

THIS LEASE is made the _____ day of _____ Two Thousand and fourteen BETWEEN

(1) **THE COUNCIL OF THE BOROUGH OF HAVANT** of The Plaza Civic Centre Road Havant Hampshire PO9 2AX ("The Landlord") and

(2) _____ of _____ of _____ and _____ of _____ (herein together called "The Tenant")

NOW THIS DEED WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

For all purposes of this lease the terms defined in this clause have the meanings specified

1.1 "The Premises" means the land situate at and known as The Hall Fraser Road Bedhampton Hampshire which land is shown edged with red on the Plan

1.2 "Conduits" means pipes sewers drains mains ducts conduits gutters watercourses wires cables channels and all other conducting media

1.3 Words importing one gender include all other genders and words importing the singular include the plural and vice versa

1.4 The clause paragraph and schedule headings do not form part of this document and are not to be taken into account in its construction or interpretation

1.5 The expression "The Landlord" includes the person or persons from time to time entitled to possession of the Premises when this lease comes to an end

1.6 "The Insured Risks" means the risks of loss or damage by fire flood storm tempest or other inevitable accident

1.7 Unless expressly stated to the contrary the expression "this lease" includes any document supplemental to or collateral with this document or entered into in accordance with this document

1.8 Where any party to this lease for the time being comprises two or more persons obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising that party jointly and severally

1.9 References to 'losses' are references to liabilities damages or losses awards of damages or compensation penalties costs disbursements or expenses arising from any claim demand action or proceedings

1.10 "The 1954 Act" means the Landlord and Tenant Act 1954

1.11 "The Permitted Use" means use as a place for men to meet and carry out restoration and small construction projects general crafts and other community based projects on week days and only between 9.00 a. m. and 21. 00 p.m. with no machinery being used before 9.00 a. m. or after 17.00 p.m. and for activities such as committee meetings gardening and classes such as IT and cookery between 9.00 a. m.and 21.00 p.m on week-ends and on bank holidays. without the use of machinery and with no deliveries to the Premises taking place between 8.00 a.m. and 9.00 a.m. and 2.30 p.m. and 4.30 p.m.during school term time or at all on Saturday afternoons during the period beginning on 1st September and ending on 30th April

1.12 "The Plan" means the plan annexed to this lease and numbered V/2385

1.13 "The Rent" means the annual rent as set out in the First Schedule hereto

1.14 "The Rent Commencement Date" means the _____ day of _____ 2014

1.15 "The Tenant" includes any person who is for the time being bound by the tenant covenants of this lease

- 1.16 "The Term" means the term commencing on and including the Rent Commencement Date and expiring on 2019
- 1.17 Any covenant by the Tenant not to do anything includes an obligation not to permit or suffer that thing to be done by another person
- 1.18 "VAT" means value added tax or any other tax of a similar nature and unless otherwise expressly stated all references to rent or other sums payable by the Tenant are exclusive of VAT

2. **DEMISE**

The Landlord demises the Premises to the Tenant together with the rights specified in the Second Schedule hereto but excepting and reserving to the Landlord the rights specified in the Third Schedule hereto to hold the Premises for the Term yielding and paying to the Landlord the Rent without any deduction or set off as set out in the First Schedule hereto.

3. **THE TENANT'S COVENANTS**

The Tenant covenants with the Landlord to observe and perform the requirements of this clause 3

- 3.1 The Tenant must pay the Rent on the day and in the manner set out in this lease and must not exercise any right or any claim to withhold rent or any right or claim to legal or equitable set-off
- 3.2 The Tenant must pay and must indemnify the Landlord against
- 3.2.1 all rates taxes assessments duties charges impositions and outgoings which are now or during the Term shall be charged assessed or imposed upon the Premises or upon the Tenant excluding any payable by the Landlord occasioned by receipt of the Rent or by any disposition or dealing with or ownership of any interest reversionary to the interest created by this lease and this provisions includes the cost of water used at the Premises
- 3.2.2 all VAT as may from time to time be charged on the Rent or other sums payable by the Tenant under this lease and
- 3.2.3 all VAT incurred in relation to any costs that the Tenant is obliged to pay or in respect of which he is required to indemnify the Landlord under the terms of this lease save where such VAT is recoverable or available for set-off by the Landlord as input tax

3.3 **Planning Consent**

The Tenant shall and without prejudice to the generality of anything else contained in this lease comply with all town and country planning legislation from time to time in force

3.4 **Repair and Cleaning**

- 3.4.1 The Tenant must throughout the Term keep the interior and exterior of the Premises in no worse repair and decorative order than they are shown to be by the schedule of condition attached to this lease
- 3.4.2 The Tenant must keep the Premises clean and tidy to the satisfaction of the Landlord and free of all rubbish and litter and make proper arrangements for the disposal and removal of any rubbish and litter
- 3.4.3 The Tenant must not cause any adjoining property of the Landlord or any other land roads or pavements abutting the Premises to be untidy

or dirty and in particular but without prejudice to the generality of the foregoing must not deposit refuse or other materials on them.

3.4.4 The Tenant shall maintain to the satisfaction of the Landlord (i) any trees and vegetation on the Premises and (ii) the boundary structures marked with "T" marks on the Plan

3.5 **Additions and Alterations**

The Tenant must not make any alteration or addition to the Premises without the consent in writing of the Landlord (in addition to any planning or other statutory consents required) and the asbestos management plan prepared by Albert Robertson on 20th July 2014 must be taken into account by all persons carrying out works to the Premises and before such work is undertaken

3.6 **Advertisements**

The Tenant must not without the consent of the landlord fix to or exhibit on the Premises or display anywhere on the Premises any placard sign notice fascia board or advertisement

3.7 **Statutory Obligations**

3.7.1 **General Provision**

The Tenant must comply in all respects with the requirements of any statutes and any other obligations imposed by law or by any byelaws applicable to the Premises or the use to which the Premises are being put

3.7.2 **Particular Obligations**

3.7.2.1 **Works required by statute department or authority**

Without prejudice to the generality of clause 3.7.1 the Tenant must execute all works and provide and maintain all arrangements on or in respect of the Premises or the use to which they are being put that are required in order to comply with the requirements of any statute already or in the future to be passed or the requirements of any government department local authority or other public or competent authority or court of competent jurisdiction regardless of whether the requirements are imposed on the owner the occupier or any other person

3.7.2.2 **Acts causing losses**

Without prejudice to the generality of clause 3.7.1 the Tenant must not do anything in or near the Premises by reason of which the Landlord may incur any losses under any statute

3.8 **Entry to inspect and notice to repair**

3.8.1 **Entry and notice**

The Tenant must permit the Landlord on reasonable notice during normal office hours except in emergency

3.8.1.1 to enter the Premises to ascertain whether or not the covenants and conditions of this lease have been observed and performed

3.8.1.2 to view the state of repair and condition of the Premises and to open up floors and other parts of the Premises where that is necessary in order to do so and

3.8.1.3 to give to the Tenant or notwithstanding clause 6.5 leave on the Premises ('a notice to repair') specifying the works required to remedy any breach of the Tenant's obligations in this lease provided

that any opening up must be made good by and at the cost of the Landlord if it reveals no breach of the terms of this lease

3.8.2 Works to be carried out

The Tenant must carry out the works specified in a notice to repair immediately including making good any opening up that revealed a breach of the terms of this lease

3.8.3 Landlord's power in default

If within 1 month of the service of a notice to repair the Tenant has not started to execute the work referred to in that notice or is not proceeding diligently with it or if the Tenant fails to finish the work within 2 months or if in the Landlord's reasonable opinion the Tenant is unlikely to finish the work within that period the Tenant must permit the Landlord to enter the Premises to execute the outstanding work and must within 14 days of a written demand pay to the Landlord the cost of so doing and all expenses incurred by the Landlord including legal costs and surveyor's fees

3.9 Alienation

The Tenant must not hold the Premises on trust for another and the Tenant must not sub-let or part with possession of the Premises or any part of them without the consent of the Landlord or permit another to occupy them or any part or parts of them and may not assign part or parts only of the Premises and may not without the prior consent of the Landlord in writing assign the whole of the Premises and any consent given under this clause 3.9 shall be given by a deed executed by the Landlord the Tenant and the disponee

3.10 Nuisance and residential restrictions

3.10.1 Nuisance auctions trades and immoral purposes

The Tenant must not do anything on the Premises nor allow anything to remain on them that may be or become a nuisance or cause annoyance disturbance inconvenience or injury to the Landlord its tenants or the owners or occupiers of any adjoining property of the Landlord and the Tenant must not use the Premises for any auction sale nor for any use which is illegal or dangerous or which causes nuisance or damage to the neighbourhood or to any public local or other authority or to the Landlord or to any tenants or owners or occupiers of any neighbouring property or users of the Council's land including nuisance or damage caused by vibration noise smell fumes smoke soot ash dust or grit

3.10.2 Residential use sleeping and animals

The Tenant must not use the Premises as sleeping accommodation or for residential purposes or keep any animal in them

3.11 Costs of applications notices and recovery of arrears

The Tenant must pay to the Landlord on an indemnity basis all costs fees charges disbursements and expenses including without prejudice to the generality of the above those payable to counsel solicitors surveyors and bailiffs properly and reasonably incurred by the Landlord in relation to or incidental to:

3.11.1 every application made by the Tenant for a consent or licence required by the provisions of this lease whether it is granted refused

or offered subject to any lawful qualification or condition or the application is withdrawn unless the refusal qualification or condition is unlawful whether because it is unreasonable or otherwise

- 3.11.2 the contemplation preparation and service of a notice under the Law of Property Act 1925 Section 146 or by reason or in contemplation of proceedings under Sections 146 or 147 of that Act even if forfeiture is avoided otherwise than by relief granted by the court
- 3.11.3 the recovery or attempted recovery of arrears of rent or other sums due under this lease and
- 3.11.4 any steps taken in contemplation of or in connection with the preparation and service of a schedule of dilapidations during or after the end of the Term

3.12 Use

The Tenant must not use the Premises for any purpose other than the Permitted Us

3.13 Compliance with other regulations

- 3.13.1 The Tenant must not store or bring upon the Premises any article of a specially combustible inflammable or dangerous nature
- 3.13.2 The Tenant must not do or suffer to be done anything whereby the present or any future policy of insurance against fire on the Premises may be rendered void or voidable or whereby the rate of premium may be increased and must re-pay to the Landlord all sums paid by way of increased premium occasioned by any breach of the provisions of this clause
- 3.13.3 The Tenant must at all times comply with the Fire Precaution (Workplace) Regulations 1997 and must identify to the Landlord a responsible person who will carry out a fire risk assessment of the Premises to ensure the safety of anyone who might use the Premises and the said store
- 3.13.4 The Tenant must at all times keep the Premises equipped with such fire fighting equipment as any insurers and the fire authority require
- 3.13.5 The Tenant must comply with any relevant food hygiene regulations and public health Acts and the use of the Premises shall be at all times in accordance with any environmental health requirements
- 3.13.6 The Tenant shall ensure that any alterations to electrical installations are to BS 7671 standard and are undertaken by an approved contractor from a relevant competent person scheme such as NICEIC or ECA and the Tenant shall provide to the Landlord a suitable installation report forthwith on the completion of any electrical work and the Tenant shall arrange regular safety checks of the portable electrical appliances from time to time at the Premises and shall forthwith on request from the Landlord provide to the Landlord evidence that such checks have been done

3.14 Evidence of compliance with this lease

If so requested the Tenant must produce to the Landlord or its surveyor any plans documents and other evidence the Landlord reasonably requires in order to satisfy himself that the provisions of this lease have been complied with

3.15 Emergency exits and security

The Tenant shall at all times ensure that any emergency exits at the Premises are kept unobstructed and shall ensure that the Premises are at all times secure and that the Landlord is supplied with a list of key holders and that the Landlord is notified immediately of any changes to such list

3.16 Indemnities and insurance

The Tenant must:

3.16.1 indemnify and keep indemnified the Landlord from and against all costs claims demands actions and liabilities whatsoever and howsoever arising in respect of injury to any person (whether fatal or otherwise) or damage to any property or any person caused by or arising out of or incidental to or in any way connected with the exercise by the Tenant or by his servants employees agents or independent contractors employed by him or by any person or body authorised by the Tenant of any uses authorised by this lease

3.16.2 insure and keep insured the Premises in the full re-instatement value at least and in the joint names of the Landlord and the Tenant against Insured Risks in an amount to be approved by the Landlord in some insurance office of repute and pay all premiums and sums of money for that purpose and on demand to produce to the Landlord the policy or policies of such insurance and the receipt for every such payment and in the case of destruction of or damage to the demised premises or any part thereof by any of the insured risks making the same unfit for use or occupation lay out all monies received in respect of such insurance in re-building and re-instating the same and as soon as is reasonably practicable and in case such monies shall be insufficient for that purpose then the Tenant shall make good the deficiency out of the Tenant's own money

3.16.3 effect an insurance policy with an insurance company approved by the Landlord to cover the risks mentioned in clause 3.16.1 hereof and all third party risks in the sum of not less than £2 million per claim or such other sum as the Landlord may from time to time specify in respect of any one claim and renew such policy from time to time throughout the Term and produce the said policy or policies together with receipts for payments of the premiums thereof to the Landlord on demand

3.17.4 effect an insurance policy to cover the fittings furnishings and other contents of the Premises

3.17 Yielding up

At the end of the Term howsoever the same is determined the Tenant must yield up the Premises with vacant possession decorated and repaired in accordance with and in the condition required by the provisions of this lease and give up all keys of the Premises to the Landlord remove Tenant's fixtures and fittings if requested to do so by the Landlord and remove all signs erected by the Tenant or any of his predecessors in title in upon or near the Premises immediately making good any damage caused by their removal I

3.18 Interest on arrears

The Tenant must pay interest on the Rent or other sums due under this lease that are not paid within 14 days of the date due whether formally demanded or not and the interest is to be recoverable as rent and nothing in this clause

entitles the Tenant to withhold or delay any payment of the Rent or any other sum due under this lease or affects the rights of the Landlord in relation to any non-payment

3.19 Statutory notices

The Tenant must give full particulars to the Landlord of any notice direction order or proposal relating to the Premises made given or issued to the Tenant by any government department or local public regulatory or other authority or court within 7 days of receipt and if so requested by the Landlord must produce it to the Landlord. The Tenant must without delay take all necessary steps to comply with the notice direction or order. At the request of the Landlord but at his own cost the Tenant must make or join with the Landlord in making any objection or representation the Landlord deems expedient against or in respect of any notice direction order of proposal

3.20 Conduits

The Tenant must not install or connect to the Premises any Conduits and shall not connect any services to the Premises

3.21 AGM

The Tenant shall invite with reasonable notice a representative of the Landlord's Community Team to attend all annual general meetings of the Havant Men's Shed Association

4. THE LANDLORD'S COVENANTS

The Landlord covenants with the Tenant to observe and perform the requirements of this clause 4


Quiet enjoyment

The Landlord must permit the Tenant peaceably and quietly to hold and enjoy the Premises without any interruption or disturbance from or by the Landlord or any person claiming under or in trust for him

5. FORFEITURE

If and whenever during the Term:

- 5.1 the Rent or any part of it or any VAT payable on it is outstanding for 14 days after becoming due whether formally demanded or not or
- 5.2 the Tenant breaches any covenant or other term of this lease or
- 5.3 the Tenant being an individual becomes bankrupt or
- 5.4 the Tenant being a company enters into liquidation whether compulsory or voluntary but not if the liquidation is for amalgamation or re-construction of a solvent company or has a receiver appointed or
- 5.5 the Tenant enters into an arrangement for the benefit of his creditors or
- 5.6 the Tenant has any distress or execution levied on his goods and where the Tenant is more than one person if and whenever any of the events referred to in this clause happens to anyone or more of them the Landlord may at any



time re-enter the Premises or any part of them in the name of the whole even if any previous right of re-entry has been waived and thereupon the Term is to cease absolutely but without prejudice to any rights or remedies that may have accrued to the Landlord against the Tenant in respect of any breach of covenant or other term of this lease including the breach in respect of which the re-entry is made

6 MISCELLANEOUS

6.1 Exclusion of warranty as to use

Nothing in this lease or in any consent granted by the Landlord under this lease is to imply or warrant that the premises may lawfully be used under any town and country planning legislation for the Permitted Use

6.2 Representations

The Tenant acknowledges that this lease has not been entered into in reliance wholly or partly on any statement or representation made by or on behalf of the Landlord except any such statement or representation expressly set out in this lease

6.3 Execution

This lease is executed as a deed

6.4 Tenant's property

If after the Tenant has vacated the Premises at the end of the Term any property of his remains in or on the Premises and he fails to remove it within 7 days after a written request from the Landlord to do so or if the Landlord is unable to make such a request to the Tenant within 14 days from the first attempt to make it then the Landlord may as the agent of the Tenant sell that property. The Tenant must indemnify the Landlord against any liability incurred by the Landlord to any third party whose property is sold by him in the mistaken belief held in good faith which is to be presumed unless the contrary is proved that the property belonged to the Tenant. If having made reasonable efforts to do so the Landlord is unable to locate the Tenant then the Landlord may retain the proceeds of sale absolutely unless the Tenant claims them within 6 months of the date on which he vacated the Premises. The Tenant must indemnify the Landlord against any damage occasioned to the Premises and any losses caused by or related to the presence of the property in or on the Premises

6.5 Notices

A notice under this lease must be in writing and unless the receiving party of his authorised agent acknowledges receipt is valid if and only if

6.5.1 Form and service of notices

6.5.1.1 it is given by hand sent by registered post or recorded delivery or sent by fax provided that a confirmatory copy is given by hand or sent by registered post or recorded delivery on the same day and

6.5.1.2 it is served:

6.5.1.2.1 where the receiving party is a company incorporated within Great Britain at the registered office

6.5.1.2.2 where the receiving party is the Tenant and the Tenant is not such a company at the Premises and

6.5.1.2.3 where the receiving party is the Landlord is not such a company at the Landlord's address shown in this lease

6.5.2 Deemed delivery

- 6.5.2.1 unless it is returned undelivered a notice sent by registered post or recorded delivery is to be treated as served on the third working day after posting whenever and whether or not it is received
- 6.5.2.2 a notice sent by fax is to be treated as served on the day on which it is sent or the next working day where the fax is sent after 1600 hours or on a day that is not a working day whenever and whether or not it or the confirmatory copy is received unless the confirmatory copy is returned undelivered
- 6.5.2.3 references to 'a working day' are references to a day when the United Kingdom clearing banks are open for business in the City of London

6.5.3 **Joint recipients**

If a receiving party consists of more than one person a notice to one of them is notice to all

6.6 **Exclusion of the 1954 Act ss 24-28**

6.6.1 **Notice and declaration**

The Landlord served notice on the Tenant pursuant to the provisions of the 1954 Act Section 38A(3) as inserted by the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 and those named as the Tenant have made declarations pursuant to schedule 2 of the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003

6.6.2 **Agreement to exclude**

Pursuant to the provisions of the 1954 Act Section 38A(1) as inserted by the Reform (Business Tenancies) (England and Wales) Order 2003 the parties agree that the provisions of the 1954 Act Sections 24 to 28 inclusive are to be excluded in relation to the tenancy created by this lease

6.7 **DISPUTES**

If at any time hereafter any dispute doubt or questions shall arise between the Landlord and the Tenant touching the construction meaning or effect of this lease or their respective rights or liabilities hereunder or otherwise in relation to the Premises the same shall be referred to a single arbitrator to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors and this provision shall be deemed to be a submission to arbitration within the Arbitration Act 1996 or any statutory modification or re-enactment thereof for the time being in force

6.8 This demise is subject to any statutory undertaker's rights and apparatus which may exist under or upon the demised premises

6.9 It is hereby agreed and declared that this lease is made and executed by the Tenant with full knowledge of the condition and state of repair of the Premises and is deemed to have accepted their fitness for the Permitted Use

6.10 This instrument or document expresses itself as executed as a deed

7. **REVIEW OF HOURS OF USE**

The Landlord reserves the right to review and change the days and hours of use of the Premises referred to in clause 1.11 of this lease

8. BREAKS

- 8.1 If the Tenant wishes to end this lease and gives to the Landlord not less than three months' written notice to the Landlord then on the expiry of such notice this lease shall cease and be void provided that the Tenant has complied with all the Tenant's liabilities under this lease and without prejudice to the right of either party against the other in respect of any antecedent breach of covenant
- 8.2 If the Landlord wishes to end this lease and gives to the Tenant not less than six months' written notice then on the expiry of such notice this lease shall cease and be void but without prejudice to the right of either party against the other in respect of any antecedent breach of covenant

IN WITNESS whereof the Landlord has caused its common seal to be hereunto affixed and the Tenant has executed this instrument or document as a deed

**FIRST SCHEDULE
(Rent)**

The rent payable is one peppercorn per annum

**SECOND SCHEDULE
(Rights)**

The right (in common with the Landlord and all others from time to time entitled to the like right) (i) to pass and repass with or without roadworthy and properly taxed vehicles over and along the land shown coloured brown on the Plan and (ii) to park roadworthy and properly taxed vehicles on the land shown edged blue on the Plan

**THIRD SCHEDULE
(Rights Reserved)**

1. The right at any time during the term hereby granted at reasonable times and upon reasonable notice except in cases of emergency to enter (or in the cases of emergency to break and enter) the Premises
- (i) to inspect the condition and state of repair of the Premises and to take readings from the water meter that the Tenant is to install at the Premises
 - (ii) to exercise any of the rights granted to the Landlord elsewhere in this lease
2. All necessary rights (of whatever nature) required to enable the Landlord its servants agents employees or contractors with or without workmen tools machinery or plant to enter upon the Premises or any part thereof to carry out all necessary works including without prejudice to the generality of the foregoing the right to enter on in or under the Premises for any purpose connected with the Conduits in the vicinity of the Premises including the right to connect to the drainage system which from time to time serves the Premises

3. The right to the free and uninterrupted flow of gas electricity water soil and other items through the Conduits that may from time to time be in on or under the Premises

SIGNED as a deed by said)
)
 in the presence of:-)

SIGNED as a deed by the said)
)
 in the presence of:-)

SIGNED as a deed by the said)
 in the presence of:)

THE COMMON SEAL of THE BOROUGH)
 OF THE COUNCIL OF HAVANT was)
 hereunto affixed in the presence of:-)

Solicitor to the Council

DATED _____ 2014

THE COUNCIL OF THE BOROUGH OF HAVANT (1)

and

[_____] (2)

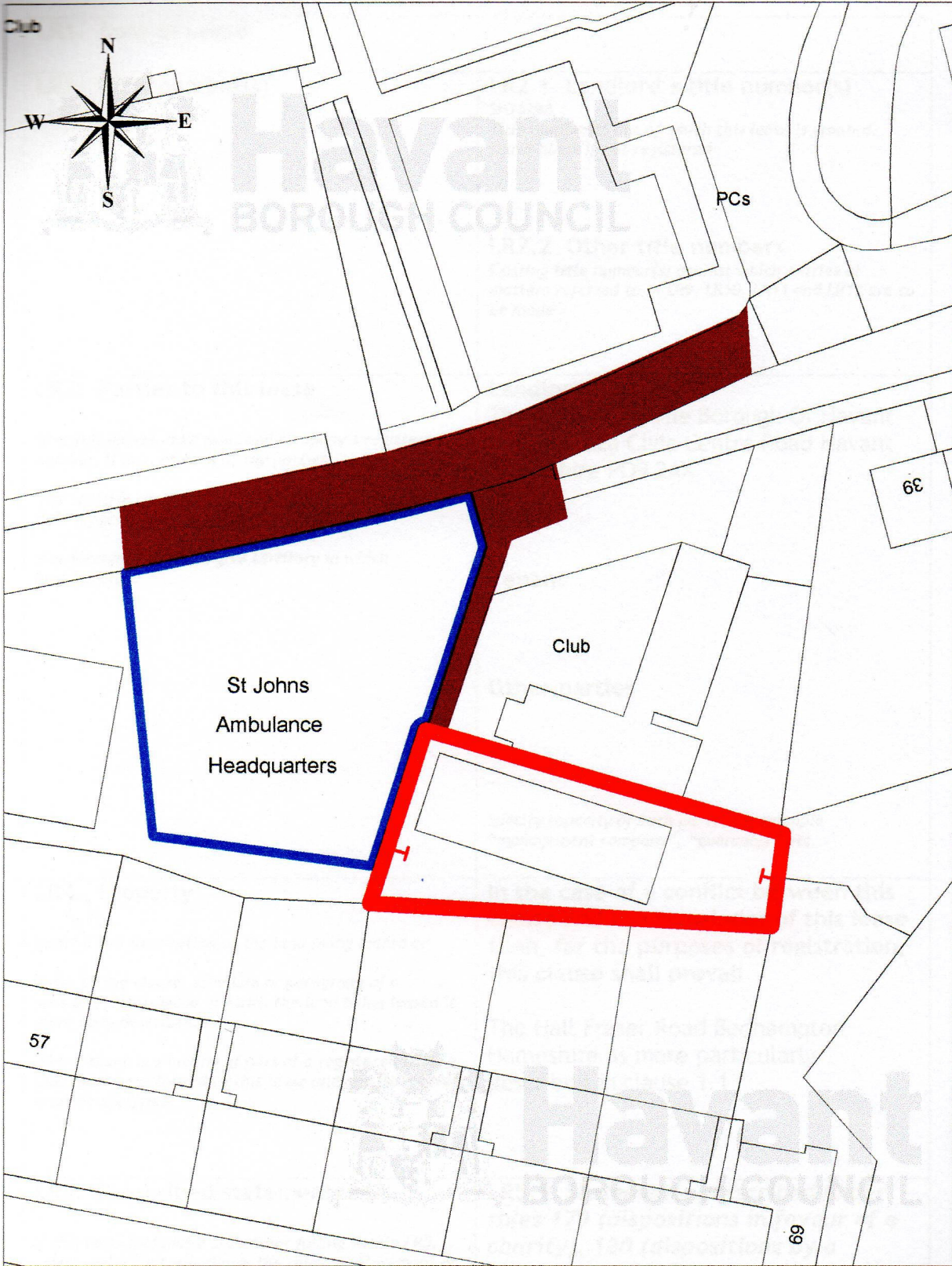
LEASE

of

Hall at Fraser Road Bedhampton Hampshire

Joanna Barden-Hernandez
Solicitor to the Council
The Council Of The Borough Of Havant
The Plaza
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AZ

Ref:-WDJ/Property-Havant/5608



Public Service Plaza
 Civic Centre Road
 Havant
 Hampshire PO9 2AX
 023 9247 4174 fax 023 9248 0263
 www.havant.gov.uk

Title:
**Former Age Concern hall at Fraser Road,
 Bedhampton**

Drawn By:
AD
 Scale:
1:500
 Drawing No:
V/2385

Cleaner, Safer, More Prosperous

LR1. Date of Lease	
LR2. Title number(s)	<p>LR2.1 Landlord's title number(s) SH26298 <i>Title number(s) out of which this lease is granted. Leave blank if not registered</i></p> <p>LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made</i></p>
<p>LR3. Parties to this lease</p> <p><i>Give full names, addresses and company's registered number, if any, of each of the parties.</i></p> <p><i>For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix.</i></p> <p><i>For foreign companies give territory in which incorporated.</i></p>	<p>Landlord The Council Of The Borough Of Havant of The Plaza Civic Centre Road Havant Hampshire PO9 2AX</p> <p>Tenant</p> <p>Other parties</p> <p><i>Specify capacity of each party, for example "management company", "guarantor" etc.</i></p>
<p>LR4. Property</p> <p><i>Insert a full description of the land being leased or</i></p> <p><i>Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i></p> <p><i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i></p>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail</p> <p>The Hall Fraser Road Bedhampton Hampshire as more particularly described in clause 1.1</p>
<p>LR5. Prescribed statements etc.</p> <p><i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i></p> <p><i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i></p>	<p>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003</p>

	<p>LR5.2 This lease is made under, or by reference to, provisions of:</p> <p>Leasehold Reform Act 1967 Housing Act 1985 Housing Act 1988 Housing Act 1996</p>
<p>LR6. Term for which the Property is leased</p> <p><i>Include only the appropriate statement (duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	<p>From and including 2014</p> <p>To and including 2019</p> <p>OR</p> <p>The term as specified in this lease at clause/schedule/paragraph</p> <p>OR</p> <p>The term is as follows:</p>
<p>LR7. Premium</p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This lease contains a provision that prohibits or restricts dispositions.</p>
<p>LR9. Rights of acquisition etc.</p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>LR9.1 Tenant’s contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</p> <p>None</p> <p>LR9.2 Tenant’s covenant to (or offer to) surrender this lease</p> <p>None</p> <p>LR9.3 Landlord’s contractual rights to acquire this lease</p>

	None
<p>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	None
<p>LR11. Easements</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property</p> <p>Schedule 2</p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</p> <p>Schedule 3</p>
<p>LR12. Estate rent charge burdening the Property</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rent charge.</i></p>	None
<p>LR13. Application for standard form of restriction</p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of the, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction [against the title of the Property] or [against title number]</p> <p>None</p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares.</p> <p>OR</p> <p>The Tenant is more than one person. They are to hold the Property on Trust. <i>Complete as necessary</i></p>