

- (a) 'The Landlord' includes the person for the time being entitled in reversion expectant on the tenancy.
 - (b) 'The Tenant' includes the person deriving title under the Tenant.
 - (c) References to the Property include references to any part or parts of the Property and to the Fixtures, Fittings and Effects or any of them.
- 4 In the event of a Council Tax bill being served on the property during the Tenancy, the Tenant shall be responsible for paying such a bill.
- 5
- (a) Any notice to the Tenant shall be deemed to be properly served if served by first class pre-paid post or hand delivered to the property.
 - (b) Any notice to the Landlord shall be deemed to be properly served if served by first class pre-paid post or hand delivered to the address of the Landlord.
- 6 Where several Tenants agree to take the Property together each Tenant shall be jointly and severally liable under this agreement.
- 7 The Tenant will-
- (a) Pay the rent at all times and by standing order only.
 - (b) Be liable to a charge of £25 for each occasion rent is in arrears by more than one week in any month. Be liable to a charge of £25 on each occasion rent is paid by any other method other than standing order or for any cheque returned unpaid from their bank.
 - (c) Pay for all telephone and cable/satellite television which shall be consumed or supplied to the Property during the Tenancy. Gas, electric and water rates are included in the rent up to a maximum of 5000kw/h of electric and 15000kw/h of gas per annum. Any usage exceeding this will be paid for by the tenants.
 - (d) Not damage or injure the Property (or items in the Property) or make any alterations or additions to it or decorate any part of the Property without prior written consent of the Landlord.
 - (e) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance (including unreasonable noise) to the Landlord or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise increase the ordinary premium for such insurance.
 - (f) Not carry on in the Property any profession, trade or business or let apartments or receive paying guests or use the Property for any other purposes than that of a private residence.
 - (g) Not part with the possession of or sub-let the Property without consent in writing of the Landlord (such consent not to be unreasonably withheld).
 - (h) Promptly report all items of structural disrepair to the Landlord.
 - (i) Inform the Landlord immediately on receipt of any statutory notice served by any local authority regarding the Property.
 - (j) Allow the Landlord or employees or contractors acting on behalf of the Landlord access at all reasonable hours of the daytime to inspect