

PR072

ent (short version)



PR072

ent

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 shall grant to the Tenant a tenancy of the land described in the Schedule to this agreement commencing on [date] and ending [date] at a rent of £[amount]

tenancy of the land described in the Schedule to this agreement commencing [date] and ending [date] at

1.3 The rent is payable in advance OR

1.2 The rent is payable in advance

advance

1.4 If any instalment of rent is not paid by the due date the Tenant shall be liable to pay interest on the amount of the unpaid rent at a rate of [percentage] per annum

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

2 Payments

The tenant is to pay

2.1 the rent;

2.2 the amount of any interest payable on the property (including the landlord's share of the rent);

the tenant shall pay to insure the buildings and contents and the cost to be paid within 14 days after the date of completion of 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 tenant is liable;

2.5.2 preparing any plans or drawings or order is made; and

2.5.3 preparing any plans or drawings or order is made; and dilapidations either during the lease or after the tenant gives up the property in the event the lease ends.

3 Exclusions from the tenant's obligations

The following are not obligations reserved for the Landlord:

3.1 right to mine or quarry or to do any other work of that nature; or

3.2 shooting, hunting, or fishing (whether or not by license or permit) and any alternative rights (including rights of access) and fishing rights; and any other rights which may come on the Land at any time on reasonable notice;

3.3 growing timber or other crops or plants; or

3.4 the right of the Landlord to inspect any aspect of it.

4 Repairs and maintenance

The tenant must:

4.1 maintain the structure and buildings, including the roof, walls, floors, ceilings, boundary features, drains and gutters, and any other fixtures or fittings;

4.2 and the tenant must not make any structural alterations or additions to any of the buildings or fixtures or fittings without the Landlord's consent in writing;

but the tenant

4.3 alter or improve

4.4 make good damage
proceeds of a
paid because

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

5 Tenant's covenants

The Tenant now agrees

5.1 farm the land
character of the

business and maintain the
;

5.2 pay the rent in

5.3 pay all existing
outgoings chargeable
Tenancy;

assessments impositions and
super during the term of the

5.4 use the Land
cattle, pigs, deer

s for grazing only by [horses,

5.5 keep the Land
ragwort, nettles
curled dock and

from weeds (in particular from
istle, creeping or field thistle,
tion of rabbits or moles;

5.6 return four tonnes
hay or straw re

equivalent) for each tonne of

5.7 keep all ditches

obstruction;

5.8 maintain:

and cattle proof condition;
stock proof;
good order;
condition;

5.9 keep an appropriate
and qualities
poaching or other

and having regard to the type
rainage, so as to prevent any

5.10 comply with a
and manage

y, mowing, fertilising, spraying
on of the land within an

Environmental
a Countryside

of Special Scientific Interest
ar official scheme.

5.11 report any lea

5.12 mow the sw
satisfactory to

ear if not grazed to a level

5.13 include the L
Landlord will r

nants IACS submission. The
their own IACS submission;

5.14 when the ten
with a suitable
cleared of all

od heart and condition, sown
y specified by the grower; OR
eady for grazing by stock.

But that he wi

5.15 without the
improvement
the Land;

ndlord make any Tenant's
ing permission which relate to

5.16 do or permit a
become a nui
occupiers of
authorities;

any part of it which may be or
ne Landlord or the Tenants or
rhood or the local or other

5.17 assign charge
the Land or an

e possession or occupation of

5.18 object to an
associated co
any other prop

ed by the Landlord or any
minerals from the Land or for
of the Land.

5.19 construct any
from the Land

without prior written approval

5.20 permit or allow
facilities or en
any such per
eviction from t

squatters or any recreational
of the Land and in the event of
to secure their removal and
amage caused by them.

5.21 plough or re-s

5.22 deposit or bur

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