

CANNOCK CHASE DISTRICT COUNCIL

TENANCY AGREEMENT (GARAGE PREMISES)

THIS TENANCY AGREEMENT IS MADE BETWEEN:

- (1) Cannock Chase District Council of Civic Centre, PO Box 28, Beecroft Road, Cannock, WS11 1BG ("the Landlord"), and
- (2) Who resides at:
- (3) and relates to the garage premises known as

TENANCY START DATE: CONDITIONS OF TENANCY

1. The tenancy shall be a weekly tenancy commencing on the above start date, and may be determined upon either the Landlord or the Tenant giving one week's notice in writing to the other party before 12.00 o'clock noon on any Monday. The Tenant has no security of tenure in respect of the garage premises.
2. Notice of termination if given by the Landlord (in the form of a "Notice to Quit") shall be sufficiently served if sent to the Tenant by post to his/her last known address, or by delivering the said Notice by hand to his/her last known address. If however, the Tenant's last known address is unknown then the Landlord may serve notice of termination by affixing the said Notice to the garage door or some other conspicuous place on the garage.
3. Notice of termination if given by the Tenant shall be served on the Landlord if sent/delivered to the Landlord's address as given above.
4. The rent payable by the Tenant is due on Monday in each week. If the Landlord wishes to increase/decrease the amount of weekly rent payable then it must give at least four week's notice in writing to the Tenant of such change. Upon receiving such notice the Tenant shall have the option of terminating the tenancy on the day before such increase/decrease takes effect (but subject to them giving the Landlord one week's notice in accordance with Clause 1 above), or to continue with this Agreement on the same terms and conditions but at the increased or decreased rent as notified.
5. The Landlord agrees to maintain the structure and exterior of the garage and to keep it in a reasonable state of repair. Any repairs reported by the Tenant will be carried out by the Landlord as soon as practicable and will be in accordance with the Landlord's repairs policy and procedure. However, the Landlord will not be responsible for any repairs arising from wilful damage or neglect caused by the Tenant or any other person.

TENANT'S OBLIGATIONS

6. The Tenant agrees to the following:-
- (a) To pay the rent in advance every week on a Monday. Payment of the rent may also be made fortnightly or monthly in advance, subject to prior arrangement and agreement with the Landlord.
 - (b) Not to assign, sub-let or part with possession of the Garage.
 - (c) To keep the interior of the Garage in a clean and tidy condition and to make good any damage to the Garage or any window thereof caused by the wilful or negligent act or omission of the Tenant. In default of this, the Landlord reserves the right to make good such damage and recover the cost thereof from the Tenant.
 - (d) To allow the Landlord (whether by its duly authorised officers, servants or agents) at all reasonable times to enter the Garage to examine the condition thereof, and to carry out repairs as are deemed necessary. The Landlord will normally give the Tenant at least 48 hours notice but in cases of emergency no prior notice will be given.
 - (e) Not to make any improvements, alterations or additions to the Garage (including the installation of shelving) without first obtaining the Landlord's written consent, such consent will not be unreasonably withheld.
 - (f) To use the Garage solely for the garaging of his/her own private car or motorcycle, or the private car or motorcycle of a member of his/her family who normally resides with him/her, and for no other purpose.
 - (g) To ensure that any motor vehicle being accommodated in the Garage does not interfere with the reception of television programmes in the vicinity of the garage, and that any such vehicle is fitted and maintained with an efficient electrical interference suppressor in good working order.
 - (h) Not to paint or exhibit any board or signage, or put any name, figures or letters on the outside of the Garage except under the direction or with the written consent of the Landlord.
 - (i) To observe all statutory provisions and regulations made by a duly constituted authority or in any policy of insurance relating to the Garage, with regard to the storage of petrol, gases or any other explosive/inflammatory oils, liquids or substances.
 - (j) Not to cause or allow anything to be done which may render any increased or additional premiums payable by the Landlord for insuring the Garage.
 - (k) Not to cause nuisance or annoyance to neighbouring tenants of garages or to persons who reside in the vicinity of the Garage.
 - (l) To ensure the Garage is locked up and made secure when not in use so as to minimise any possible vandalism or theft.

- (m) At the termination of this Agreement the Tenant agrees to return the Garage keys to the Landlord and to ensure the Garage has been suitably emptied of any vehicle, personal belongings and rubbish.

ACCEPTANCE OF TENANCY

I hereby declare that I have read and understood the Conditions of Tenancy as set out above and have received a copy of this Tenancy Agreement.

I agree to accept the Garage Tenancy of:
and give my undertaking to comply with the conditions and obligations of this Agreement.

Signed: _____
(Tenant)

Date: _____

Signed: _____
(on behalf of the Landlord)

Date: _____

SAMPLE