

## DRAFTING THE LEASE

### Precedent to be used:

- Not common to start from scratch
- Already exists
- Published one or from your own colleagues/your own
- Saves time
- Gives structure

### Identify the appropriate precedent:

- Whole or part: if part rights granted/reserved – office block shared services like security
- Short or long – for example, small shop – short, 1-2 year lease – short, 20 year lease – long
- Simple or complex – for example, large business long lease would be complex
- Type of premises – corner shop would be simple

### Typical content in the lease:

- **Index:**
  - o index of what is contained in the lease (different sections)
- **Prescribed Clauses:**
  - o Introduced by the Land Registration (Amendment) (No 2) Rules 2005
    - All of the information in one place rather reading the whole lease
  - o They must:
    - Apply to leases after 19 June 2005
    - Registered estate in land
    - Required to be completed by registration (lease over 7 years)
  - o LR1 – LR14
    - Example: LR1 is the date of the lease in this format: '25 June 2006'
- **Summary of main clauses**
- **Definitions:**
  - o Must be clear
- **"Operative words":**
  - o Make sure there are sufficient wording used to show the intention of the Landlord to grant an interest in favour of the Tenant
  - o Landlord either demises or lets the premises to the Tenant
- **Tenants covenants**
- **Landlords covenants**
- **General Provisions:**
  - o **Schedules:**
    - Description of property
    - Rights Granted: by the Landlord to the Tenant – to use the car park e.g.
    - Rights Reserved: by the Landlord reserved 3 spaces in the car park e.g.
    - Service charge: some idea of what it includes – service and maintenance of something in the property
    - Rent review: when it will be, which mechanism
    - Other schedules – eg option to renew

# Drafting A Fair Office Lease

**Puja Mehta**



## **Drafting A Fair Office Lease:**

## The Enigmatic Realm of **Drafting A Fair Office Lease**: Unleashing the Language is Inner Magic

In a fast-paced digital era where connections and knowledge intertwine, the enigmatic realm of language reveals its inherent magic. Its capacity to stir emotions, ignite contemplation, and catalyze profound transformations is nothing short of extraordinary. Within the captivating pages of **Drafting A Fair Office Lease** a literary masterpiece penned by way of a renowned author, readers attempt a transformative journey, unlocking the secrets and untapped potential embedded within each word. In this evaluation, we shall explore the book's core themes, assess its distinct writing style, and delve into its lasting impact on the hearts and minds of those that partake in its reading experience.

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