

12. Exclusions: The lease excludes the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954, concerning security of tenure.

13. Miscellaneous:

- The lease is an excluded tenancy – so the Landlord and Tenant Act 1954 will not apply and there is no right for the Tenant to require a new lease upon expiry.
- The Tenant is responsible for all legal costs associated with enforcement of lease terms, obtaining consents, and dealing with Land Registry requirements (note: the lease was not registered, so the Council is in breach).
- The Tenant must indemnify the Landlord against all liabilities arising from breach of lease terms or any act or omission by the Tenant.