DATED

COMMON LAW TENANCY AGREEMENT

relating to

[Room] [X] [Apartment] [X], 31 Kentish Town, London NW1 8NL

between

Gravity KTR 31 Limited

and

[COMPANY NAME]

This agreement is dated [DATE]

PARTIES

(1) GRAVITY KTR 31 LIMITED incorporated and registered in England and Wales with company number 12700018 whose registered office is at Hallswelle House, 1 Hallswelle Road, London, United Kingdom NW11 0DH **(Landlord)**

(2) [FULL COMPANY NAME] incorporated and registered in England and Wales with company number [NUMBER] whose registered office is at [REGISTERED OFFICE ADDRESS]] **(Tenant)**

BACKGROUND

(A) This Tenancy is governed by the common law and is not an assured or assured shorthold tenancy.

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this agreement.

1.1 Definitions:

Act of Insolvency:

a. the taking of any step in connection with any voluntary arrangement or any other compromise or arrangement for the benefit of any creditors of the Tenant or any guarantor; or

b. the making of an application for an administration order or the making of an administration order in relation to the Tenant or any guarantor; or

c. the giving of any notice of intention to appoint an administrator, or the filing at court of the prescribed documents in connection with the appointment of an administrator, or the appointment of an administrator, in any case in relation to the Tenant or any guarantor; or

d. the appointment of a receiver or manager or an administrative receiver in relation to any property or income of the Tenant or any guarantor; or

e. the commencement of a voluntary winding-up in respect of the Tenant or any guarantor, except a winding-up for the purpose of amalgamation or reconstruction of a solvent company in respect of which a statutory declaration of solvency has been filed with the Registrar of Companies; or

f. the making of a petition for a winding-up order or a winding-up order in respect of the Tenant or any guarantor; or

g. the striking-off of the Tenant or any guarantor from the Register of Companies or the making of an application for the Tenant or any guarantor to be struck-off; or

h. the Tenant or any guarantor otherwise ceasing to exist (but excluding where the Tenant or any guarantor dies); or

i. the making of an application for a bankruptcy order, the presentation of a petition for a bankruptcy order or the making of a bankruptcy order against the Tenant or any guarantor.

The paragraphs above shall apply in relation to a partnership or limited partnership (as defined in the Partnership Act 1890 and the Limited Partnerships Act 1907 respectively) subject to the modifications referred to in the Insolvent Partnerships Order 1994 (*SI 1994/2421*) (as amended), and a limited liability partnership (as defined in the Limited Liability Partnerships Act 2000) subject to the modifications referred to in the Limited Liability Partnerships Regulations 2001 (*SI 2001/1090*) (as amended).

Act of Insolvency includes any analogous proceedings or events that may be taken pursuant to the legislation of another jurisdiction in relation to a tenant or guarantor incorporated or domiciled in such relevant jurisdiction.

Apartment: means the whole flat within the Property identified as number [*insert number*] [of which the Room forms part].

Common Parts: the entrance halls, corridors, lifts, stairways and landings within the Property to access the Apartment.

Contents: the furniture, furnishings and any other items set out in the Inventory.

[**Deposit:** £[AMOUNT].]

Facilities: the kitchen, communal areas, [bathroom (where shared)] within the Apartment.

First Rent Payment Date: [DATE].

Insured Risks: means the risks against which the Superior Landlord decides to insure against from time to time and Insured Risk means any one of the Insured Risks as defined in the Superior Lease.

Interested Persons: means process servers, enforcement officers, bailiffs, local authorities, utility providers, debt collectors and judgment creditors and their legal advisers or agents**.**

Inventory: the list of Contents attached to this agreement and signed by the parties.

Lawful Occupiers: [means an individual(s) permitted occupier of a Room/Apartment in occupation under the terms of this agreement and the Superior Lease] [those persons listed in *Schedule 1*.]

LTA 1954: Landlord and Tenant Act 1954.

LTA 1985: Landlord and Tenant Act 1985.

Room: room number [*insert number*] in the Apartment [including dedicated bathroom].

Property: first, second, third and fourth floors of 31 Kentish Town Road, Camden, London NW1 8NL (which includes the [Room/Apartment]) as more particularly described in and demised by the Superior Lease.

Rent: the amount of [AMOUNT][POUNDS] per [month/week] (which shall include the cost of any council tax and building insurance premiums attributable to the [Room/Apartment] and any Utilities Costs attributable to the [Room/Apartment]).

Rent Payment Dates: [first day] day of each [month].

Services: the provision by the Landlord :

a. to the Tenant of fresh bed linen and towels at the commencement of the Term; and
b. of cleaning services for the Common Parts no less than once every fortnight

Superior Lease: a lease of the Property dated [ ] 2020 and between (1) Perola Investments Limited, (2) the Landlord and (3) Gravity Co-Living Limited and any documents varying or supplementing the same

Superior Landlord: means the person or persons from time to time entitled to the reversion immediately expectant on the determination of the term created by the Superior Lease.

Term: a fixed term of [NUMBER] [weeks/months] from and including the Term Start Date[1]

[1] Tenancy term not to extend beyond the expiry of the Superior Lease term.

Term Start Date: [ ].

Utilities: electricity, gas, water, sewage, telecommunications and data and other services and utilities to or from the Property.

Utilities Costs: the cost of Utilities.

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

1.2 Clause headings shall not affect the interpretation of this agreement.
1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
1.6 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
1.7 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory instrument.
1.8 A reference to an agreement is a reference to this agreement.
1.9 A reference to **writing** or **written** excludes fax and e-mail.
1.10 Any reference to **Tenancy** refers to the tenancy created under this agreement.
1.11 A reference to the **end of the Tenancy** is to the end of the Tenancy however it ends.
1.12 Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord.
1.13 Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
1.14 References to clauses are to the clauses of this agreement.
1.15 A reference to the **Landlord** includes a reference to the person entitled to the immediate reversion to this Tenancy. A reference to the Tenant includes a reference to its successors in title and assigns.
1.16 Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several. This means that where, for example, the **Tenant** is more than one person, they will be liable for all sums due under the agreement, not just liable for a proportionate part.
1.17 The obligations of the Tenant arising by virtue of this agreement are owed to the Landlord. The obligations of the Landlord are owed to the Tenant.

2. GRANT OF THE TENANCY

The Landlord lets the Property to the Tenant for the Term.

3. [LANDLORD BREAK

3.1 The Landlord may serve a notice on the Tenant indicating its desire to terminate this Tenancy **("Landlord Break Notice")** on [ ][or at any time after the Term Start Date] **("Landlord Break Date").**

3.2 If at the Landlord Break Date, the Landlord has served a Landlord Break Notice not less than [ ] [weeks] before the Landlord Break Date, then this Tenancy will determine on the Landlord Break Date

3.3 Termination of this Tenancy on the Landlord Break Date shall not affect any other right or remedy that either party may have in relation to any earlier breach of this Tenancy.

4. TENANT BREAK

4.1 The Tenant may serve a notice on the Landlord indicating its desire to terminate this Tenancy **("Tenant Break Notice")** on or at any time after [[ ] weeks from/[7] months from] [2]the Term Start Date **("Tenant Break Date")**

4.2 If at the Tenant Break Date, the Tenant has:

a) served a Tenant Break Notice not less than [ ] [weeks] before the Tenant Break Date ;
b) paid all amounts due by way of Rent as at the Tenant Break Date;
c) given vacant possession of the Property;
d) performed and observed the tenant covenants of this Tenancy

then:

e) this Tenancy will determine on the Tenant Break Date.

4.3 Termination of this Tenancy on the Tenant Break Date shall not affect any other right or remedy that either party may have in relation to any earlier breach of this Tenancy.

4.4 If this tenancy terminates in accordance with clause 4.1 or 4.2:

(a) on the date on which this tenancy terminates, the Landlord shall refund to the Tenant the relevant proportion of any sums already paid by the Tenant relating to the Rent, council tax and Utilities Costs in respect of the period after this tenancy terminates, as calculated on a daily basis; and
(b) on the date on which this tenancy terminates, the Tenant shall pay the Landlord the difference, if any, between the total amount of Rent paid until the date on which the tenancy terminates and the rate that would have applied had the Term at the time of signing of the tenancy been equal to the total actual period of the tenancy as a result of the termination notice.
(c) For the avoidance of doubt, if the Tenant terminates this agreement before the First Rent Payment Date but less than 4 weeks from the First Rent Payment Date, the Tenant shall pay the Landlord 4 weeks' worth of Rent to cover for the required 4 weeks' notice period

5. CONTENTS

The Tenant shall keep the Contents in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear) as detailed on the Inventory.

6. RENT

6.1 The Tenant shall pay the Rent in advance on or before the Rent Payment Dates.

6.2 The Tenant shall pay the first instalment of the Rent on or before the First Rent Payment Date.

6.3 The Tenant shall pay interest at the rate of 4% per annum above Barclays Bank's base rate on any Rent lawfully due that is paid more than 14 days after the date on which it became due. The interest will be payable from the date the Rent should have been paid until the date the Rent is actually paid.

6.4 If the Property is damaged or destroyed by an Insured Risk so that the [Room/Apartment] is unfit for occupation and use

[2] Note: Tenancy term not to extend beyond the Superior Lease term. Where min one week/max one month rent free has been granted for 6+ month term then the Tenant may only serve not less than 4 weeks' notice after 6 months term - amend clause 4.1

then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, payment of the Rent shall be suspended until the [Room/Apartment] is fit for occupation and use.

7. [**DEPOSIT**

7.1 The Landlord acknowledges receipt of the Deposit from the Tenant.

7.2 At the end of the Tenancy, the Landlord shall be entitled to withhold from the Deposit. such proportion of the Deposit as may be reasonably necessary to:

(a) make good any damage to the Property or the Contents (except for fair wear and tear) caused by the Tenant's failure to take reasonable care of the Property or Contents;

(b) replace any of the Contents which may be missing from the Property;

(c) pay any Rent which remains unpaid; and

(d) pay for the Property and the Contents to be cleaned if the Tenant is in breach of its obligations under *Clause 4* or *Clause 10.1*.]

8. USE OF PROPERTY

8.1 The Tenant shall:

(a) only use the [Room/Apartment] for residential purposes for the use of the Lawful Occupiers;

(b) keep a record of and immediately notify the Landlord [of the immigration status of any of the Lawful Occupiers/if the immigration status of any of the Lawful Occupiers changes from that recorded in *Schedule 1]*; and

(c) not permit anyone other than the Lawful Occupiers to occupy the [Room/Apartment]

(d) keep the [Room/Apartment], the Facilities clean, tidy and clear of rubbish;

(e) not cause any damage to the [Room/Apartment] or any other part of the Property including the Common Parts;

(f) notify the Landlord of any damage to the Property or Contents caused by the Tenant or the Tenant's visitors;

(g) use the [Room/Apartment] solely for living in and not for business purposes;

(h) not permit anyone else to stay in the [Room/Apartment], although the Tenant may, on request, allow visitors to stay overnight in the Room on an occasional basis with the prior written consent of the Landlord;

(i) use the Utilities in a responsible manner and at a volume which is proportionate to the occupation of the [Room/Apartment] by [one][two][three][four]individual[s] for residential purposes only. The Tenant acknowledges that the Landlord will collect data on the usage of Utilities for each room in the Property. Where the Landlord reasonably considers the Tenant to be in breach of this obligation the Tenant must pay to the Landlord on demand any excess Utilities Costs relating to the [Room/Apartment] as a result of such breach (such excess to be determined by the Licensor, acting reasonably);

(j) not make a copy of the set of keys provided by the Landlord;

(k) if the Tenant loses the keys provided, notify the Landlord without delay, and bear the reasonable cost of replacement keys and locks (as appropriate) for the residents of the Property;

(l) not prevent the Landlord or any person authorised by the Landlord from entering remainder of the Property;

(m) permit the Landlord to enter the [Room/Apartment]:

- (i) to establish if the Tenant's obligations under this tenancy are being observed;
- (ii) to view the state and condition of the [Room/Apartment];
- (iii) to remedy any breach of the Tenant's obligations under this tenancy; and
- (iv) to comply with any legal requirements.

(n) not re-decorate the [Room/Apartment] and not to make any alteration or addition whatsoever to the [Room/Apartment];

(o) not smoke or vape in the Property;

(p) not keep any pets in the Property;

(q) not play any musical instrument or audible music between the hours of 11 pm and 8 am;

not to do or permit to be done in the Property anything which is illegal or which may be or become a nuisance (whether actionable or not), annoyance, inconvenience or disturbance to the Landlord or the Landlord's agents or to the other residents of the Property and their visitors or any owner or occupier of neighbouring property;

(r) not cause or permit to be caused any damage to:
    (i) the Property or any neighbouring property; or
    (ii) any property of the owners or occupiers of the Property or any neighbouring property;

(s) not obstruct the Common Parts;

(t) not do anything that will or might vitiate in whole or in part any insurance in respect of the Property, or increase the insurance premium;

(u) not bring onto or keep on the Property any dangerous, explosive, inflammable or offensive substance;

(v) not cause any noise or vibration that can be heard or felt outside the Property or that might cause damage to the Property;

(w) not deposit any dirt, fat, oil, rubbish, rags or other obstructions into the sinks, baths or lavatories within the Property;

(x) keep clean the inside of any windows within the [Room/Apartment];

(y) not overload the Property including any balcony (where relevant) or any part of it;

(z) except where given an express right to do so not hang, expose, store, deposit, dump or place anything outside the Property;

(aa) not shake any mats, brooms or other articles out of the windows of the Property;

(bb) observe any reasonable rules and regulations the Landlord makes and notifies to the Tenant from time to time governing the Tenant's use of the [Room/Apartment] and Facilities;

(cc) at the end of the Term remove the Tenant's possessions and to pay to the Landlord the professional cleaning costs for the [Room/Apartment] and any allocated storage spaces;

(dd) indemnify the Landlord and keep the Landlord indemnified against all losses, claims, demands, actions, proceedings, damages, costs, expenses or other liability in any way arising from:
    a. this tenancy;
    b. any breach of the Tenant's undertakings contained in clause 8; and/or
    c. the exercise of any rights granted to the Tenant.

(ee) not do anything that would or might cause the Landlord to be in breach of the tenant's covenants and the conditions contained in the Superior Lease;

(ff) supply the Landlord within 2 business days of request the names and addresses of any occupier of the [Room/Apartment] together with details of the rent or other consideration payable by any such person and the other terms of such occupation;

(gg) ensure the duration of such arrangement with a Lawful Occupier and any other characteristics of it do not give any security of tenure to any occupier nor create protection under any statutory legislation or regulation (including the Housing Act 1988 (as amended by the Housing Act 1996)), such that, by way of example only, an occupier is permitted to remain in occupation after the expiry of the Term.

8.2 The Tenant shall not use or permit the [Room/Apartment] to be used for the purposes of conducting a business.

8.3 The Tenant shall not do or permit anything to or on the Property that:

(a) causes a nuisance, annoyance or damage to occupiers of neighbouring, adjoining or adjacent property, or the owners or occupiers of them;

(b) involves using the Property for immoral or illegal purposes; or

(c) has the effect of invalidating the insurance that the Superior Landlord has taken out in accordance with *Clause 12.2*. The Landlord will provide the Tenant with a summary of the relevant insurance requirements.

8.4 The Tenant shall send the Landlord a copy of any notice or other communication affecting the Property within seven days

of receipt and shall not take any action regarding such notices or communications without the prior consent of the Landlord.

8.5 The Landlord permits the Tenant to use the Contents and pass along the Common Parts and to use the Facilities in common with the Landlord and all others authorised by the Landlord.

9. ASSIGNMENT OR SUBLETTING

The Tenant shall not assign, sublet, part with or share possession of the whole or any part of the Property.

10. REPAIRS AND ALTERATIONS

10.1 The Tenant shall keep the interior of the [Room/Apartment] clean, tidy and in the same condition as at the start of the Tenancy (except for fair wear and tear).

10.2 The Tenant shall keep in repair the cooker, washing machine, tumble dryer, fridge, freezer and dishwasher (if these appliances are at the Property and provided by the Landlord).

10.3 If the Property has a garden. balcony or other outdoor space, the Tenant shall keep it clean and tidy, and free from rubbish.
10.4 The Tenant shall keep the inside and outside of all windows that the Tenant can reasonably reach clean.
10.5 The Tenant shall promptly replace and pay for all broken glass at the Property where the Tenant or anyone at the Property with the Tenant's permission cause the breakage.

10.6 The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. This obligation does not require the Tenant to carry out any works or repairs for which the Landlord is liable under *Clause 12.5*.

10.7 The Tenant shall not make or permit any alteration or addition to or redecorate the Property.

11. UTILITIES AND OUTGOINGS

11.1 The Tenant shall comply with all laws and recommendations of the relevant suppliers relating to the use of those utilities and outgoings.

11.2 Where the Tenant allows, either by default of payment or specific instruction, the utilities to be cut off, the Tenant shall pay the costs associated with reconnecting or resuming those utilities.

11.3 If any of the costs in this clause are payable in relation to the [Room/Apartment] together with other property, the Tenant shall pay a fair proportion of all those costs.

12. LANDLORD'S COVENANTS
12.1 The Landlord covenants that the Tenant shall have the benefit of means of access to and egress from the Property as granted to the Landlord under the Superior Lease.

12.2 The Landlord shall procure the insurance of the Property in accordance with the terms of the Superior Lease and Contents to their full value against loss or damage by the Insured Risks, and shall provide a copy of the insurance cover to the Tenant if requested. The insurance procured by the Landlord does not cover the Tenant's possessions. The Tenant is advised to insure his own possessions with a reputable insurer.

12.3 The Landlord shall procure the Superior Landlord makes good any damage caused by an Insured Risk in accordance with the terms of the Superior Lease, unless the damage was caused by the wilful actions, negligence or default of the Tenant.
12.4 The Landlord shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord.

12.5 In accordance with section 11 of the LTA 1985, the Landlord shall procure the Superior Landlord under the Superior Lease:

(a) keeps in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
(b) keeps in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and
(c) keeps in repair and proper working order the installations in the Property for space heating and heating water.

12.6 The Landlord shall not be required to:

(a) carry out any works or repairs for which the Tenant is liable by virtue of this agreement; or
(b) keep in repair or maintain anything which the Tenant is entitled to remove from the Property.

13. SERVICES

13.1 The Landlord will use reasonable endeavours to provide, or procure the provision of, the Services to the Tenant subject to:

a) the Tenant paying the Rent and performing its obligations in this agreement; and

b) the provisions of clause 13.2

13.2 The Landlord is not liable to the Tenant for any interruption of or failure in the provision of the Services caused by factors beyond the Landlord's control.

14. DEFAULT BY THE TENANT

14.1 The Landlord reserves the right to re-enter the Property if:

(a) the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
(b) an Act of Insolvency occurs; or

(c) the Tenant has breached the agreement.

This *Clause 14.1* does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

14.2 If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant will remain in force.
14.3 If the Tenant breaches this agreement or fails to fulfil any of its obligations under this agreement, the Tenant shall pay and indemnify any costs incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.

16. LANDLORD'S RIGHT TO ENTER THE PROPERTY AND TO DISPLAY SIGNS
16.1 The Landlord reserves the right for the Landlord, or any person acting on behalf of the Landlord, to enter the [Room/Apartment] on giving at least 24 hours' prior notice in writing to the Tenant:

(a) to inspect the condition and state of repair of the [Room/Apartment];
(b) to carry out the Landlord's obligations under this agreement;
(c) to carry out repairs or alterations to the next door premises;

(d) to take gas, electricity or water meter readings;

(e) for any purpose mentioned in this Tenancy or connected with the Landlord's interest in the [Room/Apartment] or any other property; and

(f) to show prospective tenants or purchasers around the [Room/Apartment].

16.2 The Landlord has the right to retain a set of keys to the [Room/Apartment], which shall only be used with the prior consent of the Tenant, except in an emergency.

16.3 The Landlord reserves the right to display a "for sale" or "to let" sign on the Property in the last two months of the Tenancy.

17. EXPIRY OF THE TENANCY

17.1 At the end of the Tenancy, the Tenant shall return the [Room/Apartment] and the Contents to the Landlord in the condition required by this agreement.

17.2 The Tenant shall provide the Landlord with a forwarding address once the Tenancy has come to an end which the Landlord or its legal advisers or agents can provide to the Interested Persons PROVIDED ALWAYS THAT the Landlord (and its legal advisers and agents) agree not to provide details of the Tenant's forwarding address unless they are satisfied, acting reasonably and properly, that the person requiring the address is a duly authorised official or employee of the organisation in question and has supplied written evidence of their authority.

17.3 The Tenant shall remove all personal possessions from the [Room /Apartment] once the Tenancy has ended. If any of the Tenant's personal possessions are left at the [Room/Apartment] after the Tenancy has ended, the Tenant will be responsible for meeting all reasonable removal and storage charges. The Landlord will remove and store the possessions for a maximum of one month. The Landlord will take reasonable steps to notify the Tenant at the last known address. If the items are not collected within one month, the Landlord may dispose of the items and the Tenant will be liable for the reasonable costs of disposal. The costs of removal, storage and disposal may be deducted from any sale proceeds.

18. NOTICES

18.1 Any notice to the Landlord sent under or in connection with this agreement shall be deemed to have been properly served if:

(a) sent by first class post to the Landlord's address given in *Clause .18.5*; or
(b) left at the Landlord's address given in *Clause 18.5*.

18.2 Any notice sent to the Tenant under or in connection with this agreement shall be deemed to have been properly served if:

(a) sent by first class post to the Property; or
(b) left at the Property.

18.3 If a notice is given in accordance with *Clause 18.1* or *Clause 18.2* it shall be deemed to have been received:

(a) if delivered by hand, at the time the notice is left at the proper address; or
(b) if sent by first-class post, on the second Working Day after posting.

18.5 The Landlord's address for service is:

Hallswelle House, 1 Hallswelle Road, London, United Kingdom, NW11 0DH

19. GOVERNING LAW

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.
This agreement has been entered into on the date stated at the beginning of it.

20 **EXCLUSION OF SECURITY OF TENURE**

(a) Without prejudice to clauses 8.1(g) and 8.1, the parties agree under section 38A(1) of LTA 1954 that the provisions of sections 24 to 28 (inclusive) of LTA 1954 are excluded in relation to the tenancy created by this agreement.

(b) The parties confirm that:

(i) At the appropriate time before entering into this agreement:

(A) the Landlord served the notice ("Notice") referred to in section 38A(3)(a) of LTA 1954 on the Tenant in relation to the tenancy created by this agreement; and

(B) the Tenant or a person duly authorised by the Tenant made the [statutory] declaration ("Declaration") referred to in paragraph [3][4] of schedule 2 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 in relation to the Notice;

(ii) where the Declaration was made by a person other than the Tenant, the Tenant confirms that the declarant was duly authorised by the Tenant to make the Declaration on the Tenant's behalf; and

(iii) in all respects relevant to the agreement to exclude security of tenure the form of this agreement is the same as that which was in the parties' contemplation at the time of service of the Notice.

SCHEDULE 1
LAWFUL OCCUPIERS

Name	**Date of birth** (note if under 18, or will turn 18 during the term of the tenancy)	**Documents checked**	**Immigration status** Delete as appropriate	**Date of check**
Tenant:			Unlimited right to rent/ Time-limited right to rent, expiring on:	
			Unlimited right to rent/ Time-limited right to rent, expiring on:	
			Unlimited right to rent/ Time-limited right to rent, expiring on:	
			Unlimited right to rent/ Time-limited right to rent, expiring on:	

Signed by Gravity KTR 31 Limited .....

Signed by [NAME OF DIRECTOR] for and
on behalf of [NAME OF TENANT]

.....

Director