining premises**

Subject to clause **6.3**, to carry out works of construction, demolition, alteration or redevelopment on the Building and any adjoining premises (and to permit others to do so) as the Landlord in its absolute discretion considers fit (whether or not these works interfere with the flow of light and air to the Premises) and the right in connection with those works to underpin and shore up the Premises.

6. **Plant, equipment and scaffolding**

The right, where necessary, to bring plant and equipment onto the Premises and to place scaffolding and ladders upon the exterior of the Premises in exercising the Landlord's rights under this Lease.

SCHEDULE 2

Rent review⁹⁵

1. Defined terms

This **Schedule 2** uses the following definitions:

“Assumptions”

that:

- (a) if the Building or any part of it has been damaged or destroyed, it has been reinstated before the Rent Review Date;
- (b) the Premises are fit for immediate occupation and use by the willing tenant;⁹⁶
- (c) the Premises may lawfully be let to and used for the Permitted Use by any person throughout the term of the Hypothetical Lease;
- (d) the Tenant has complied with the Tenant's obligations in this Lease and (except to the extent that there has been a material or persistent breach by the Landlord) the Landlord has complied with the Landlord's obligations in this Lease; and
- (e) on the grant of the Hypothetical Lease the willing tenant will receive the benefit of a rent free period, rent concession or any other inducement of a length or amount that might be negotiated in the open market for fitting-out purposes and that the Market Rent is the rent that would become payable after the end of that period or concession or payment of that inducement.⁹⁷

“Disregards”

the following:

- (a) any effect on rent of the Tenant (and the Tenant's predecessors in title and lawful occupiers) having been in occupation of the Premises;
- (b) any goodwill accruing to the Premises because of the Tenant's business (and that of the Tenant's predecessors in title and lawful occupiers);
- (c) any special bid that the Tenant or any other party with a special interest in the Premises might make by reason of its occupation of any other part of the Building or any adjoining premises;
- (d) any increase in rent attributable to any improvement, including any tenant's initial fitting-out works [and any Prior Lease Alterations⁹⁸], whether or not within the Premises:
 - (i) carried out by and at the cost of the Tenant or the Tenant's predecessors in title or lawful occupiers before or during the Term;

⁹⁵ This Schedule contains an open market review. There is no attempt to review to a headline rent. Drafting for an indexed-linked review is contained in the Model Commercial Lease: Index Linked Rent Review clause (MCL-LEASECLAUSE-03).

⁹⁶ There is deliberately no assumption that the Premises are fitted-out. If the Premises are to be valued on the assumption that they are handed over to the Tenant in a specific state (such as shell and core with capped services) then a rent review specification will be needed and an additional assumption added that the Premises are handed over to the willing tenant in the state set out in the specification.

⁹⁷ This assumption is considered to be neutral. There is no attempt to review to a headline rent.

⁹⁸ On the grant of a renewal lease or a lease re-gearing consider carefully the extent of the Premises to be taken into account on a rent review under this Lease and whether works carried out under the Prior Lease should be taken into account or disregarded for the purposes of rent review.

- (ii) carried out with the written consent, where required, of the Landlord or the Landlord's predecessors in title; and
- (iii) not carried out pursuant to an obligation to the Landlord or the Landlord's predecessors in title (but any obligations relating to the method or timing of works in this Lease or any other document giving consent will not be treated as an obligation for these purposes);
- (e) any reduction in rent attributable to works that have been carried out by the Tenant (or the Tenant's predecessors in title or lawful occupiers); and
- (f) any reduction in rent attributable to any temporary works, operations or other activities on any adjoining premises.

“Hypothetical Lease”

a lease:

- (a) of the whole of the Premises;
- (b) on the same terms as this Lease (including this **Schedule 2**) except for:
 - (i) the amount of Main Rent reserved immediately before the Rent Review Date;
 - (ii) any rent free period, rent concession or any other inducement received by the Tenant in relation to the grant of this Lease;
 - (iii) any break clause in this Lease, other than any right to terminate in **Schedule 4**;⁹⁹ [and]
 - (iv) [ANY OTHER SPECIFIC EXCLUSIONS]
- (c) by a willing landlord to a willing tenant;
- (d) with vacant possession;
- (e) without any premium payable by or (subject to paragraph (e) of the definition of “Assumptions”) to the willing tenant;
- (f) for a term of [LENGTH] years starting on the Rent Review Date; [and]
- (g) with rent review dates every [five] years[.]; [and]
- (h) [with a right for the tenant to bring the Hypothetical Lease to an end on [or at any time after] the [NUMBER] anniversary of the date on which the term starts.]¹⁰⁰

“Market Rent”

the yearly rent at which the Premises might reasonably be expected to be let on the open market on the Rent Review Date, on the terms of the Hypothetical Lease and applying the Assumptions and the Disregards.¹⁰¹

⁹⁹ All break clauses in this Lease are ignored (other than those that arise following a failure to reinstate insured or uninsured damage in **Schedule 4**). Any corresponding break clauses in the Hypothetical Lease should be included in **paragraph (h)**. Where there is a rent free period or concessionary rent that follows the non-exercise of the break clause, consider including a specific exclusion of this.

¹⁰⁰ Consider the treatment of break clauses in the Hypothetical Lease.

¹⁰¹ Current market practice is generally not to use the expression “best rent”.

2. Rent review

2.1 On the Rent Review Date, the Main Rent is to be reviewed to the higher of:

2.1.1 the Main Rent reserved immediately before the Rent Review Date; and

2.1.2 the Market Rent.

2.2 The reviewed Main Rent will be payable from and including the Rent Review Date.

3. Dispute resolution

3.1 The Market Rent at the Rent Review Date may be agreed between the Landlord and the Tenant. If they have not done so (whether or not they have tried) by [the date three months before] the Rent Review Date, either the Landlord or the Tenant can require the Market Rent to be decided by an independent [expert/arbitrator].¹⁰² If the Landlord and the Tenant do not agree on who should decide the Market Rent, the [expert/arbitrator] will be appointed by the President of the Royal Institution of Chartered Surveyors on the application of either the Landlord or the Tenant. [The arbitration must be conducted in accordance with the Arbitration Act 1996.][The expert will:]

3.1.1 [invite the Landlord and the Tenant to submit to ~~him~~them a proposal for the Market Rent with any relevant supporting documentation;

3.1.2 give the Landlord and the Tenant an opportunity to make counter submissions;

3.1.3 give written reasons for ~~his~~their decisions, which will be binding on the parties; and

3.1.4 be paid by the Landlord and the Tenant in the shares and in the manner that ~~he~~the expert decides (or failing a decision, in equal shares).]

3.2 The [expert/arbitrator] must be an independent chartered surveyor of not less than ten years' standing who is experienced in the rental valuation of property similar to the Premises and who knows the local market for such premises.

3.3 If the [expert/arbitrator] dies, becomes unwilling or incapable of acting or it becomes apparent for any other reason that ~~he~~the [expert/arbitrator] will be unable to decide the Market Rent within a reasonable time, ~~he~~the [expert/arbitrator] may be replaced by a new [expert/arbitrator] who must be appointed on the terms set out in this paragraph 3.

3.4 Responsibility for the costs of referring a dispute to an [expert/arbitrator], including costs connected with the appointment of the [expert/arbitrator] but not the legal and other professional costs of any party in relation to a dispute, will be decided by the [expert/arbitrator] and failing a decision, they will be shared equally between the parties.

4. Consequences of delay in agreeing the revised rent

4.1 If, by the Rent Review Date, the reviewed Main Rent has not been ascertained, then:

4.1.1 the Main Rent reserved under this Lease immediately before the Rent Review Date will continue to be payable until the reviewed Main Rent has been ascertained;

4.1.2 following the ascertainment of the reviewed Main Rent, the Landlord will demand the difference (if any) between the amount the Tenant has actually paid and the amount that would have been payable had the Main Rent been ascertained before the Rent Review Date; and

¹⁰² Consider which option the client prefers for resolving rent review disputes.

4.1.3 the Tenant must pay that difference to the Landlord within 10 Business Days after that demand and interest at three per cent below the Interest Rate calculated on a daily basis on each instalment of that difference from the date on which each instalment would have become payable to the date of payment. If not paid those sums will be treated as rent in arrear.

5. **Rent review memorandum**

When the Market Rent has been ascertained, a memorandum recording the Main Rent reserved on review must be entered into. The Landlord and the Tenant will each bear their own costs in relation to that memorandum.

6. **Time not of the essence**

For the purpose of this **Schedule 2** time is not of the essence.¹⁰³

¹⁰³ A decision has been taken not to include provisions to circumvent any statutory restrictions on implementing rent reviews or to nominate an extra rent review date when any restrictions cease to have effect.

SCHEDULE 3

Services and Service Charge¹⁰⁴

Part 1: Administrative provisions

1. Accounting Period

- 1.1 For any Accounting Period that does not fall wholly within the Term, the Service Charge will be a due proportion calculated on the assumption that the service charge expenditure accrues equally on a day to day basis throughout the period.
- 1.2 If the Landlord notifies the Tenant of a change in the date on which the Accounting Period ends, the Accounting Period current at the date of the notice may be shortened or extended to less than or more than 12 months to take into account in the change in the date.

2. Service charge statements

- 2.1 After the end of each Accounting Period, the Landlord will supply the Tenant with a statement (the “**Service Charge Statement**”) for that Accounting Period of:
- 2.1.1 the Service Costs; and
- 2.1.2 the Service Charge payable.¹⁰⁵
- 2.2 The Landlord must take reasonable steps to supply the Service Charge Statement within four months after the end of each Accounting Period.
- 2.3 The Service Charge Statement must include a certificate signed by the Landlord or the Landlord’s managing agent, accountant or surveyor (who may be an employee of either the Landlord or a Group Company of the Landlord) certifying that it gives a true and fair summary of the matters to which it relates.
- 2.4 In calculating the Service Costs, the Landlord may include:
- 2.4.1 the Landlord’s own reasonable management fee where the Landlord, a Group Company of the Landlord or an employee of either of them undertakes the management of the Services; and
- 2.4.2 interest costs reasonably incurred by the Landlord on borrowing from a UK clearing bank or, if the Landlord uses its own moneys, an amount equal to the interest costs that would have been incurred if the Landlord had borrowed from a UK clearing bank at reasonable commercial rates. Interest costs will be reasonably incurred under this paragraph if:
- (a) the Landlord has to meet an immediate liability where the service charge funds held by the Landlord are insufficient for that purpose and the shortfall does not result from:
- (i) any caps on the amount of service charge recoverable;
- (ii) any non-payment of service charges by other tenants of Lettable Units; or

¹⁰⁴ The administrative provisions have deliberately been kept brief because much is covered by the Landlord’s obligations in **Part 2** to take into consideration the administrative, accounting, procurement, management and operational provisions of the Service Charge Code. There is deliberately no provision for a reserve or sinking fund.

¹⁰⁵ If the Landlord has agreed to cap the amount of service charge payable by the Tenant, please refer to the Model Commercial Lease: Index Linked Service Charge Cap clause (MCL-LEASECLAUSE-05).

- (iii) any Lettable Unit being unlet; or
 - (b) the Landlord decides to incur service charge expenditure in one Accounting Period and recover that expenditure over two or more Accounting Periods.
- 2.5 Service Costs incurred in one Accounting Period, if not included in the Service Charge Statement for that Accounting Period for any reason, may be included in the Service Charge Statement for a subsequent Accounting Period.
- 2.6 The Tenant will be entitled upon prior appointment to inspect evidence of the Service Costs at the Landlord's head office or any other location the Landlord specifies. The Tenant must ask to inspect the evidence not later than four months after receipt of the Service Charge Statement.
- 3. On-account payments of service charge**
- 3.1 Until the Service Charge for each Accounting Period has been calculated, the Tenant must pay, by equal [monthly][quarterly] payments on the Rent Days, a provisional sum by way of Service Charge at the level that the Landlord requires.
- 3.2 The Tenant must also pay on demand any sum or sums that the Landlord requires where the Landlord will be obliged to incur any Service Costs and the sums held on account by the Landlord are insufficient to meet those costs.
- 3.3 Sums payable under this paragraph **3** shall be taken into account when calculating the amounts payable by the Tenant to the Landlord or by the Landlord to the Tenant under paragraph **4**.
- 4. Balancing payments of service charge**
- 4.1 When the Service Charge for each Accounting Period has been calculated:
- 4.1.1 the Tenant must pay any amount due from it on demand; and¹⁰⁶
 - 4.1.2 the Landlord must credit any amount due to the Tenant against the next payment or payments to be made by the Tenant under paragraph **3**. Any amount owing at the End Date must be repaid to the Tenant within one month of its calculation.
- 4.2 The End Date will not affect the Tenant's obligation to pay or the Landlord's right to recover Service Charge after the End Date where this has not been calculated and demanded before the End Date.
- 5. Service charge exclusions**
- The Landlord must not include any of the costs set out in **Part 5** of this Schedule in the Service Costs.¹⁰⁷
- 6. Service charge disputes**
- 6.1 If any dispute arises in connection with the Service Charge, the Landlord and the Tenant must attempt to resolve it by appropriate alternative means before resorting to court proceedings.

¹⁰⁶ Any sums payable on demand only begin to bear interest for late payment if not paid within 10 Business Days of the date of demand – see **clause 4.5**.

¹⁰⁷ Check that that the costs listed in **Part 5 of this Schedule** are identical across each lease in the Building. If a concession is made to a particular tenant:

- a separate service charge reconciliation will be required for that tenant; and
- the Landlord will not be able to recover any shortfall from the other tenants in the Building as concessions offered to one tenant cannot be recovered from other tenants.

6.2 Except in relation to obvious errors, the Tenant must not raise any dispute in connection with the Service Charge Statement more than four months after the Service Charge Statement has been delivered to the Tenant.¹⁰⁸

7. Variation in the proportion of the service charge payable

7.1 In calculating the Service Charge for any of the Services, the Landlord's surveyor may make any adjustment that is fair and reasonable in all the circumstances, taking into consideration the relative degree of benefit obtained by the Tenant and other tenants at the Building from those Services, including by dividing the Services into separate categories and applying weighting to those categories to take into account differing uses or operating hours or other relevant factors.

7.2 If there is any change in the extent of the Building, the Landlord must, where it is appropriate to do so, vary the Service Charge as is reasonable to take account of that change but the Service Charge will not materially increase solely as a result of any change in the extent of the Building.

7.3 The Service Charge must not be increased by reason only that any Lettable Units:

7.3.1 are or have been unlet;

7.3.2 are let on terms that do not require the tenant or other occupier to pay a service charge; or

7.3.3 are let on terms that cap the liability of any tenant or other occupier for service charge.

Part 2: Landlord's obligations

1. Provision of services

Option 1: The Landlord must provide the Building Services and the Additional Services¹⁰⁹

1.1 The Landlord, acting reasonably and in the interests of good estate management:

1.1.1 must supply the Services in an efficient manner at all appropriate times; and¹¹⁰

1.1.2 may vary, reduce or extend ~~these~~the Services or change the way in which it undertakes or provides them.

Option 2: The Landlord must supply the Building Services and may supply the Additional Services

1.2 The Landlord, acting reasonably and in the interests of good estate management:

1.2.1 must supply the Building Services in an efficient manner at all appropriate times;¹¹¹

¹⁰⁸ The Tenant has 4 months to challenge a service charge statement before it becomes binding. Traditionally there has been no right of challenge, unless there was a clear error, but that is considered unjust. A reference to alternative dispute resolution is consistent with the Service Charge Code.

¹⁰⁹ The service charge provisions have been drafted so that if the Landlord will be under an obligation to provide both the Building Services and the Additional Services without any discretion in relation to the "Additional" services, you can retain the separate Parts in this Schedule setting out the respective Services.

¹¹⁰ The service charge provisions give the Landlord flexibility over the times during which the Services are to be provided and, in **paragraph 7.1 of Part 1** of this Schedule, to vary the proportion of the Service Costs payable by the Tenant if they gain greater benefit from those services (for example a Tenant who occupies 24 hours a day in a building where other tenants occupy only during normal business hours). Nevertheless, consider whether the Landlord should be under an obligation to provide service only during core trading hours with an express obligation on the Tenant to pay for Service Costs where it requires Services to be provided outside those hours.

¹¹¹ The service charge provisions give the Landlord flexibility over the times during which the Services are to be provided and, in **paragraph 7.1 of Part 1** of this Schedule, to vary the proportion of the Service Costs payable by the Tenant if they

- 1.2.2 may supply all or any of the Additional Services and, if it does so, it will do so in an efficient manner at all appropriate times; and
- 1.2.3 may vary, reduce or extend the Services or change the way in which it undertakes or provides them.

2. Landlord's rights and responsibilities

2.1 The Landlord:

- 2.1.1 may from time to time employ such agents, contractors or others as the Landlord decides;
- 2.1.2 will not be responsible for any interruption in the supply of the Services due to any circumstances outside the Landlord's control or due to any necessary maintenance, repair, replacement, renewal, servicing, inspection or testing, but must take reasonable steps to restore the supply as soon as reasonably practicable; [and]
- 2.1.3 must take into consideration the administrative, accounting, procurement, management and operational provisions of the Service Charge Code for so long as it is in effect insofar as it is:¹¹²
 - (a) reasonably practicable to do so;
 - (b) consistent with the Landlord's obligations under this Lease; and
 - (c) consistent with the economic and efficient management of the Building (taking into consideration all the circumstances including the terms of the leases of other Lettable Units); and
- 2.1.4 must take into consideration current practice in estate management if the Service Charge Code is no longer published.

2.2 [The Landlord will take reasonable steps to notify the Tenant in advance of the service charge budget for each Accounting Period and of any material changes in the service charge budget that subsequently arise.]

Part 3: Building Services¹¹³

- 1. Repairing (and by way of repair, renewing, rebuilding and replacing), decorating, maintaining and cleaning the foundations, roof, structure and exterior of the Building and all Common Parts and Conducting Media.
- 2. Lighting the Common Parts.
- 3. Lighting the exterior of the Building and any facilities used in common between the Building and any adjoining premises.
- 4. Heating, [providing air-conditioning to] and ventilating the [Common Parts][Building]¹¹⁴.

gain greater benefit from those services (for example a Tenant who occupies 24 hours a day in a building where other tenants occupy only during normal business hours). Nevertheless, consider whether the Landlord should be under an obligation to provide service only during core trading hours with an express obligation on the Tenant to pay for Service Costs where it requires Services to be provided outside those hours.

¹¹² There is deliberately no absolute obligation to comply with the Code. Consider the extent to which the Landlord is happy to comply with the obligations in this paragraph and in **paragraph 2.1.4**.

¹¹³ The distinction between the "Building Services", which the Landlord must provide, and the "Additional Services", which the Landlord may choose to provide, will need careful consideration with the client.

¹¹⁴ Take instructions on whether the Landlord will provide heating, air-conditioning and ventilation to the Common Parts or to the whole of the Building.

5. Providing hot and cold water to, and maintaining operational supplies in, the toilets in the Common Parts.
6. Paying Supply Costs incurred in providing the Services.
7. Storing, compacting, recycling and disposing of refuse.
8. Providing, inspecting, maintaining (including by maintenance contracts and insurance against sudden and unforeseen breakdown), repairing, renewing, replacing, upgrading and operating:
 - 8.1.1 all plant, machinery, apparatus and vehicles used in providing the Building Services and all signage in the Common Parts; and
 - 8.1.2 security, fire-fighting and fire detection equipment (excluding portable fire extinguishers in the Premises), fire alarm systems, public address systems, telecommunications systems, closed circuit television systems and traffic control[and all other Building Management Systems].
9. [Employing or procuring all staff (including remuneration, incidental benefits and all associated costs and overheads) for the management and security of the Building and otherwise in connection with the Building Services.]
10. Carrying out any works and providing and maintaining all facilities that are required under any Act or by insurers in relation to the Building.
11. Managing and administering service charge accounts for the Services including, where relevant, certifying, examining or auditing those accounts.

Part 4: Additional Services¹¹⁵

1. Repairing (and, by way of repair, renewing, rebuilding, and replacing), decorating, maintaining and cleaning any facilities (including means of access, Conducting Media, party walls and other boundary structures) used in common between the Building and any adjoining premises.
2. Paying the costs of cleaning [the surfaces of any atrium facing onto the Common Parts and] the external surfaces of the window and window frames in the Building and providing and maintaining plant, facilities and equipment for these purposes.
3. Paying all existing and future rates, taxes, duties, charges and financial impositions charged on the Common Parts or the Building as a whole (and a fair proportion of those levied on the Building along with any adjoining premises).
4. Providing accommodation for staff, plant, furniture, equipment and vehicles used in providing the Services, and all outgoings on them.
5. Employing or procuring agents, contractors or others as the Landlord decides in connection with the Services.
6. Planting, replanting and maintaining landscape features in the Common Parts.
7. Providing, cleaning and renewing carpeting in the Common Parts.
8. Providing facilities for visitors to the Building including guest Wi-Fi services.
9. Providing pest and infection control.
10. Gritting, and clearing snow from, the Common Parts.

¹¹⁵ The distinction between the “Building Services”, which the Landlord must provide, and the “Additional Services”, which the Landlord may choose to provide, will need careful consideration with the client.

11. Providing seasonal decorations within the Building.
12. Providing any further services for maintaining and securing the amenities of the Building.
13. Auditing health and safety requirements for the Building and, where required by law or reasonable and cost-effective to do so, implementing the recommendations of that audit.
14. Auditing disabled access requirements for the Building and, where required by law or reasonable and cost-effective to do so, implementing the recommendations of that audit.
15. Auditing the Environmental Performance of the Building and, where reasonable and cost-effective to do so, implementing the recommendations of any environmental management plan the Landlord has for the Building from time to time.

Part 5: Service Charge Exclusions

1. Costs arising from any damage or destruction to the Building caused by an Insured Risk or an Uninsured Risk.
2. Capital costs of the construction, alteration, redevelopment or extension of the Building.
3. Costs of upgrading, innovation or improvement resulting from any repair, maintenance, reinstatement, rebuilding or replacement, but this will not prevent the Landlord including costs within the Service Costs where they arise:
 - 3.1.1 where an item is to be replaced by way of repair and the replacement is broadly the modern day or up-to-date equivalent of what was there previously;
 - 3.1.2 where the Landlord considers replacement to be more economical than repair (and the Landlord is entitled to take into consideration the medium/long-term benefits of replacement);
 - 3.1.3 where an item has to be replaced or installed to comply with any Act or the requirements of the ~~Insurers~~ Landlord's insurers; or
 - 3.1.4 where replacement or renewal is reasonable and cost-effective and will reduce operating costs for the benefit of the tenants of the Lettable Units[or improve for the tenants the Environmental Performance of the Building].
4. Costs incurred in respect of any unlet Lettable Unit.
5. Rent collection costs.
6. Costs incurred in dealing with any lettings or rent reviews at the Building.
7. Unrecovered costs due from another tenant of the Building.
8. Costs incurred in dealing with the Landlord's interest in the Building, including the costs of advertising and promotional or publicity activities relating to any proposed dealing with the Landlord's interest in the Building.

SCHEDULE 4

Insurance and Damage Provisions

1. Tenant's insurance obligations

1.1 The Tenant must pay on demand:

1.1.1 a fair and reasonable proportion of:

- (a) the sums the Landlord pays¹¹⁶ to comply with paragraphs **2.1.1** and **2.1.2**;
- (b) if not recovered through the service charge, the sums the Landlord pays to insure all plant, machinery, apparatus and vehicles used in providing the Services;
- (c) the cost of valuations of the Building and the Premises for insurance purposes made not more than once a year; and
- (d) the amount of any excess or deductible under any insurance policy that the Landlord incurs or will incur in complying with paragraphs **2.3** and **2.4**;

1.1.2 the whole of the sums the Landlord pays to comply with paragraph **2.1.3**;

1.1.3 a sum equal to the amount that the insurers refuse to pay following damage or destruction by an Insured Risk to the Building because of the Tenant's wilful act or failure to act; and

1.1.4 any additional or increased premiums that the insurers may require as a result of the carrying out or retention of any Permitted Works or the Tenant's or any undertenant's or other lawful occupier's use of the Premises.

1.2 The Tenant must comply with the requirements of the insurers and must not do anything that may invalidate any insurance.

1.3 The Tenant must not use the Premises for any purpose or carry out or retain any Permitted Works that may make any additional premium payable for the insurance of the Premises or the Building, unless it has first agreed to pay the whole of that additional premium.

1.4 The Tenant must notify the Landlord as soon as practicable after it becomes aware of any damage to or destruction of the Premises by any of the Insured Risks or by an Uninsured Risk.

1.5 The Tenant must keep insured, in a sufficient sum and with a reputable insurer, public liability risks relating to the Premises.

2. Landlord's insurance obligations¹¹⁷

2.1 The Landlord must insure (with a reputable insurer):

2.1.1 the Building against the Insured Risks in its full reinstatement cost (including all professional fees and incidental expenses, debris removal, site clearance and irrecoverable VAT);

2.1.2 against public liability relating to the Building; and

2.1.3 loss of the Main Rent and Service Charge for the Risk Period,

¹¹⁶ Note that **clause 2.11** already requires the amounts to be reasonable and proper.

¹¹⁷ The Landlord is obliged to insure the whole of the Building and to reinstate the Building if it is damaged by an Insured Risk. The obligation to reinstate does not extend to reinstating other Lettable Units within the Building or to reinstating tenant's fixtures.

subject to all excesses, limitations and exclusions as the insurers may impose and otherwise on the insurer's usual terms.

- 2.2 In relation to the insurance, the Landlord must:
- 2.2.1 procure the Tenant's interest in the Premises is noted either specifically or generally on the policy;
 - 2.2.2 take reasonable steps to procure that the insurers waive any rights of subrogation they might have against the Tenant (either specifically or generally);
 - 2.2.3 notify the Tenant promptly of all material variations; and
 - 2.2.4 provide the Tenant with a summary of its main terms upon the Tenant's written request.
- 2.3 The Landlord must take reasonable steps to obtain any consents necessary for the reinstatement of the Building following destruction or damage by an Insured Risk.
- 2.4 Where it is lawful to do so, the Landlord must reinstate the Building following destruction or damage by an Insured Risk as soon as reasonably practicable after the date of that damage or destruction. Reinstatement need not be identical if the replacement is similar in size, quality and layout.
- 2.5 Nothing in this paragraph 2 imposes any obligation on the Landlord to insure or to reinstate tenant's fixtures forming part of the Premises or the Building.
- 2.6 Nothing in paragraph 2.4 will require the Landlord to reinstate any Lettable Units other than the Premises.
- 2.7 The Landlord's obligations under paragraphs 2.3 and 2.4 will not apply unless and until the Tenant has paid the amounts referred to in paragraph 1.1.1(d) and, where applicable, paragraph 1.1.3.
- 2.8 If there is destruction or damage to the Building by an Uninsured Risk that leaves the whole or substantially the whole of the Premises unfit for occupation and use or inaccessible and the Landlord notifies the Tenant within 12 months afterwards that the Landlord wishes to reinstate, paragraphs 2.3 and 2.4 will then apply as if the damage or destruction had been caused by an Insured Risk.
- 2.9 Subject to the insurance premiums being reasonable and proper and reasonably and properly incurred, the Landlord will be entitled to retain all insurance commissions for its own benefit.
3. **Rent suspension**
- 3.1 **Paragraph 3.2** will apply if the Building is destroyed or damaged by any Insured Risk [or Uninsured Risk]¹¹⁸ so that the Premises are unfit for occupation or use or inaccessible. **Paragraph 3.2** will not apply to the extent that the Landlord's insurance has been vitiated or payment of any policy moneys refused because of anything the Tenant does or fails to do and the Tenant has not complied with paragraph 1.1.3.
- 3.2 Subject to paragraph 3.1, the Main Rent and Service Charge or a fair proportion of them, will not be payable from and including the date of damage or destruction until the earliest of:
- 3.2.1 the date that the Premises are again fit for occupation and use, accessible and ready to receive tenant's fitting out works;

¹¹⁸ Consider whether and from which date rent suspension should apply following uninsured damage.

- 3.2.2 the end of the Risk Period; and
 - 3.2.3 the End Date.
- 3.3 If paragraph **3.2** applies before the Rent Commencement Date, the number of days between the date of the damage or destruction and the Rent Commencement Date (or where only a proportion of the Main Rent is or would have been suspended, an equivalent proportion of those days) will be added to the date the rent suspension ends and the resulting date will become the Rent Commencement Date.
- 3.4 If paragraph **3.2** applies:
- 3.4.1 the Landlord must refund to the Tenant, as soon as reasonably practicable, a due proportion of any Main Rent and Service Charge paid in advance that relates to any period on or after the date of damage or destruction; and
 - 3.4.2 the Tenant must pay to the Landlord on demand the Main Rent and Service Charge for the period starting on the date they again become payable to but excluding the next Rent Day.
- 3.5 Any dispute about the application of this paragraph **3** will be decided at the request of either party by a single arbitrator under the Arbitration Act 1996.
- 4. Termination**
- 4.1 This paragraph **4** applies if there is destruction or damage to the Building [by an Insured Risk](#) [\[or an Uninsured Risk\]](#) that leaves the whole or substantially the whole of the Premises unfit for occupation and use or inaccessible.
- 4.2 [\[If the damage or destruction is caused by an Uninsured Risk and:](#)
- 4.2.1 the Landlord does not give the Tenant formal notice within 12 months after the damage or destruction that the Landlord wishes to reinstate, this Lease will end on the last day of that 12 month period; or
 - 4.2.2 the Landlord gives the Tenant formal notice that the Landlord does not wish to reinstate, this Lease will end on the date of that notification by the Landlord-[.\]](#)
- 4.3 If, when the Risk Period ends, the Building has not been reinstated sufficiently so that Premises are again fit for occupation and use and accessible and ready to receive tenant's fitting out works, either the Landlord or the Tenant may end this Lease immediately by giving formal notice to the other at any time after the end of the Risk Period but before such reinstatement has been completed. The exercise of this right by the Tenant is subject to the Tenant complying with paragraph **1.1.1(d)** and, where applicable, paragraph **1.1.3**.
- 4.4 [\[For the purposes of paragraphs **3.2.2** and **4.3**, if the damage or destruction is caused by an Uninsured Risk, the Risk Period will be treated as beginning on the date the Landlord notifies the Tenant of its wish to reinstate under paragraph **2.8-~~2~~**.\]](#)
- 4.5 If this Lease ends under this paragraph **4**:
- 4.5.1 that will not affect the rights of any party for any prior breaches;
 - 4.5.2 the Tenant must give vacant possession of the Premises to the Landlord; and
 - 4.5.3 the Landlord will be entitled to retain all insurance moneys.

SCHEDULE 5

Title Matters

1. **[Variations to the title guarantee¹¹⁹**
- 1.1 For the purposes of section 6(2) of the 1994 Act:
 - 1.1.1 all entries made in any public register that a prudent tenant would inspect will be treated as within the actual knowledge of the Tenant;
 - 1.1.2 section 6(3) of the 1994 Act will not apply; and
 - 1.1.3 the Tenant will be treated as having actual knowledge of any matters that would be disclosed by an inspection of the Premises.
- 1.2 The title guarantee will not apply in respect of the title to tenant's fixtures.
- 1.3 [The Tenant will be responsible for the Landlord's costs incurred in complying with the covenant set out in section 2(1)(b) of the 1994 Act.]
- 1.4 [The covenants set out in section 2 of the 1994 Act will not imply any obligation on the Landlord to do anything to enable the Tenant to obtain any title at the Land Registry other than a good leasehold title.¹²⁰]
- 1.5 [The covenants set out in section 4(1)(b) of the 1994 Act will not extend to any breach of the tenant's obligations in the Head Lease relating to the physical state of the Premises or the Building.¹²¹]
2. **Register entries**

The matters contained or referred to in title number[~~Ss~~] [TITLE NUMBER(S)] as ~~shown on the attached official copy entries~~at [~~●~~]¹²² other than [ENTRY NUMBERS].
3. **Other deeds and documents**

The matters contained or referred to in the following deeds and documents:

Date	Document	Parties
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¹¹⁹ Include this paragraph only where the Landlord leases the Premises with a full or limited title guarantee.

¹²⁰ Include this paragraph only where the Landlord's title to the Premises is not registered at HM Land Registry.

¹²¹ Include this paragraph only where the Landlord holds the Premises under the Head Lease.

¹²² Note that with computerised registers, the entry numbers may change if changes are made to the register. It is therefore helpful to ~~attach~~specify the ~~relevant~~date of the official copies of the title to the Lease so that it is clear which entries are being referred to.

SCHEDULE 6

Works¹²³

1. Defined terms

This **Schedule 6** uses the following definitions:

“CDM Regulations”

the Construction (Design and Management) Regulations 2015.

“Consents”

all necessary permissions, licences and approvals for the Permitted Works under the Planning Acts, the building and fire regulations, and any other statute, bye law or regulation of any competent authority and under any covenants or provisions affecting the Premises or the Building and as otherwise required from owners, tenants or occupiers of any part of the Building or any adjoining premises.

“Prohibited Materials”

any products or materials that:

- (a) do not conform to relevant ~~British and European~~ standards or codes of practice; or
- (b) are generally known within the construction industry at the time of specification to be deleterious to health and safety or the durability of buildings or structures in the particular circumstances in which they are specified for use.

2. Tenant’s obligations in relation to Permitted Works

2.1 Before starting any Permitted Works the Tenant must:

- 2.1.1 obtain and provide the Landlord with copies of any Consents that are required before they are begun;
- 2.1.2 fulfil any conditions in the Consents required to be fulfilled before they are begun;
- 2.1.3 comply with its obligations in clause **4.20.4**;
- 2.1.4 notify the Landlord of the date on which the Tenant intends to start the Permitted Works;
- 2.1.5 provide the Landlord with any information relating to the Permitted Works as may be required by its insurers; and
- 2.1.6 ensure that it or its building contractor has put in place public liability and employers’ liability insurance of at least £[5] million in respect of each claim and provided the Landlord with a summary of the main terms of the insurance and evidence that the premiums have been paid.

2.2 If it starts any Permitted Works, the Tenant must carry out and complete them:

- 2.2.1 diligently and without interruption, and in any event before the End Date;¹²⁴

¹²³ This Schedule sets out the standard provisions that will apply when the Tenant carries out works. The inclusion of this Schedule will enable the Landlord to grant consent to Tenant’s works of a routine nature by reference to the obligations in this Schedule without the need for a detailed licence for alterations.

¹²⁴ If you want the Tenant to complete any works to the Premises within a set period after work has commenced, you will need to provide for this specifically in this paragraph.

- 2.2.2 in accordance with any drawings, specifications and other documents relating to the Permitted Works that the Landlord has approved;
- 2.2.3 in a good and workmanlike manner and with good quality materials;
- 2.2.4 [in accordance with the reasonable principles, standards and guidelines set out in any relevant guide or handbook published by the Landlord from time to time for tenant's works carried out at the Building;]
- 2.2.5 without using Prohibited Materials;
- 2.2.6 in compliance with the Consents and all Acts (including the Planning Acts) and with the requirements of the insurers of the Building and the Premises and (where applicable) of any competent authority or utility provider;
- 2.2.7 without affecting the structural integrity of the Building; and
- 2.2.8 with as little interference as reasonably practicable to the owners and occupiers of any other parts of the Building or any adjoining premises; and
- ~~2.2.9 in compliance, to the extent applicable, with the CDM Regulations.~~
- 2.3 The Tenant must make good immediately any physical damage caused by carrying out the Permitted Works.
- 2.4 The Tenant must permit the Landlord to enter the Premises to inspect the progress of the Permitted Works.
- 2.5 Until practical completion of the Permitted Works, the Tenant must:
 - 2.5.1 insure any Permitted Works for their full reinstatement cost (including professional fees) against loss or damage by the Insured Risks with a reputable insurer and provide the Landlord with a summary of the main terms of the insurance; and
 - 2.5.2 reinstate any of the Permitted Works that are damaged or destroyed before their completion.
- 2.6 Where the Landlord has given the Landlord's consent to any Permitted Works, the Tenant must comply with any additional obligations in relation to those Permitted Works that the Landlord lawfully imposes on the Tenant in giving the Landlord's consent.¹²⁵
- 2.7 As soon as reasonably practicable following completion of the Permitted Works the Tenant must:
 - 2.7.1 notify the Landlord of their completion;
 - 2.7.2 obtain any Consents that are required on their completion;
 - 2.7.3 remove all debris and equipment used in carrying out the Permitted Works;
 - 2.7.4 notify the Landlord of the cost of the Permitted Works;
 - 2.7.5 permit the Landlord to enter the Premises to inspect the completed Permitted Works;
 - 2.7.6 supply the Landlord with two complete sets of as-built plans showing the Permitted Works; and

¹²⁵ If you want to impose an obligation on the Tenant to begin any works to which Landlord's consent has been given, you will need to provide for this specifically in this paragraph.

- 2.7.7 ensure that the Landlord is able to use and reproduce the as-built plans for any lawful purpose.
- 2.8 If the CDM Regulations apply to the Permitted Works, the Tenant must:
- 2.8.1 comply with them and ensure that any person involved in the management, design and construction of the Permitted Works complies with their respective obligations under the CDM Regulations;
- 2.8.2 if the Landlord would be treated as a client for the purposes of the CDM Regulations, agree to be treated as the only client in respect of the Permitted Works; and
- 2.8.3 on completion of the Permitted Works provide the Landlord with a copy of any health and safety file relating to the Permitted Works and deliver the original file to the Landlord at the End Date.
- 2.9 If the Permitted Works invalidate or materially adversely affect an existing EPC or require the commissioning of an EPC, the Tenant must (at the Landlord's option):
- 2.9.1 commission an EPC from an assessor approved by the Landlord and give the Landlord written details of the unique reference number for that EPC; or
- 2.9.2 pay the Landlord's costs of commissioning an EPC.
- 2.10 [The Tenant must label all Plant installed outside the Premises as part of the Permitted Works in the manner requested by the Landlord and must not place any other signs or advertisements on the Plant other than signs that are legally required to be displayed on the Plant.¹²⁶]
- 3. No warranty relating to Permitted Works**
- 3.1 The Landlord gives no express or implied warranty (and the Tenant acknowledges that the Tenant must satisfy itself):
- 3.1.1 as to the suitability, safety, adequacy or quality of the design or method of construction of any Permitted Works;
- 3.1.2 that any Permitted Works may lawfully be carried out;
- 3.1.3 that the structure, fabric or facilities of the Premises or the Building are able to accommodate any Permitted Works; or
- 3.1.4 that any of the services supplying the Premises or the Building will have sufficient capacity for and will not be adversely affected by any Permitted Works.

¹²⁶ This clause can be deleted if the Tenant will not have the right to install Plant on the Plant Area.

SCHEDULE 7

Sustainability¹²⁷

1. Co-operation to improve Environmental Performance

1.1 The Landlord and the Tenant confirm that they:

1.1.1 wish to promote and improve the Environmental Performance of the Premises and the Building; and

1.1.2 wish to co-operate with each other (without legal obligation) to identify appropriate strategies for the improvement of the Environmental Performance of the Premises and the Building.

2. Environmental forum

2.1 The Landlord [may][must] provide an environmental forum (the “**Forum**”) that will meet on a regular basis to:

2.1.1 consider the adequacy and improvement of data sharing on energy and water use, waste production and recycling;

2.1.2 review the Environmental Performance of the Lettable Units and the Building;

2.1.3 agree targets and strategies for a travel plan for travelling to and from the Building; and

2.1.4 agree targets and strategies to improve the Environmental Performance of the Lettable Units and the Building.

2.2 The Forum may take any form that affords an appropriate means of communication and exchange of views, whether by meeting in person or not.

2.3 The Landlord and the Tenant will each nominate a suitable person to participate in the Forum. They will try to ensure that their nominees attend and participate in any Forum meetings or discussions of which appropriate advance notice has been given.

2.4 All tenants of the Building will be entitled to attend and take part in the Forum.

2.5 [The Landlord and the Tenant may agree to allow third parties to participate in the Forum for a specified period or for a specified purpose.]

2.6 [The Landlord will try to ensure that a representative of any managing agents appointed by the Landlord attends and participates in any Forum meetings or discussions of which appropriate advance notice has been given.]

2.7 Where any of the issues considered, reviewed or agreed in the Forum relate exclusively to the Premises, either the Landlord or the Tenant may request that these are discussed between them and their authorised agents only (and not with any other permitted participants in the Forum).

3. Data sharing

3.1 The Landlord and the Tenant will share the Environmental Performance data they hold relating to the Premises and the Building. This data will be shared on a regular basis [not less frequently than quarterly] with each other, with any managing agents appointed by the

¹²⁷ If the parties want to include more detailed sustainability provisions, refer to the provisions in the Better Buildings Partnership's **Green Lease Toolkit**. This Schedule is not intended to impose onerous obligations in relation to sustainability issues but is intended to facilitate a discussion between the parties about these issues.

Landlord and with any third party that the Landlord and the Tenant agree should receive the data.

3.2 Unless they are under a statutory disclosure obligation, the Landlord and the Tenant must keep the data shared under this clause confidential. They will use that data only for the purpose of:

3.2.1 monitoring and improving the Environmental Performance of the Premises and the Building; and

3.2.2 measuring the Environmental Performance of the Premises and the Building against any agreed targets.

3.3 Nothing in this paragraph 3 will oblige the Landlord to disclose to the Tenant Environmental Performance data received from any other tenants or occupiers of the Building.

3.4 The Landlord will not disclose Environmental Performance data provided by the Tenant to any other tenants or occupiers of the Building.

3.5 The Landlord must ensure any managing agents appointed by the Landlord are placed under a similar obligation to keep shared data confidential on the same terms as this paragraph 3.

4. **Alterations**

4.1 Both the Landlord and the Tenant will take into consideration any impact on the Environmental Performance of the Premises and the Building from any proposed works to or at the Premises[or the Building].

4.2 The Tenant agrees to allow the Landlord (if the Landlord so wishes and upon reasonable prior notice) to install, at the Landlord's own cost, separate metering of utilities used in the Common Parts and the Premises[and the Landlord agrees to allow the Tenant to install separate [sub-]metering of the utilities used in the Premises¹²⁸].

¹²⁸ The installation of a completely separate metered supply for the Premises may involve costly works to the remainder of the Landlord's property to establish a new supply and install the meters. Consider whether this right should be given to the Tenant.

SCHEDULE 8

Underletting

1. Defined terms

This **Schedule 8** uses the following definitions:

“Approved Underlease”

an underlease approved by the Landlord and, subject to any variations agreed by the Landlord in its absolute discretion:

- (a) granted without any premium being received by the Tenant;
- (b) reserving a market rent, taking into account the terms of the underletting;
- (c) [for a term of not less than [NUMBER] years calculated from the date on which the underlease is completed;]
- (d) lawfully excluded from the security of tenure provisions of the 1954 Act [if it creates an underletting of a Permitted Part];
- (e) containing provisions:
 - (i) requiring the Undertenant to pay as additional rent the whole or, in the case of an Underlease of a Permitted Part, a due proportion, of the Insurance Rent, Service Charge and other sums, excluding the Main Rent, payable by the Tenant under this Lease;
 - (ii) for rent review at [five yearly] intervals and otherwise on the same terms as in **Schedule 2**; and¹²⁹
 - (iii) for change of use and alterations corresponding to those in this Lease;
- (f) containing a covenant by the Undertenant not to assign the whole of the Underlet Premises without the prior written consent¹³⁰ of the Landlord and the Tenant on terms corresponding to those in this Lease and a covenant not to assign part only of the Underlet Premises;
- (g) [containing a covenant by the Undertenant not to create any Sub-Underlease of the whole or any part of the Underlet Premises] OR [containing a covenant by the Undertenant not to create any Sub-Underlease of the whole of the Underlet Premises without the prior written consent of the Landlord and the Tenant and a covenant by the Undertenant not to create any Sub-Underlease of any part of the Underlet Premises] OR [containing a covenant by the Undertenant not to create any Sub-Underlease of the whole or any part of the Underlet Premises without the prior written consent of the Landlord and the Tenant];¹³¹
- (h) [containing provisions requiring any Sub-Underlease to contain:
 - (i) a valid agreement to exclude the security of tenure provisions of the 1954 Act;

¹²⁹ Some landlords may require the rent review dates in the underlease to coincide with those in this Lease even if this means that the first rent review falls within the first five years of the grant of the underlease.

¹³⁰ Although the interpretation clause in this Lease states that references to a consent are to a prior written consent, the full form of wording has been included in this definition as the relevant interpretation clause may not be included in the underlease.

¹³¹ Take specific instructions on whether an undertenant should have the right to sub-underlet. **Paragraph (h)** will not be required if sub-underletting is prohibited.

- (ii) obligations by the Sub-Undertenant not to assign the whole of the Sub-Underlet Premises without the prior written consent of the Landlord, the Tenant and the Undertenant and not to assign part of the Sub-Underlet Premises;
- (iii) an absolute prohibition on the creation of further underleases of whole or part [except where the Sub-Underlease is of the whole of the Premises when the Sub-Underlease may contain provisions permitting the creation of one further underlease of whole with the prior consent of the Landlord, the Tenant and the Undertenant but with the additional provision that no underleases of whole or part will be created out of that further underlease];
- (i) if the Underlease is excluded from the security of tenure provisions of the 1954 Act, containing any other provisions that are reasonable in the context of the terms of this Lease and the nature of the proposed Underlease; and
- (j) if the Underlease is not excluded from the security of tenure provisions of the 1954 Act, containing other provisions corresponding with those in this Lease;

“Approved Undertenant”¹³²

a person approved by the Landlord and who has entered into a direct deed with the Landlord agreeing:

- (a) to comply with the terms of the Approved Underlease; and
- (b) to procure that any proposed assignee of the Underlet Premises enters into a direct deed in the same terms as set out in this definition of Approved Undertenant;

[“Permitted Part”

any part of the Premises that the Landlord approves;

OR

any of the following:

- (a) a whole floor of the Premises; [or]
- (b) two or more adjoining whole floors of the Premises; [or]
- (c) [part of a floor of the Premises [if underlet with an adjoining whole floor]]

in each case having independent means of access, for general access and for servicing, from the public highway, from the Common Parts or from those parts of the Premises approved by the Landlord as common parts for the use and enjoyment of the Tenant and any permitted undertenants of the Underlet Premises;]

“Sub-Underlease”

any sub-underlease created out of an Underlease;

“Sub-Underlet Premises”

the premises let by a Sub-Underlease;

¹³² Consider whether the Landlord should have the right to receive a guarantee of the Approved Undertenant’s obligations.

“Sub-Undertenant”

any tenant under a Sub-Underlease;

“Underlease”

the underlease granted following the approval of the Approved Underlease;

“Underlet Premises”

the premises let by an Underlease; and

“Undertenant”

the Approved Undertenant to whom the Tenant grants an Underlease.

2. Right to underlet

2.1 [Subject to paragraph ~~2.23~~, the][The] Tenant may, with the Landlord’s consent, underlet the whole of the Premises [or the whole of a Permitted Part] by an Approved Underlease to an Approved Undertenant.

2.2 If the Landlord requires, the Landlord’s consent may be conditional on the Approved Undertenant providing a guarantor (approved by the Landlord) to guarantee to the Landlord the Approved Undertenant’s compliance with its obligations in the Approved Underlease [in substantially the terms set out in clause 7][in a form that the Landlord requires].

~~2.23~~ 2.2.3 [The grant of an Underlease [or a Sub-Underlease] must not result in the Premises being divided into more than [NUMBER] self-contained units of occupation, taking into account any existing Underleases [or Sub-Underleases].]

3. Obligations in relation to underleases

3.1 The Tenant must not waive any material breach by an Undertenant of any terms of its Underlease [or by a Sub-Undertenant of any terms of its Sub-Underlease].

3.2 The Tenant must not reduce, defer, accelerate or commute any rent payable under any Underlease.

3.3 On any review of the rent payable under any Underlease, the Tenant must:

- 3.3.1 review the rent payable under the Underlease in compliance with its terms;
- 3.3.2 not agree the reviewed rent (or the appointment of any third party to decide it) without the Landlord’s approval;
- 3.3.3 include in the Tenant’s representations to any third party any representations that the Landlord may require; and
- 3.3.4 notify the Landlord what the reviewed rent is within two weeks of its agreement or resolution by a third party.

3.4 The Tenant must not vary the terms or accept any surrender of any Underlease without the Landlord’s approval.

Executed as a deed by the Landlord acting by)
[a director and its secretary] or by [two directors]:)

Signature of Director

Signature of Director/Secretary

Executed as a deed by the Tenant acting by)
[a director and its secretary] or by [two directors]:)

Signature of Director

Signature of Director/Secretary

[Executed as a deed by the Guarantor acting by)
[a director and its secretary] or by [two directors]:)

Signature of Director

Signature of Director/Secretary]

Change Summary Report

Comparison Date: 10/06/2021 16:55

Original Document:

C:\Users\CallaghanM\Desktop\MCL-OFFICE-02_V1-4a.docx
The document has had fields converted into text

Revised Document:

C:\Users\CallaghanM\Desktop\MCL\MCL-OFFICE-02_V1.5.docx
The document has had fields converted into text

	Number of Changes	Mark-up
Insertions	155	Sample Insert
Deletions	112	Sample Delete
Total Changes	267	