- *can, can't, must, mustn't, have to, don't have to, (not) be allowed to*
- inversion in legal documents

8.3 Grammar Obligation and permission, inversion

Obligation and permission

1 **In small groups, brainstorm a list of rules in your school or workplace relating to conduct and dress code. Use *can / can't / must / mustn't / have to / don't have to / be allowed to* and *(not) be allowed to*.**

We're not allowed to use mobile phones during lessons/meetings.
We have to wear a company polo shirt in the office.

Obligation and permission in legal documents

2 **Work with a partner. Read a formal agreement, highlight the formal language and explain the information to your partner in a less formal way. Your partner should ask for clarification if necessary.**

Student A: Read the lease agreement.
Student B: Read the licence agreement.

Landlord hereby leases the Premises to Tenant for twelve calendar months.
→ The tenant is allowed to rent the offices for a year.

Lease agreement

Property description: 100 m² in modern building. Open plan. Unfurnished. Rent: €1,900 per calendar month.

1 **Term** Landlord hereby leases the Premises to Tenant for twelve calendar months. Tenant may renew the Lease by giving written notice to Landlord not less than ninety days prior to the expiration of the initial term of lease.
2 **Rental** Tenant shall pay to Landlord €1,900 per calendar month due in advance on the first day of each calendar month. Tenant shall also pay to Landlord a security deposit equivalent to one month of rent payable before first occupation of the Premises.
3 **Utilities** Tenant shall pay all charges for water, sewer, gas, electricity and telephone and other services used by Tenant. Landlord shall pay all reasonable air-conditioning and heating costs of the Premises.
4 **Repairs** During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Premises. Repairs shall include routine repairs of floors, walls, ceilings, and other parts of the Premises damaged or worn through normal occupancy.
5 **Alterations** Tenant may with Landlord's written consent remodel, redecorate and make improvements to the Premises.
6 **Parking** During the term of this Lease, Tenant may use in common with Landlord, other tenants of the Building, their guests and invitees the non-reserved car parking area, subject to the rules and regulations for the use thereof.

Licence agreement

Property description: 70 m² in refurbished building. 4 large offices + reception area. Fully furnished. Rent: €300 per person per month.

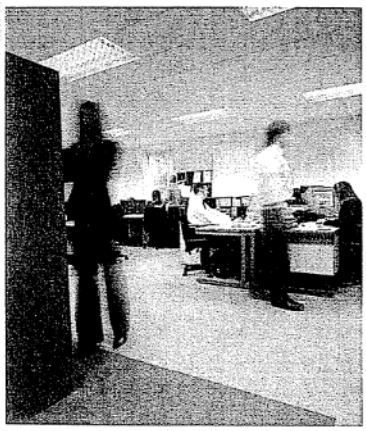
1 **Term** Licensor hereby licences Licensee to use the Premises for one calendar month. Licensee may renew the Licence or quit the Premises by giving written notice to Licensor not less than thirty days prior to the expiration of the Licence.
2 **Rental** Licensee shall pay to Licensor €300 per occupant per calendar month due in advance on the first day of each calendar month. Licensee shall also pay to Licensor a security deposit equivalent to two months' licence fee payable before first occupation of the Premises.
3 **Utilities** Licensor shall pay all charges for water, sewer, gas, electricity, air conditioning, heating and fixed charges for telephone and Internet connections. Licensee shall pay all charges for telephone calls and other internet pay services used by Licensee.
4 **Repairs** Licensee shall repair or pay for the repair of any damage to the Premises caused during occupancy and shall leave the Premises in the same condition as at the start of this agreement. Licensor shall take responsibility for normal wear and tear.
5 **Alterations** Licensee may not alter, remodel, redecorate or make improvements to the Premises.
6 **Parking** No on-site parking is provided but Licensee may rent reserved parking spaces for an additional monthly fee of €50 per space payable in advance at the same time as the monthly rent.

3 **Work with a different partner. You run a thriving import export business and need to move to larger premises in the next three months. You have a staff of five people (including you and your partner) and are planning to recruit an extra person in nine months' time. Look at the agreements in Exercise 2 and decide which premises would suit you best. Explain your reasons to another pair.**

Refresh your memory

Obligation
In most cases, we can use *must, mustn't, have to* and *don't have to*.
In more formal cases, you may encounter: *shall* and *shall not*.

Permission
In normal cases, we can use *can, can't* and *(not) be allowed to*.
In more formal cases, you may encounter: *may* and *may not*.

Inversion
After certain negative phrases, subject and verb are inverted.
Not until all details were agreed *did they sign* the contract.

Grammar and practice pages 136–137