

# WHEN IS A BREAK NOTICE EFFECTIVE TO DETERMINE A LEASE?

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*"If **the Tenant** wishes to determine the Lease **on 1 June 2010 or at any time thereafter** and shall give to the Landlord **not less than 6 months notice in writing** and shall up to the time of such determination **pay the rents** reserved by and **perform the covenants** contained in this Lease then upon expiry of such notice the term hereby demised shall immediately cease and determine"*

# CHECK

» WHO? (*Prudential Assurance Co Ltd. v Exel UK Ltd 2009*)

» WHEN?

» HOW?

## CONDITIONS

» Pay Rent

» Give Up Vacant Possession

» Comply With Obligations In The Lease

*(Fitzroy House Epworth Street (No 1) Ltd v The Financial Times Ltd 2006)*

Any questions?

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