

# Deed of Covenant for Sub-Letting

**THIS DEED OF COVENANT** is made the ..... day of ..... Two Thousand and ..... between the Mayor & Burgesses of the London Borough of Tower Hamlets, Tower Hamlets Town Hall, of 160 Whitechapel Road, London, E1 1BJ (hereafter called “the lessor”) which Expression where the context admits includes the persons for the time being entitled in reversion to the term granted by the lease hereinafter mentioned of the first part and ..... (hereinafter called “the Lessee”) of the second part and ..... (hereinafter together called “the Sub-Lessee”) of the third part.

**WHEREAS:-**

1. This Deed is supplemental to a Lease (hereinafter called “the Lease”) Dated ..... day of ..... made between the Lessor of the first part and the original Lessee of the second part whereby the Property known as ..... (Hereinafter called “the Premises”) were demised unto the original Lessee for the term of one hundred and twenty ..... years commencing from the ..... of ..... an annual rent of ten pounds per annum.
2. The benefit of the term granted by the Lease is vested in the Lessee.
3. The Lessee has granted/agreed to grant to the Sub-Lessee a tenancy/sub lease of the Premises from the \_\_ / \_\_ / 20\_\_ to \_\_ / \_\_ / 20\_\_ , and the Lease requires that the Sub-Lessee shall enter into a covenant with the Lessor in the manner following.

NOW WITH THIS DEED WITNESSETH as follows:

4. In pursuance of the provisions of the Lease the Sub-Lessee covenants directly with the Lessor to observe and perform throughout the term of their tenancy and the covenants and conditions on the part of the Lessee contained in the Lease (save for the payments of ground rent, insurance and service charges).

IN WITNESS whereof of the Sub-Lessee has signed this document as a deed the day and year first herein before written.

Signed as a Deed by the Lessee ..... Date.....

Print name .....

Signed as a Deed by the Sub-Lessee(s) ..... Date.....

Print name(s) .....

In the presence of an independent Witness ..... Date.....

Print name .....

# Deed of Covenant for Sub-Letting GUIDANCE NOTES

*(The information can be found in your Lease Agreement. Please fill in on the blank template using the guide below)*

**THIS DEED OF COVENANT** is made the **[Current Date]** day of **[Month]** Two Thousand and **[Year]** between the Mayor & Burgesses of the London Borough of Tower Hamlets of Tower Hamlets Town Hall, 160 Whitechapel Road, London, E1 1BJ (hereafter called “the lessor”) which expression where the context admits includes the persons for the time being entitled in reversion to the term granted by the lease hereinafter mentioned of the first part and **[Current Leaseholders Name]** (hereinafter called “the Lessee”) of the second part and **[Current Tenants Name]** (hereinafter together called “the Sub-Lessee”) of the third part.

WHEREAS:-

1. This Deed is supplemental to a Lease (hereinafter called “the Lease”) Dated **[Date]** day of **[Month][Year in words]\*(Right to Buy Completion Date)** made between the Lessor of the first part and the original Lessee of the second part whereby the Property known as **[Leasehold Property Address]** (hereinafter called “the Premises”) were demised unto the original Lessee for the term of one hundred and twenty **[5 or 6]** years commencing from the **[Date]** of **[Month] [Year] \*(Date of First Sale of the property in the Block)** an annual rent of ten pounds per annum.
2. The benefit of the term granted by the Lease is vested in the Lessee.
3. The Lessee has granted/agreed to grant to the Sub-Lessee a tenancy/sub lease of the Premises from the **[DD/MM/YYYY] \*(Tenancy Start Date)** to **[DD/MM/YYYY] \*(Tenancy End Date)**, and the Lease requires that the Sub-Lessee shall enter into a covenant with the Lessor in the manner following.

NOW WITH THIS DEED WITNESSETH as follows:

4. In pursuance of the provisions of the Lease the Sub-Lessee covenants directly with the Lessor to observe and perform throughout the term of their tenancy and the covenants and conditions on the part of the Lessee contained in the Lease (save for the payments of ground rent, insurance and service charges).

IN WITNESS whereof of the Sub-Lessee has signed this document as a deed the day and year first herein before written.

Signed as a Deed by the Lessee -----YOUR SIGNATURE-----Date -----

Print name -----PRINT YOUR NAME-----

Signed as a Deed by the Sub-Lessee(s) -----TENANTS SIGNATURE-----Date-----

Print name(s) -----PRINT TENANTS NAMES-----

In the presence of an independent Witness -----WITNESS SIGNATURE-----Date-----

Print name -----PRINT WITNESS’S NAME-----