**PLEASE DO NOT DELETE THIS LEGAL DISCLAIMER**

**This document provides a general overview of the key terms of a Deed of Renunciation. The document is governed by Irish law and should only be used in Ireland. If any changes are made to the contents of this document, you need to ensure that any cross-referencing is updated.**

**It is not possible to provide comprehensive advice on the matters that may apply in the particular circumstances of your business in this document. Its contents are also by no means exhaustive. You should take legal advice before entering into this or any other legal documents. If you have any queries or concerns in relation to this document, we recommend that you seek legal advice before taking any further action. Adams Law are not responsible whatsoever in respect of any actions taken or not taken by you or any third party on the basis of this document.**

DATED DAY OF 20[ ]

[ AB ]

-and-

[ CD ]

DEED OF RENUNCIATION

**THIS RENUNCIATION** is made the day of 20[ ]

**WHEREAS:**

1. **[ ] LIMITED** having its registered office at [ ] (“**the Tenant**”) have negotiated with [ ] **LIMITED** (“**the Landlord**”) of [ ] to take a lease (“**the Lease**”) of premises being a portion of the property known as [ ] (“**the Premises**”) which are a tenement within the meaning of the Landlord and Tenant Acts for the term of five years from the date hereof.
2. The Tenant received independent legal advice in relation to the renunciation.

3. The Tenant has been advised that under the existing legislation it may, subject to the terms of that legislation, be entitled to a new tenancy in the premises at the expiry (or sooner determination) of the Lease.

**NOW Party One**, under the provisions of Section 47 of the Civil Law (Miscellaneous Provisions) Act 2008 **DO HEREBY RENOUNCE** any entitlement which it may have under the provisions of the Landlord and Tenant Acts to a new tenancy in the premises on the termination of the Lease.

**UNDERTAKING**

In consideration of (a) the Landlord granting the Tenancy the Tenant hereby undertakes:

(1) To notify any proposed assignee of our interest of the existence of this renunciation;

(2) To notify any proposed sub-tenant of the Tenant of this renunciation and to obtain from the proposed sub-tenant a renunciation in similar terms as a term of the sub-tenancy; and

(3) To consent to the registration of an inhibition by the Landlord on any leasehold folio opened in respect of the Tenancy.

**PRESENT** when the Common Seal

of the Tenant was affixed hereto:

|  |  |  |  |
| --- | --- | --- | --- |
| WITNESS: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Director  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Director / Secretary |  |
| ADDRESS: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| DESCRIPTION: | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |

**(1) Party 1**

**-and-**

**(2) Party 2**



**DEED OF RENUNCIATION**

