

THIS LICENCE is dated the <<date>> and is made **BETWEEN:**

(1) [<<Licensor's Name>>, a company of the <<Country of Incorporation of Licensor's Company>> under number <<Licence Number>> whose registered office is at <<Licensor's Address>> (hereinafter known as the 'Licensor') and]

OR [<<Licensor's Name>> of <<Licensor's Address>> (hereinafter known as the 'Licensor') and]

(2) [<<Licensee's Name>>, a company of the <<Country of Incorporation of Licensee's Company>> under number <<Licence Number>> whose registered office is at <<Licensee's Address>> (hereinafter known as the 'Licensee'))]

OR [<<Licensee's Name>> of <<Licensee's Address>> (hereinafter known as the 'Licensee'))]

1. Definitions and Interpretation

In this deed, except where the context indicates otherwise, the following terms shall have the following meanings.

'Licence Fee'	means the fee payable by the Licensee to the Licensor, exclusive of value added tax;
'Licence Period'	[means the period from <<insert date>> (inclusive) to <<insert date>> to and including the <<insert date>> in accordance with clause 2]; OR [means the period from <<insert date>> to and including the <<insert date>> in accordance with clause 2];
'Permitted Hours'	means the hours of use e.g. 8am to 6pm Monday to Saturday;
'Permitted Use'	means the use of the Premises by the Licensee within the Licensor's own retail store for the purpose of allowing customers to be part of the store and not a separate business;
'Premises'	means the premises at <<insert address>> [shown for identification only and attached to this agreement] [including all fixtures and fittings in accordance with the schedule attached] [including all premises at <<insert address>>].

2. Grant of licence

2.1 The Licensor permits the Licensee to use the Premises for the Licence Period for the Permitted Use.

2.2 Either party can end the Licence Period by giving the other at least <<insert notice period>> notice taking effect at the end of the Licence Period.

2.3 The Licensor may end the Licence Period with immediate effect by giving the Licensee notice if the Licensee is in breach of any of its obligations in clause 3.

2.4 This licence is personal to the Licensee and may not be transferred.

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4. Licensor's covenants

- 4.1 The Licensor shall provide the following services and the cost of providing such services is included in the Rent:
- 4.1.1 [shopfittings] storage and display fittings;
 - 4.1.2 heating light
 - 4.1.3 telephone se chboard;
 - 4.1.4 cleaning whe
 - 4.1.5 facilities and e from the Premises for stock delivery and
 - 4.1.6 access to the
 - 4.1.7 toilet, cloakr es;
 - 4.1.8 <<insert any
- 4.2 The Licensor shall allow (and shall ensure that its employees and visitors) access to and egress from the common parts of the building (if applicable) [and to the water closets in the building] [during the Permitted Hours]

5. General

- 5.1 The parties agree that no party to this licence has no right arising solely by virtue of the (Third Parties) Act 1999 to enforce any terms of this licence.
- 5.2 All notices given under this licence shall be in writing and for the purpose of service the provisions contained in Section 196 of the Law of Property Act 1925 shall apply to this licence.

Signed by <<Name>> for and on behalf of the Licensor

Signed by <<Name>> for and on behalf of the Licensee