

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>> (the 'Licensor') and]

OR

[(1) <<Licensor's Name>> of <<Licensor's Address>> (the 'Licensor') and]

(2) <<Licensee's Name>> of <<Licensee's Address>> (the 'Licensee')

1. Definitions and Interpretation

In this deed, except where the context requires, the following terms shall have the following meanings:

'Licence Fee'	means the fee payable per month exclusive of value added tax;
'Licence Period'	[means the period from <<insert date>> to <<insert date>> (inclusive)] OR [means the period from <<insert date>> to and including the <<insert date>> in accordance with clause 2];
'Permitted Use'	means the use of the Premises by more than <<insert number of animals>> [sheep];
'Premises'	means the premises <<insert description of premises>> [shown for identification only and attached to this agreement].

2. Grant of licence

2.1 The Licensor permits the Licensee to use the Premises on a non-exclusive basis for the Permitted Use.

2.2 Either party can end the licence by giving the other at least <<insert notice period>> notice e.g. 3 months>> notice taking effect at the end of the notice period.

2.3 The Licensor may terminate the licence at any time 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.

3. Licensee's covenants

3.1 The Licensee shall pay the Licence Fee in advance and without set-off or counterclaim on the [first day] of every month and on the last day of the Licence Period. The Licensee shall also pay a proportionate part of the Licence Fee for the first part of the Licence Period from and including the first day of the current month.

3.2 The Licensee shall ensure that the following conditions are to be done any of the following:

- 3.2.1 use the Premises for the Permitted Use,
- 3.2.2 share occupancy with any part of them;
- 3.2.3 make any alterations to the Premises;
- 3.2.4 put any sign on the Premises without the prior written consent of the Licensor;
- 3.2.5 cause any noise or disturbance to the Licensor or to the owners or occupiers of the Premises;
- 3.2.6 <<insert any other conditions or restrictions caused to the Premises.
- 3.3 The Licensee shall <<insert any other conditions or restrictions caused to the Premises.
- 3.4 If the Licence Fee is <<maximum length of time licence fee is allowed to be > (whether formally demanded or not) the Licensee must pay interest at the rate of <<rate of interest on outstanding payments at least at the rate of <<rate of interest per annum above the base rate for the time being > calculated on a daily basis on the amount unpaid or not paid until the date on which payment is made.
- 3.5 The Licensee shall indemnify the Licensor against a fair proportion of all (including rates) taxes duties charges assessments imposed on the Premises whatsoever (whether parliamentary or otherwise) which are assessed charged or imposed upon the Premises or occupier and whether of an existing or novel nature.
- 3.6 The Licensee shall indemnify the Licensor against a fair proportion of all charges incurred by the Licensor (including all standing charges for water sewerage sewage disposal gas electricity telecommunications and other services supplied to the Premises).
- 3.7 The Licensee shall deliver to the Licensor or relevant to the Licensor's interest in the Premises all correspondence received at the Premises.
- 3.8 The Licensee shall (and all others authorised by the Licensor) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Licensee is complying with and for any other purposes the Licensor's interest in the Premises.
- 3.9 At the end of the term of the Licence the Licensee shall vacate the Premises and remove all items belonging to the Licensee and return possession to the Licensor.
4. **Licensor's covenants**
- 4.1 The Licensor shall allow the Licensee to enter and egress from the Premises over the Licensor's land (including any other land owned or controlled by the Licensor).
5. **General**
- 5.1 The parties agree that no party to this licence has no right arising solely by virtue of the (Rights of Third Parties) Act 1999 to enforce any terms of the Licence.
- 5.2 All notices given under the Licence shall be in writing and for the purpose of service the provisions contained in Section 196 of the

Law of Property Act 1925, and in accordance with this licence.

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

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

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