

## **Text that must be included**

Please note that guidance regarding prescribed clauses will appear within brackets.

### **LR1. Date of lease**

### **LR2. Title number(s)**

#### **LR2.1 Landlord's title number(s)**

(Title number out of which the lease is granted. Leave blank if not registered.)

#### **LR2.2 Other title numbers**

(Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.)

### **LR3. Parties to this lease**

#### **Landlord, Tenant**

(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 use an OC prefix. For foreign companies give territory in which incorporated.)

Other parties. Specify capacity of each party, for example 'management company', 'guarantor', etc.)

### **LR4. Property**

**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.**

(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. 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.)

### **LR5. Prescribed statements, etc.**

(If the lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement. In LR5.2, omit or delete those Acts which do not apply to this lease. 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.

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.)

### **LR6. Term for which the Property is leased**

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(Include only the appropriate statement (duly completed) from the three options. NOTE: The information you provide, or refer to here, will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.)

**From and including /To and including (or)**

**The term as specified in this lease at clause/schedule/paragraph (or)**

**The term is as follows:**

**LR7. Premium**

(Specify the total premium, inclusive of any VAT where payable.)

**LR8. Prohibitions or restrictions on disposing of this lease**

(Include whichever of the two statements is appropriate. Do not set out here the wording of the provision.)

This lease does not contain a provision that prohibits or restricts dispositions.  
(Or) This lease contains a provision that prohibits or restricts dispositions.

**LR9. Rights of acquisition, etc.**

(Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.)

**LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land**

**LR9.2 Tenant's covenant to (or offer to) surrender this lease**

**LR9.3 Landlord's contractual rights to acquire this lease**

**LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property**

(Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.)

**LR11. Easements**

(Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.)

**LR11.1 Easements granted by this lease for the benefit of the Property**

**LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property**

**LR12. Estate rentcharge burdening the Property**

(Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.)

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**LR13. Application for standard form of restriction**

(Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for. Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.)

The Parties to this lease apply to enter the following standard form of restriction (against the title of the Property or against title number.)

**LR14. Declaration of trust where there is more than one person comprising the Tenant**

(If the Tenant is one person, omit or delete all the alternative statements. If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.)

The Tenant is more than one person. They are to hold the Property on trust for themselves as joint tenants. (Or)

The Tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares. (Or)

The Tenant is more than one person. They are to hold the Property on trust (complete as necessary).

**Prescribed clauses in lease**

<b>LR1 Date of lease</b>	1 July 2012
<b>LR2 Title number(s)</b>	<b>LR2.1 Landlord's title number</b> BK 457832
	<b>LR2.2 Other title numbers</b> None
<b>LR3 Parties to this lease</b>	<b>Landlord</b> Kevin John Edwards of 22 Long Lane Blakey Cornshire BL2 4RT
	<b>Tenant</b> Samuel Bino and Marsha Alice Bino both of 4 Highland Terrace Blakey Cornshire BL5 7HU, trading as Bino Designs
<b>LR4 Property</b>	<b>In the case of a conflict between this clause and the remainder of this lease then, for the purpose of registration, this clause shall prevail.</b>

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	All that office suite situate on the first floor of Hobbs House 56 High Street Blakey Cornshire BL1 DEF as the same is described in Schedule 1 to this lease and shown edged in red on the plan attached hereto.
<b>LR5 Prescribed statements etc.</b>	None
<b>LR6 Term for which the Property is leased</b>	From and including 1 August 2012 to and including 31 July 2021
<b>LR7 Premium</b>	None
<b>LR8 Prohibitions or restrictions on disposing of this lease</b>	This lease contains a provision that prohibits or restricts dispositions
<b>LR9 Rights of acquisition etc.</b>	<p><b>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</b>          None</p> <p><b>LR9.2 Tenant's covenant to (or offer to) surrender the lease</b>          None</p> <p><b>LR9.3 Landlord's contractual rights to acquire this lease</b>          None</p>
<b>LR10 Restrictive covenants given in this lease by the Landlord in respect of land other than the property</b>	Restrictive covenants given by the landlord set out in Schedule 9 to this lease
<b>LR11 Easements</b>	<p><b>LR11.1 Easements granted by this lease for the benefit of the Property</b>          All those easements set out in Schedule 2 to this lease</p> <p><b>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</b>          All those easements set out in Schedule 3 to this lease</p>
<b>LR12 Estate rentcharge burdening the estate</b>	None
<b>LR13 Application for standard form of restriction</b>	The landlord, Kevin John Edwards, applies for the following restriction against the title of the Property: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the

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	provisions of clause 33 of this lease have been complied with.
<b>LR14 Declaration of trust where there is more than one person comprising the tenant</b>	The tenant is more than one person. They are to hold the Property on trust for themselves as tenants in common in equal shares