

LEASE AGREEMENT (Renting Accommodation to a Business)

1. The Lessor (Landlord)

Name: _____

Address: _____

2. The Lessee (Tenant / Business)

Company Name: _____

Registered Address: _____

3. Property

Address of Rented Accommodation:

4. Term of Lease

Commencement Date: ____ / ____ / ____

Fixed Term: 12 months / 24 months / Other: _____

5. Rent

Rent Amount: £_____ per month/year

Payable: monthly / quarterly / annually

Payment Due Each Period On: _____

6. Rent Review Provisions

- Review Interval: 12 months / 24 months / Other: _____
- Reviewed rent must reflect market rental value.
- Disputes referred to an independent RICS-qualified surveyor.

7. Market-Rate and Arm's-Length Terms

- Rent reflects arm's length commercial terms.
- Premises used for business purposes only.
- Parties will maintain evidence of market rental value.

8. Repairs and Maintenance

Lessor responsible for: structural repairs, external maintenance, building insurance.

Lessee responsible for: internal repairs, utilities, business alterations.

9. Use of the Premises

- For lawful business purposes only.
- No nuisance or unlawful use.
- No subletting without written permission.

10. Termination

- At end of fixed term.
- Early termination with ____ months' notice.
- Immediate termination for unremedied material breach.

11. Insurance

- Lessor insures building structure.
- Lessee insures business contents and equipment.

12. Governing Law

This Agreement is governed by the laws of England and Wales.

13. Signatures

LESSOR:

Name: _____

Signature: _____

Date: _____

LESSEE (BUSINESS):

Name: _____

Position: _____

Signature: _____

Date: _____