# Lease summary – property name

|  |  |
| --- | --- |
| **Property** | Details of the property as described in the lease |
| **Date** | Date of the lease |
| **Term** | The length of the lease from and including the commencement date |
| **Expiry** | The date on which the lease expires |
| **Landlord** | Name and address of Landlord as specified in the lease |
| **Tenant** | Name and address of Tenant as specified in the lease |
| **Landlord’s title** | The Landlord’s title number  |
| **Rent** | Amount of rent per annum exclusive of VAT |
| **Rent review** | Details of the rent review dates and provisions as specified in the lease |
| **User** | The permitted use of the property as specified in the lease |
| **Break clause** | Details of any break clause(s) within the lease and how it can be triggered. |
| **Repair** | Details of the Landlord’s and Tenant’s repairing responsibilities as specified in the lease |
| **Insurance** | Details of which party is responsible for insurance, which party pays for it and a summary of the insured risks covered |
| **Service charge** | Details of any service charge affecting the property |
| **Alienation** | Details of whether or not the Tenant may share, sub-let or assign part or the whole of the property with any other party and a summary of the relevant terms and conditions |
| **Security of tenure** | Confirm if the lease is contracted in or out of the security of tenure provisions of the Landlord & Tenant Act 1954 |
| **Superior lease** | Details of the superior lease. This only applies if the Landlord owns the property by way of a leasehold from another party |