



**TENANCY AT WILL**

made the 20th day of July 2021

**TENANCY AGREEMENT**

**1. PARTICULARS**

- 1.1 the Landlord: **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall Judd Street London WC1H 9LP
- 1.2 the Tenant **Network Rail Infrastructure Limited** (Company No. 2904587) whose registered office is at 1 Eversholt Street, London, NW1 2DN
- 1.3 the Premises **Units 21/22 Cedar Way Industrial Estate, Cedar Way N1C 4PD** shown for identification purposes only edged in red on the plan attached to this agreement
- 1.4 the Rent **£1,497.04 per week**
- 1.5 Permitted Use (i) as to the forecourt coloured yellow on the attached plan for the purpose of parking and the access and egress of motor vehicles and other plant and materials; (ii) As to the interior of Units 21/22 for the purpose of main project compound, site offices and welfare cabins with ancillary storage of plant, materials and vehicles.

**2. DEFINITIONS AND INTERPRETATION**

- 2.1 For all purposes this agreement the terms defined in clause 1 and in this clause have the meanings specified
- 2.2 'the Tenancy' means the tenancy granted by this agreement
- 2.3 Words importing one gender shall be construed as importing any other gender
- 2.4 Words importing the singular shall be construed as importing the plural and vice versa
- 2.5 Where the Landlord or the Tenant comprises more than one person or obligations and liabilities of that party under this agreement shall be joint and several obligations and liabilities of those persons
- 2.6 The clause headings do not form part of this agreement and shall not be taken into account in its construction or interpretation

6.4.1 To make any alteration or addition whatever to the Premises other than works to install welfare units directly into the warehouse and connect them to mains supplies where

The Tenant agrees not:

#### 6.4 Prohibitions

6.3.2 The Tenant agrees to take the Premises in the state and condition existing at the date of this agreement and acknowledges that the Landlord shall have no liability whatsoever to repair maintain or decorate the Premises and that the Premises are used by the Tenant entirely at the Tenant's own risk

6.3.1 To keep the interior of the Premises in as good a state of repair and decorative order as they are in at the date of this agreement and at the end of the Tenancy to give up the Premises with vacant possession clear of all of the Tenant's belongings and of all refuse

#### 6.3 Repair, etc

To pay and to indemnify the Landlord against all existing and future rates taxes assessments duties charges impositions and outgoings of an annual or other periodically recurring nature payable in respect of the Premises (including general and water rates gas and electricity charges) during the currency of the Tenancy apportioned on a time basis if necessary by the Landlord's surveyor for the time being

#### 6.2 Outgoings

To pay the Rent in accordance with clause 5.1

#### 6.1 Rent

### 6. THE TENANT'S OBLIGATIONS

5.3 Neither the payment of nor any demand for any Rent nor the fact that the amount of the Rent is calculated by reference to a period shall create or cause the Tenancy to become a periodic tenancy

5.2 On termination of the Tenancy any Rent previously paid in respect of the any period falling after the date of termination shall be repaid to the Tenant promptly

5.1 The Tenant shall pay the Rent without deduction on demand on a monthly basis and upon receipt of a valid VAT invoice.

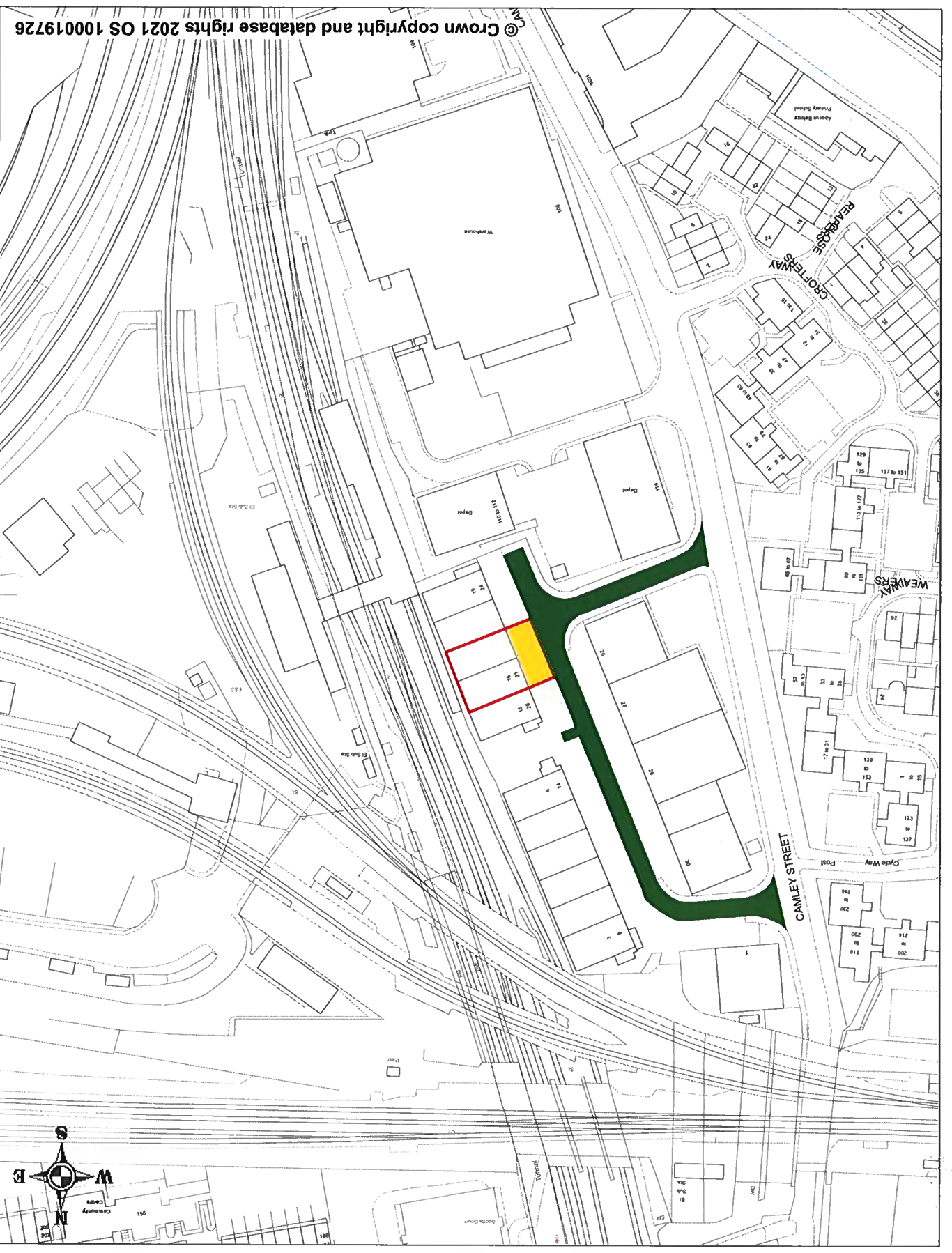
### 5. RENT

The Landlord lets and the Tenant takes the Premises on a Tenancy at Will commencing on the 19 July 2021.

### 4. TENANCY AT WILL

3.1 The Landlord has agreed to allow the Tenant to use the Premises on the basis of a Tenancy at Will and for temporary use only and on the basis that no security of tenure shall be given to the Tenant

### 3. RECITALS



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possible The welfare units will comprise of canteen, drying room, small office and toilets. The Tenant will carry out the Works:

6.4.1.1 in a good and workmanlike manner;

6.4.1.2 with good quality materials;

6.4.1.3 in accordance with all relevant legislation, consents and permissions;

6.4.1.4 causing as little annoyance, disturbance or inconvenience as possible to the occupiers of adjoining or neighbouring property;

6.4.1.5 to the reasonable satisfaction of the Landlord; and

6.4.1.6 at its own risk (and in the event that the negotiations for the grant of a lease of the Premises are terminated, clause 6.3.1 shall apply and the Tenant shall reinstate the Works so the Premises are left in their state and condition as at the date of this agreement)

6.4.2 to use the Premises or any part of the Premises otherwise than for the Permitted Use

6.4.3 to cause any legal nuisance or annoyance to the Landlord or to any adjoining owners or occupiers

6.4.4 to assign underlet charge part with the possession of or otherwise dispose of the Premises or any part of the Premises

6.4.5 to permit the Premises or any part of the Premises to be occupied by any person other than the Tenant and the Tenant's employees and subcontractors so long as no Landlord & Tenant rights are granted to subcontractors

6.5 Entry by Landlord

To allow the Landlord and all persons authorised by the Landlord to enter the Premises at any reasonable time for the purpose of ascertaining whether the terms of this agreement have been complied with or for any other purpose whatsoever

7.0 Termination

This Tenancy at Will may be brought to an end at any time for any reason by either party

Signed by or on behalf of the Tenant

Date Clarke  
2021-07-19  
17:11+01:00

Signed on behalf of the Landlord

LAURENCE  
ROBERTSON

MSC

MALCS

Duly Authorised Officer

CHANGED SURVEYOR

PROPERTY SERVICES

LONDON BOROUGH OF CAMDEN

20 July 2021