

DATED

20XX

ASHFORD CATTLE MARKET COMPANY LIMITED (1)

and

XXX (2)

TENANCY AT WILL

relating to

CONTAINER XXX
ASHFORD MARKET
ORBITAL PARK
ASHFORD
KENT TN24 0HB

TENANCY AT WILL

CONTAINER XXX, ASHFORD MARKET, ORIBITAL PARK, ASHFORD KENT, TN24 0HB

DATED

20XX

LANDLORD: ASHFORD CATTLE MARKET COMPANY LIMITED of 11 Bank Street Ashford Kent
TN23 1DA Company Registration Number 118

TENANT: XXX

1. **PROPERTY:**

CONTAINER XXX, Ashford Market, Orbital Park, Ashford, Kent, TN24 0HB together with the right (in common with the Landlords and all others entitled to the like right) to use accessways leading from the public highway to the property

2. **TENANCY AT WILL:**

The Landlord lets and the Tenant takes the property on a Tenancy at Will commencing on the XXX

3. **RENT:**

- (a) **XXX (£XXX)** (£XXX inclusive of VAT) per month payable monthly in advance by standing order or bank transfer.
- (b) On termination of the Tenancy any rent previously paid in respect of any period falling after the date of termination must be repaid to the Tenant immediately

4.

TENANTS STIPULATIONS:

- (a) To pay the said rents as directed by the Landlord
- (b) To keep the interior of the property in good repair and decoration
- (c) To use the property for storage
- (d) Not to store any of the prohibited items listed in Schedule 1
- (e) Not to assign the benefit of this agreement
- (f) Not to sublet or in any way part with possession of the property
- (g) To keep the Landlord fully indemnified in respect of any claims arising from the Tenant's use of the property
- (h) Not to make any alteration or addition to the property
- (i) Not knowingly to do anything which would vitiate the insurance of the property
- (j) Not to do or permit to be done on the property anything which would cause a nuisance or annoyance to the Landlord any Tenant of any other part of the Landlord's adjoining property or to the owner or occupier of any adjoining or neighbouring property or any person using Ashford Market
- (k) To permit the Landlord or its agent entry to the property for the purpose of carrying out inspection or maintenance to the Market Premises (including the installation of any new service media) causing as little disturbance as possible and the Landlord making good all damage thereby occasioned
- (l) To pay all costs and fees (and VAT and out of pocket expenses) incurred by the Landlord in relation to any application by the Tenant for a licence notwithstanding that the same does not proceed or is refused
- (m) Not to affix any advertisement on the property
- (n) Forthwith to send the Landlord a copy of any official communication received by the Tenant relating to the property
- (o) To comply with any reasonable requirement of the Landlord in relation to the use of shared facilities or in connection with security or fire precautions
- (p) To pay VAT on any payment due hereunder if required by the Landlord
- (q) To maintain suitable insurance for the contents of the container
- (q) To pay a security deposit of XXX.

5. Neither the payment of any rent nor any demand for payment of it nor the fact that the amount of the Rent is calculated by reference to a period is to create or cause the tenancy to become a periodic tenancy

6. The Tenant understands and agrees that the Landlord has no responsibility for the contents of the container and the Tenant understands that it is their responsibility to arrange and pay for insurance of the contents as they require.

7. The Tenant understands that containers may be affected by condensation and that they should not store anything in the container which may be damaged by condensation. The Tenant agrees that the Landlord will have no liability for any damage caused by condensation to the contents of the container.

AS WITNESS the hands of the parties hereto

Name _____

Signature _____ Date _____

Payments to be made to:

Ashford Cattle Market Company Limited – Sort Code 60-01-21 – A/C 74525409

Schedule 1 – Prohibited Items

The following items must not be stored in the property under any circumstances:

Illegal Substances - Example: Contraband drugs, prescription drugs

Food products / Perishables - Example: Fruits, seafood, meat, dairy products

Living Organisms - Example: Pets, plants

Flammable Liquids - Example: Lighter fluid, petrol, diesel, kerosene, motor oil, paint

Radioactive Materials

Asbestos – Example: Roofing sheets

Toxic Substances - Example: Agricultural chemicals, pesticides

Firearms, Weapons or Explosives - Example: Guns, knives, ammunition, fireworks

Gases - Example: Diving tanks, camping gas, butane gas, aerosol spray paint

Corrosive Agents - Example: Acids, alkaline, including lead-acid batteries, mercury

Dangerous Goods - Example: Hazardous materials

Oxidising Substances - Example: oxygen generator, peroxides, bleaching agent

Funeral / Burial Items - Example: Coffins, urns, cremated ashes

Immoral Material - Example: Any material deemed immoral by the authorities

Stolen Goods