

Sample

Lease

Contents:

- Pre-2006 Lease (pages 1 shown)
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This document is a sample created to illustrate an actual (page 1) pre-2006 Lease. The Title Number, names and addresses are fictitious.

Please note that each Lease varies as to the amount of detail, some containing far more detail and others, less detail.

LAND REGISTRY

LAND REGISTRATION ACTS 1925 - 1971

COUNTY & DISTRICT OR LONDON BOROUGH	Bexley
TITLE NUMBER	SGL992399321
PROPERTY	17 Telman Close, Sidcup

THIS LEASE is made the 28th day of November 1997
BETWEEN MOUNT PLEASANT PROPERTIES LIMITED whose registered office is at
11 Palmyra Square, London N1 8ZZ (hereinafter called "the Lessor" which
expression shall where the context so admits include the estate owner
or estate owners for the time being of the reversion of the premises
hereby demised immediately expectant on the determination of the term
hereby created) of the one part and JUDY SIMONS of 7 Fleet Street,
Strood, Kent (hereinafter called "the Lessee" which expression shall
where the context so admits include the Lessee's personal
representatives successors in title and assigns) of the other part

WITNESSETH as follows:

1 IN CONSIDERATION OF THE SUM OF £70,000 (SEVENTY THOUSAND POUNDS)
paid by the Lessee to the Lessor (the receipt whereof the Lessor hereby
acknowledges) and of the rents covenants and conditions hereinafter
reserved and contained and on the part of the Lessee to be paid
observed and performed the Lessor HEREBY DEMISES with full title
guarantee unto the Lessee all that the property described in the First
Schedule hereto TO HOLD the same unto the Lessee from the 30th day of
November 1997 for the term of 99 years YIELDING AND PAYING therefor
yearly during the first 35 years of the said term the rent of £80 per
annum during the next 35 years the sum of £100 per annum during the
remaining years the rent of £140 per annum such rents to be paid
without any deduction whatsoever by equal yearly payments in advance on
the 21st day of December 1997 to be made on the date hereof.

2 THE LESSEE HEREBY COVENANTS with the Lessor as follows:

(1) TO pay the rents hereby reserved at the times and in the manner
aforesaid without any deductions whatsoever

This document is a sample created to illustrate an actual (page 2) post-2006 Lease. The Title Number, names and addresses are fictitious.

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LR1 Date of Lease	<i>17 February 2012</i>
LR2 Title Number	NGL9993836521
LR2.2 Other Title Numbers	NGL7899737622
<p>LR3 Parties to this Lease</p> <p>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships us an OC prefix. For foreign companies give territory in which incorporated.</p>	<p>Landlord SUTCLIFFE COMPANY LIMITED of 27 Albany Place, London N1 9ZZ (Company registration no 0999232111)</p> <p>Tenant David Lawrence and Carol Lawrence of Flat 3, 27 Albany Place, London N1 9ZZ</p> <p>Other parties</p>
<p>LR4 Property</p> <p>Insert a full description of the land being leased or refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</p> <p>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.</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>See clause 1 of the Lease dated 29 June 1977 made between Cain Brothers Ltd (1) and Mr and Mrs Simpkins (2) ("the Principal Lease")</p>
<p>LR5 Prescribed statements etc</p> <p>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or paragraph of a schedule in this lease which contains the statement.</p> <p>In LR5.2, omit or delete those Acts which do not apply to this lease.</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: 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>Include only the appropriate statement (duly completed) from the three options.</p>	999 years from the date hereof

Lease Search

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INTRODUCTION

Whenever a leasehold interest in property is granted it is done by creating a lease. The formal expression for a legal lease is "Term of Years Absolute". It can be for any period of time, and many leases are granted as monthly tenancies. This guide, however, is aimed at



long leases, most of which would be granted for typical terms of 99 years, 125 years and similar. The lease describes the contractual

terms between the person granting it (the lessor) and the person to whom it is granted (the lessee).