Definitions

THE DEVELOPMENT	The property known as 36-40 High Street North, Surbiton, Surrey, registered at the Land Registry under title number SGL 123456, and whose approximate boundaries are marked blue on the plan.
THE SHOP	36 High Street North, whose approximate boundaries are marked red on the plan.
THE TERM	20 years starting on 23 May 1993.
THE ANNUAL RENT	(1) For the first 5 years: £5,750 a year; (2) Then as provided by clause 8.
PAYMENT DAYS	25 March, 24 June, 29 September, 25 December.

[some landlords might prefer dates based on their convenience rather than the traditional "quarter days" — perhaps, for a term beginning on 23 May, the 23rd of each of May, August, November, and February, in which case clause 5 could be simplified.]

Letting

1. The landlord lets THE SHOP to the tenant for THE TERM.
2. *(Define precise boundaries, omitted from original.)*
3. The tenant may:
   (A) *(List extra rights from the 2nd schedule to the original.)*
4. The landlord, and the tenants of the other shops in THE DEVELOPMENT, may:
   (A) *(List exceptions from the 3rd schedule to the original.)*

Tenant's duties

5. The tenant must:
   (A) Pay:
      (1) Without deduction, in advance:
         (a) on completion, if not a PAYMENT DAY, 1/365th of the annual rent for each day until the next PAYMENT DAY, and
         (b) one quarter of the annual rent on each PAYMENT DAY.