

occupation a hotel or hostel the provisions of Schedule 1 hereof at items 1.8, 1.26 through 1.27 shall apply if so stated in the Schedule.

- B. This Agreement incorporates the entire Tenancy Agreement including Definitions and Interpretations, Recitals, Operative Provisions, the Letting Provisions hereunder together with The Schedule, Schedule of Works, Schedule 1 and Schedule 2

## LETTING PROVISIONS

1. The Tenant Company agrees with the Landlord:
  - (a) To pay the Rent at the time and in the manner specified in the Schedule
  - (b) With effect from the Start Date to pay or otherwise indemnify the landlord against the water rates payable in respect of the Property and all charges for the supply of gas or electric current to and for the use of the telephone (if any) in the Property during the tenancy
  - (c) With effect from the Start Date to pay or otherwise indemnify the landlord against any Council Tax payable in respect of the Property
  - (d) To be responsible for damage caused to the Property and damage (fair wear and tear excepted) or theft from the Property of any fixtures, fittings or apparatus, where such fixtures, fittings or apparatus are supplied by the Landlord, by the unlawful act or negligence of any person in occupation of the Property with the consent of the Tenant Company
  - (e) To deliver up to the landlord the Property and all new fixtures and additions thereto (except such as the Tenant Company shall be entitled by law to remove) at the expiration or sooner determination of the tenancy free of any damage as aforesaid
  - (f) To permit the Landlord and the Superior Landlord (if any) or their respective Agents with or without workmen and others at all reasonable times (and at any time in the case of emergency) during the tenancy to enter the Property for the purpose of repairing or painting the outside thereof or of carrying out or completing any structural or other necessary or proper repairs to the Property or the building (if any) of which it forms part
  - (g) To permit the Landlord and the Agent to enter the Property as aforesaid to carry out works for which the Landlord is responsible under the terms hereof and to examine the state and condition of the interior thereof and of all wants of repair cleansing amendment and restoration to the interior of the Property then found to give the Tenant Company notice in writing to repair cleanse