

TENANCY AT WILL AGREEMENT

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LANDLORD]
[address/registered office of Landlord]
[whose registration number is _____]

- and -

[NAME OF TENANT]
[address/registered office of Tenant]
[whose registration number is _____]

THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

(a) **DEFINITIONS**

1.1 In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

- (a) "Property" means the property of the Landlord known as *[insert the address of property]*;
- (b) "Premises " means that portion of the Property to be occupied by the Tenant under this Tenancy at Will, comprising approximately _____ square metres *[or insert such other description as will accurately describe the premises]*, or such other accommodation as the Landlord may from time to time at its reasonable discretion designate to enable the Tenant to carry on the Permitted Use;
- (c) "Accessways" means such roads, paths, entryways, corridors, lifts, staircases, landings and other means of access in, into or upon the Property, the use of which is necessary for obtaining access to and egress from the Premises as the Landlord may from time to time reasonably specify on seven (7) days notice to the Tenant;
- (d) "Permitted Use" means *[Insert description of the permitted use of the premises which has been agreed to by the parties]*;
- (e) "Rent" means the sum of £_____ per [week/month].

(b) **TENANCY AT WILL**

2.1 The Landlord hereby lets, and the Tenant hereby takes the Premises commencing on the date of this Agreement, together with and excepting and reserving the rights mentioned in the Schedule for the Tenant to use for the Permitted Use.