

This Tenancy Agreement is made the between

HUNT DEVELOPMENTS (NAH) LTD of PO Box 387, Hertford, SG13 9JL
[hereinafter called "the Landlords"],

and

of
[hereinafter called "the Tenant"].

[1] In consideration of the rent and covenants hereinafter reserved the Tenant shall occupy all that building known as

GARAGE and situated at

as a lock-up garage from the paying therefore during the term the monthly rental of £ by monthly standing order or other such sum as may be notified from time to time, at PO Box 387, Hertford, SG13 9JL, due in advance on the first day of each calendar month.

[2] The Tenant hereby covenants with the Landlord as follows:-

- [A] To pay the rents on the days and in the manner aforesaid.
- [B] To keep the demised premises in a Tenantable condition throughout the said term and to effect any insurance policies deemed necessary by the Tenant in respect of the contents of the demised premises. Damage by fire storm tempest explosion or other caused to the building structure [not caused by any act or omission of the Tenant] will be repaired at the Landlords expense.
- [C] To permit the Landlords or their Agents at all times during the said term to enter upon and examine the condition of the demised premises.
- [D] Not to use the garage for any purpose other than the garaging of a motor vehicle and the storage of personal property and not to cause any obstruction on the forecourt or access to the garaging, nor permit anything which may be a nuisance to adjoining occupiers or the Landlord.
- [E] Not to carry out any alterations or additions to the garage and to keep the door shut when not in use.
- [F] Not to suffer or permit to be done anything whereby the Policy or Policies of insurance on the demised premises against fire or otherwise shall become void.
- [G] Not to assign, underlet or part with possession of the demised premises or any part thereof without the written consent of the Landlord.
- [H] To observe all Statutory provisions and all provisions made by any duly constituted Authority or any policy of insurance relating to the demised premises with regard to the storage and use of petrol, oils or other inflammable liquids or substances.
- [I] To clear all contents of the demised premises and to yield up the demised premises and all fixtures and fittings thereto in a tenantable condition in accordance with the Tenant's covenants contained herein at the determination of the Tenancy.

[3] If the rents hereby reserved or any part thereof shall be unpaid for fourteen days after becoming payable then the Landlord will be entitled to give Notice to the Tenant formally demanding the unpaid rental and recover from the Tenant an administration charge equivalent to half of one month's current rental of the demised premises for each and every letter sent to the Tenant.

[4] If the rents hereby reserved or any part thereof shall be unpaid for fourteen days after becoming payable [whether formally demanded or not] or if any of the Tenant's covenants herein contained shall not be performed it shall be lawful for the Landlord at any time thereafter to re-enter upon the demised premises and thereupon this demise shall absolutely determine but without prejudice to the right of action of the Landlord in respect of any breach of the covenants contained herein.

[5] After expiry of this Agreement howsoever determined, the Landlord shall be entitled to treat the contents remaining within the garage as abandoned, and may recover from the Tenant any costs [including legal costs] incurred in clearing the garage, collecting arrears of rent and attending to any breaches of the Tenant's covenants as to condition.

[6] This Tenancy Agreement shall be determined by one month's notice in writing given either by the Landlord or the Tenant one to the other and being effective from the first day of any calendar month.

[7] We may contact you or give any notice under this Tenancy using any contact details that we hold for you, including post, phone or any electronic means, including email or text messages, to the address or numbers you have provided and shown on this Agreement. We will always treat you as having received notices provided electronically unless we know that you have not. If you change or notice any error in any of your contact details you must let us know promptly. We will not be responsible if you do not receive a communication because we do not have your up to date details. You may contact us at any of the contact addresses or numbers shown on this Agreement.

As witness the Landlord and Tenant have set their hands the day and year first above written.

SIGNED.....TENANT

CONTACT TELEPHONE No.....

CONTACT MOBILE No.....

CONTACT EMAIL ADDRESS.....

SIGNED.....for HUNT DEVELOPMENTS

CONTACT TELEPHONE No 01992 471111

CONTACT EMAIL ADDRESS: jon@huntdevelopmentsltd.co.uk