

Date

Lease

relating to

Address of Property

between

[Landlord]

and

[Tenant]

making life go your way

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Prescribed Land Registry Clauses

LR1. Date of Lease:	
LR2. Title Numbers:	LR2.1 – Landlord’s title number: _____ LR2.2 – Other title numbers: _____
LR3. Parties to the Lease:	Landlord: _____ Tenant: _____ Other parties: None
LR4. Premises:	The property demised by this Lease and described in [Part 1 of the First Schedule]
LR5. Prescribed statements, etc.:	This lease is made under or by reference to the provisions of the Leasehold Reform, Housing and Urban Development Act 1993
LR6. Term for which the Premises is leased:	_____ years from and including [the Term Commencement Date]
LR7. Premium (including VAT):	None
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 agreement, to acquire the reversion or another lease of the Property, or to acquire an interest in other land: None LR9.2 – Tenant’s covenant to (or offer) surrender this agreement: None LR9.3 – Landlord’s contractual rights to acquire this agreement: None
LR10. Restrictive covenants given in this Lease by the Landlord in respect of land other than the Premises:	None
LR11. Easements:	LR11.1 – Easements granted by this Lease for the benefit of the Premises: Refer to [Part 2 of the First Schedule] LR11.2 – Easements granted or reserved by this Lease over the Premises for the benefit of other property: Refer to [Part 3 of the First Schedule]

LR12. Estate rentcharge burdening the Premises:	None
LR13. Application for standard form of restriction:	The parties to this Lease apply to enter the following standard form of restriction against the title of the Premises: None
LR14. Declaration of trust where there is more than one person comprising the Tenant:	[The Tenant is more than one person. They are to hold the Premises on trust for themselves as [joint tenants] or [tenants in common in equal shares] or [on trust in accordance with a trust deed dated _____] OR Not applicable

Lease – Address of Property

This **Deed of Lease** is made the _____ day of _____
BETWEEN

(1) [name] of [address] ('the **Landlord**')

(2) [name] of [address] ('the **Tenant**')

1. Definitions and Interpretation

1.1. The following definitions apply to this deed:

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Lease	means the lease dated [lease date] and made between [original landlord] (1) AND [original tenant] (2) and which is registered at HM Land Registry under title number [title number]
Premises	means the premises described in and demised by the Lease
Term	means the term granted by the Lease
New Term	means the term of [XXX] years from [commencement date]
Rent	means the rent reserved by the Lease
New Rent	means the rental defined in the Schedule hereto
Modifications	means the modifications and variations to the terms of the Lease set out in the Schedule hereto
Reversionary Title	means the reversionary title number [freehold title number]

1.2. 'the Landlord' where the context so admits the includes the person for the time being entitled to the reversion immediately expectant on the determination of the Term

1.3. the clause headings do not form part of this Lease and shall not be taken into account in its construction or interpretation

2. Background

2.1. The Premises are now vested in the Tenant for all the unexpired residue of the Term subject to the Rent and to the Tenant's covenants and conditions contained in the Lease

2.2. The reversion immediately expectant on the Term is now vested in the Landlord in fee

simple

2.3. The Landlord and the Tenant have agreed for the grant of an extended lease on the Terms expressed in this lease

3. Demise

The Landlord demises to the Tenant the Premises with the exceptions and reservations as are expressed in the Lease TO HOLD to the Tenant for the New Term SUBJECT as mentioned in the Lease and SUBJECT to and with the benefit of the covenants on the part of the Landlord and the Tenant respectively contained in the Lease and the provisos declarations and conditions contained in the Lease together with the covenants and restrictions stipulations and conditions contained or referred to in the Reversionary Title and subject further to the Modifications YIELDING AND PAYING to the Landlord the New Rent

4. Mutual Covenants

The Landlord and Tenant mutually covenant that they will respectively perform and observe the several covenants provisos and stipulations contained in the Lease as if they were repeated in full in this lease subject to the Modifications as if the names of the parties to this lease were respectively substituted for those in the Lease as appropriate

5. Declarations

5.1. It is agreed that if the Term is determined under the proviso for re-entry contained in the Lease this lease shall become absolutely void

5.2. The parties hereto certify there is no agreement for lease to which this lease gives effect

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

THE SCHEDULE
(Modifications to the Lease)

1. The Term granted by the Lease expires on the date hereof and references to the said Term in the Lease shall be read as references to the New Term
2. The Ground Rent from the date of this lease payable (if demanded) shall be a peppercorn

Signed as a deed by **[individual]**: _____
in the presence of:

Witness signature: _____

Witness name: _____

Witness address: _____

Executed as a deed on behalf of **[company name]**

acting by:

Director / Company Secretary: _____

Director: _____

Executed as a deed on behalf of **[company name]**

acting by **[name of Director]**: _____

in the presence of:

Witness signature: _____

Witness name: _____

Witness address: _____

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