

THIS TENANCY AT WILL AGREEMENT is made the _____ / _____ / 2008

Between

Mr Robert Mehmet of 7 The Lincolns, Mill Hill NW7 4PD ("the Landlord")

&

_____ (The Tenant)

NOW IT IS AGREED as follows:-

1. DEFINITIONS AND INTERPRETATION

In this agreement the following expressions have the meanings given in this clause

1.1 Gender and number

Words importing one gender are to be construed as importing any other gender, words importing the singular are to be construed as importing the plural and vice versa

1.2 Headings

The clause headings do not form part of this agreement and must not be taken into account in its construction or interpretation

1.3 Join and several liability

Where any party comprises more than one person the obligations and liabilities of that party under this agreement are to be joint and several obligations and liabilities of those persons

1.4 "The Permitted Use:

"The Premise"

The premises means all that is known as Studio : _____
73-75 Shacklewell Lane E8 2EB

1.5 References To Clauses

Any reference in this agreement to any clause or sub-clause without further designation is to be construed as a reference to the clause or sub-clause of this agreement so numbered

1.6 The Rent

The Rent means the rent of £ _____ Per Calendar Month to Include Water, Buildings Insurance, Fire precautions Sprinkler Alarm maintenance and moderate refuse collection non – industrial.

1.7 The Tenancy

The Tenancy means the tenancy granted by this agreement

1.8 VAT

VAT means value added tax or any other tax of a similar nature

2. TENANCY AT WILL

The Landlord lets and the Tenant takes the Premises on a tenancy at will commencing on the date of this agreement

3. RENT

3.1 Payment of rent

The Rent is to be paid in advance without deduction on the 1st day of each calendar month the first payment or a proportionate part in respect of the period from and including the date of this agreement to and including the last day of the week now current to be made on the date of this agreement.

3.2 Refund on Termination

On termination of the Tenancy and rent previously paid in respect of any period falling after the date of termination must be repaid to the Tenant immediately.

3.3 Periodic tenancy excluded

Neither the payment of any rent nor any demand for payments of it, nor the fact that the amount of the Rent is calculated by reference to a period is to create or cause the Tenancy to become a periodic tenancy.

4. THE TENANTS'S OBLIGATIONS

The Tenant Agrees with the Landlord as set out in this Clause 4

4.1 Payment of the Rent

The Tenant must pay the Rent in accordance with Clause 3.1 PAYMENT OF RENT

4.2 Outgoings

The Tenant must pay and indemnify the Landlord against all Electricity, rates taxes assessments duties charges impositions and outgoings of an annual or other periodically recurring nature payable in respect of the Premises during the currency of the Tenancy.

4.3 Repair

The Tenant must keep the Premises in repair and good decorative order.

4.4 Alteration

The Tenant must not make any alterations or addition whatever to the Premises without the prior written consent of the Landlord.

4.5 Use

The Tenant must not use the Premises or any part of them otherwise than for the Permitted Use.

4.6 Nuisance etc and residential restrictions

4.6.1 Not do nor allow remaining upon the Premises anything, which may be or become or cause a nuisance annoyance disturbance inconvenience injury or damage to the Landlord or its Tenants or owners or occupiers of adjacent or neighbouring premises.

4.6.2 Not to use the Premises for a sale by auction or for any dangerous noxious noisy or offensive trade business manufacture or occupation nor for any illegal or immoral act or purpose

4.6.3 Not to use the Premises as sleeping accommodation or for residential purposes nor keep any animal fish reptile or bird anywhere on the Premises.

4.6.4 Not to play or use any musical instrument loudspeaker tape recorder gramophone wireless television set or video player or other equipment which reproduces music or speak on the Premises so that it can be heard outside the Premises nor to display any flashing lights which can be seen from outside the Premises.

4.7 Assignment

The Tenant must not assign sublet charge part with the possession of or otherwise dispose of the Premises or any part of the Premises

4.8 Occupation

The Tenant must not permit the Premises or any part of the Premises to be occupied by any person other than the Tenant and the Tenant's employees

4.9 Entry

The Tenant must allow the Landlord and all persons authorised by the Landlord to enter the Premises at any reasonable time to ascertain whether the terms of this agreement have been complied with.

As witnessed the hands of the parties
Signed as a Deed by the said

Mr. Robert Mehmet (Landlord)

Dated _____

(The Tenant)

Dated _____

In the presence of:

(Witness)