

PRO002



Net Lawman Ltd
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PRO002

Shop

The landlord is:

The tenant is:

The guarantor is:

The subject property is a

Start date of lease:

End date of lease:

Use allowed:

The rent is:

When rent payable:

Rent review:

Rent review date:

Here are the tenant's rights

1 Payments

The tenant is to pay

1.1 the rent, and,

1.2 the amount of property under written notice

1.3 a fair proportion of the cost of repairs

shall be used only as a services.

pounds per year.

instalments in advance on

An appropriate date for the period from now the start of the lease.

landlord may increase the rate by the procedure set

[] anniversary of the start

the rent;

and pays to insure the (days after the landlord gives be paid as rent);

landlord nominates) of the

1.4 party walls, pipes, sewers, pipes on property;

roads, paths, gutters, drains, shared with other

1.5 the cost of any work done by the tenant default

landlord does after the

1.6 the costs and expenses which the landlord incurs in:

(fees) which the landlord

1.6.1 dealing with the property, whether or not the tenant is liable for consent or approval,

landlord does after the

1.6.2 preparing and paying for any plans or drawings which the tenant is obliged to prepare or pay for, even if the tenant is not liable for them;

each of the tenant's obligations under the Law of Property Act 1925, and without a court order;

1.6.3 preparing and paying for any plans or drawings which the tenant is obliged to prepare or pay for, even if the tenant is not liable for them;

repairs or alterations either during the term of the lease or after it ends, or to give up the property in the event that the lease ends.

2 Interest

If any payment is made in arrears, the landlord is entitled to charge interest on the late payment from the date of the actual payment at the rate of 5% per annum above the base rate of the Bank of England.

the landlord is entitled to charge interest on the late payment from the date of the actual payment at the rate of 5% per annum above the base rate of the Bank of England.

2.1 nothing is to be taken into account in calculating the late payment interest.

2.2 any value added tax payable by the tenant in respect of the late payment is to be taken into account in calculating the late payment interest.

3 Further Payments

The tenant is also to pay the following:

with value added tax where applicable.

3.1 all periodic rates or charges imposed after the commencement of the lease, and promptly to the service supplier;

of the property, including any charges of a novel nature), to be paid promptly to the service supplier;

3.2 all charges for the registration of the lease, and promptly to the service supplier;

and promptly to the service supplier;

3.3 a registration fee payable by the tenant to register the lease, and promptly to the service supplier;

which this lease requires the tenant to pay to solicitors when presenting the lease for registration.

4 Use allowed

The tenant is to comply with the conditions of this lease as to the use of the property and may not do anything which would or might be construed as to contravene them:

- 4.1 to use the property for the purposes specified in clause 1.1;
- 4.2 not to do anything which would or might be construed as to contravene the insurance policy covering the property or any other policy covering the property;
- 4.3 not to hold any fire or other insurance policy covering the property or any other policy covering the property;
- 4.4 not to use the property in a way which is dangerous, offensive, noxious, illegal, or which would or might be construed as to become a nuisance or annoyance to any occupier of any neighbouring property;
- 4.5 not to display anything which is visible from the highway or which is not entitled to be so displayed;
- 4.6 not to overload the property or any part of it;
- 4.7 to comply with any law, rule, licence, or regulation which regulates how the property is used or which requires registration with any authority.

5 Access for Landlord

The tenant is to give access to the property for the purposes specified in clause 5.1 to 5.7:

- 5.1 to inspect the property at any time when it is being used;
- 5.2 to do works which are necessary for the proper maintenance of the property by this lease;
- 5.3 to comply with any law, rule, licence, or regulation which regulates how the property is used or which requires registration with any authority;
- 5.4 to view the property at any time when it is being used by the mortgagee or, during the last six months of the term of the lease, by the prospective tenant;
- 5.5 to value the property at any time when it is being used;
- 5.6 to inspect, clean, or repair any pipes, wires, or other fittings in the property, or any sewers, drains, or other fittings in the property;
- 5.7 the landlord may enter the property at any time when it is being used except in emergency;

as to the use of the property and may not do anything which would or might be construed as to contravene them:

insurance policy covering the property or any other policy covering the property;

are dangerous, offensive, noxious, illegal, or which would or might be construed as to become a nuisance or annoyance to any occupier of any neighbouring property;

of the property or which is not entitled to be so displayed;

y;

ent, order, regulation, bye-law, rule, licence, or regulation which regulates how the property is used or which requires any licence or registration with any authority.

d by him in writing, access to the property for the purposes specified in clause 5.1 to 5.7:

t is being used;

o by this lease;

mortgagee or, during the last six months of the term of the lease, by the prospective tenant;

y, or any sewers, drains, or other fittings in the property;

e except in emergency;

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