



# Commercial Leases – From Cradle to Grave

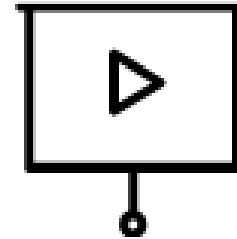
# Zoom Etiquette



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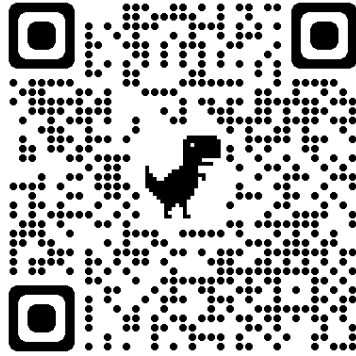


**Use chatbox  
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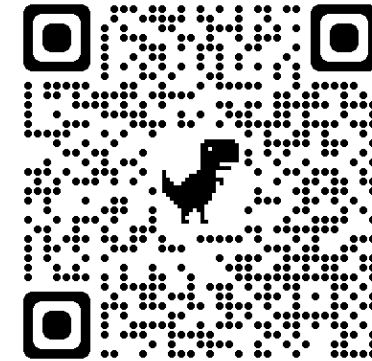


**Presentation slides will  
be sent to you**

# The speakers



Santokh Singh, Partner  
Commercial Property



Ben Walters, Associate  
Property Litigation

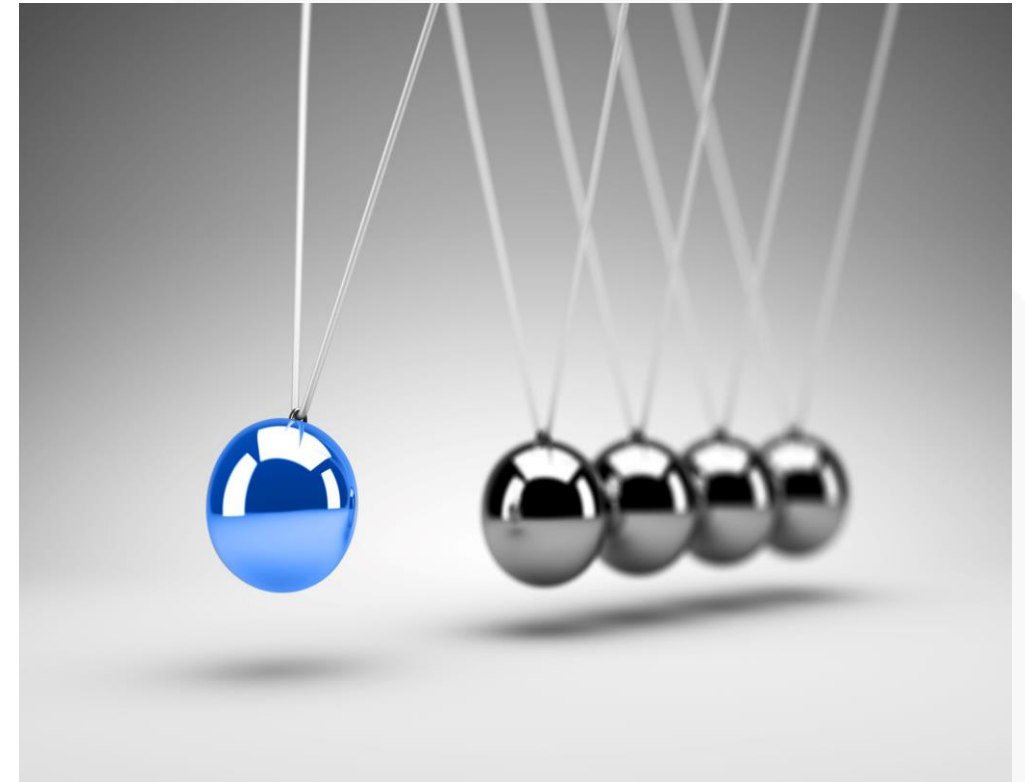
1. Open the Camera on your mobile device.
2. Tap the LinkedIn link
3. Connect with Santokh and Ben

# Overview

- To protect or not to protect? – A look at security of tenure
- Heads of Terms - Important considerations
- How do I get out? – Early termination options
- Alienation and Authorised Guarantee Agreements
- Post-lease liabilities – Dilapidations and other headaches
- Hints and tips

# To protect or not to protect – A look at security of tenure

- What is it and how does it work?
- Entitlements on renewal
- Landlord's ability to refuse a lease
- Strategic considerations



# Heads of Terms - Important considerations

- Schedules of condition
- Breaks – pre-conditions and notice periods
- Rent deposits and their return
- Rent free periods

# How do I get out? – Early termination options

- Surrender
- Forfeiture
- Breaks
- Alienation



# Alienation and authorised Guarantee Agreements

- What are the options – assigning/subletting/whole/part?
- How do AGAs work?
- Problem areas in practice
  - Grounds for refusing consent?
  - Dealing with intransigent parties



# Post-lease liabilities – Dilapidations and other headaches

- Basis of liability
  - Repair
  - Decoration
  - Reinstatement
- Caps on damages (Section 18, Landlord and Tenant Act 1927)
- Common pitfalls
- Giving vacant possession

# Commonly seen problems



# Any questions?



## Get in touch

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