

PR071

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Date:

This agreement is made between
[address]

of
("the Landlord")

and [name]
[address]

of
("the Tenant")

and [name]
[address]

of
("the Guarantor")

It is now agreed as follows:

1 The Tenancy

1.1 The Tenancy

Term Business Tenancy.

1.2 The Landlord
Schedule ("the
rent of £[amount]

cy of the land described in the
[date] and ending [date] at a

1.3 The rent is paid
OR

1.2 The rent is paid

advance

1.4 If any instalment
date the Tenant
payment at a

more than 14 days after the due
due date to the actual date of

2 Payments

The tenant is to pay

2.1 the rent;

2.2 the amount of
on the property
the landlord's
rent);

and pays to insure the buildings
to be paid within 14 days after
and this amount is to be paid as

- 2.3 a fair proportion of the cost of repairing main roads, paths, gutters, drains, sewers, pipes (landlord nominates) of the cost of shared with other property;
- 2.4 the cost of any repairs or defaults; (landlord does after the tenant)
- 2.5 the costs and expenses (including legal fees) which the landlord incurs in:
 - 2.5.1 dealing with any claim for consent or approval, whether or not the claim is successful;
 - 2.5.2 preparing any plans or drawings or order is made;
 - 2.5.3 preparing any plans or drawings or order is made; dilapidations either during the lease or when the tenant gives up the property in the event of the lease ending.

3 Exclusions from the tenant's obligations

The following are not included in the tenant's obligations reserved for the Landlord:

- 3.1 the right to mine or quarry or to do any work in connection with any of the above;
- 3.2 shooting, hunting, fowling, or any other sports (whether lawful or unlawful, in any alternative to the above) and fishing rights; and any other rights which may come on the Land at any time on reasonable notice;
- 3.3 growing timber or any other crops or plants;
- 3.4 the right of the Landlord to enter the Land to inspect any aspect of it.

4 Rent review

- 4.1 The rent will be reviewed (with effect from every second / third / fourth anniversary of the date of completion of this agreement) OR
- 4.1 The rent shall be reviewed (with effect from every second / third / fourth anniversary of the date of completion of this agreement) by [5] % over the sum then payable (with effect from every second / third / fourth anniversary of the date of completion of this agreement) OR
- 4.1 The rent shall be reviewed (with effect from every second / third / fourth anniversary of the date of completion of this agreement) by [5] % over the sum then payable (with effect from every second / third / fourth anniversary of the date of completion of this agreement) during the term.

4.2 The provision
review of rent

Act 1995 shall apply to the

5 Repairs and maintenance

The tenant must:

5.1 maintain the structure
and buildings

paths, boundary features, drains

and the tenant

5.2 make any structural
items mentioned

in the schedule or additions to any of the
without the landlord's consent in writing;

but the tenant

5.3 alter or improve

5.4 make good damage
proceeds of a
paid because

to the landlord, except to the extent that the
by either party have not been

6 Tenant's covenants

The Tenant now agrees

6.1 farm the land
character of the

for business and maintain the
character of the land;

6.2 pay the rent in

6.3 pay all existing
outgoings charges
Tenancy;

rates assessments impositions and
charges payable by the occupier during the term of the

6.4 use the Land
cattle, pigs, deer

only for grazing only by [horses,

6.5 keep the Land
ragwort, nettles
curled dock and

free from weeds (in particular from
ragwort, nettle, creeping or field thistle,
and the destruction of rabbits or moles;

- 6.6 return four to (equivalent) for each tonne of hay or straw r
- 6.7 keep all ditches obstruction;
- 6.8 es in a sheep and cattle proof stock proof; good order; condition;
- 6.9 keep an appr and having regard to the type and qualities and drainage, so as to prevent any poaching or o
- 6.10 comply with a y, mowing, fertilising, spraying and manage on of the land within an Environmental site of Special Scientific Interest a Countryside ar official scheme.
- 6.11 report any lea
- 6.12 mow the sw ear if not grazed to a level satisfactory to
- 6.13 include the L nants IACS submission. The Landlord will r their own IACS submission;
- 6.14 when the ten od heart and condition, sown with a suitable y specified by the grower; OR cleared of all eady for grazing by stock.
- But that he wi
- 6.15 without the ndlord make any Tenant's improvement ing permission which relate to the Land;
- 6.16 do or permit a any part of it which may be or become a nui ne Landlord or the Tenants or occupiers of rhood or the local or other authorities;
- 6.17 object to an ed by the Landlord or any associated co minerals from the Land or for any other prop of the Land.

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