

DEED OF COVENANT

THIS DEED of COVENANT is made the day of two thousand and

BETWEEN:

(1).....LIMITED (Co Regn No.....)

whose registered office is at
("the Landlord") and

(2).....LIMITED (Co Regn No.....)

whose registered office is at
("the Company") and

(3)of..... ("the Assignee")

1. DEFINITIONS

In this Deed

1.1 "the Lease" means a Lease datedand made between

1.2 "the Premises" means the premises described in and demised by the Lease and known as

1.3 "the Term" means the term of years created by the Lease

1.4 "the Assignor" means the tenant in whom the Term is now vested

1.5 "the Tenant/Lessee" means the Lessee or the Tenant as referred to in the Lease

1.6 "the Landlord/Lessor" means the Landlord or the Lessor as referred to in the Lease.

2. RECITALS

2.1 The Landlord is now entitled to the freehold reversion of the Premises and the Assignee wishes to take an assignment of the Lease subject to the Tenant's/Lessee's covenants and conditions in the lease

2.2 The Lease contains a proviso that on every assignment the assignee shall enter into a covenant with the Landlord and the Company to pay the rent and other monies reserved by the Lease and observe and perform the Tenant's/Lessee's covenants and conditions contained therein

3. COVENANTS

3.1 The Assignee covenants with the Landlord that as from the date when the Assignor’s interest in the Lease is assigned to him and during the residue of the Term he will pay the rent reserved by the Lease and observe and perform the covenants on the part of the Tenant/Lessee with the landlord/Lessor and the other conditions on the part of the Tenant/Lessee contained in the Lease as if the same were repeated herein in full

3.2 The Assignee covenants with the Company that as from the date when the Assignor’s interest in the Lease is assigned to him and during the residue of the Term he will pay all monies payable to the Company under the Lease and observe and perform the covenants on the part of Tenant/Lessee with the Company and other conditions on the Part of the Tenant/Lessee contained in the Lease as if the same were repeated herein in full

4. In this Deed the masculine gender shall include the feminine and the singular shall include the plural and where two or more persons constitute the Assignee the covenants on the part of the Assignee shall be deemed to be joint and several

IN WITNESS whereof this deed has been executed the day and year first before written

Signed as a Deed by the said

In the presence of:

Signature of Witness

Print Name of Witness

Address of Witness