

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>>]

[(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>> (the 'Licensee')]

OR

[(2) <<Licensee's Name>> of <<Licensee's Address>>]

1. Definitions and Interpretation

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

'Licence Fee'	means	
'Licence Period'	means	to <<insert date>> (inclusive);
'Permitted Days'	means including	days of use e.g. Monday to Friday
'Permitted Hours'	means	hours of use e.g. 9am to 5pm>>;
'Permitted Use'	means Licence	e.g. to carry out repairs to the property>>;
'Premises'	means edges	ises>> [shown for identification only ed to this agreement].

2. Grant of licence

- 2.1 The Licensor permits the Licensee to use the Premises during the Licence Period for the Permitted Use.
- 2.2 Either party can end the Licence by giving the other at least <<insert notice period>> notice e.g. 1 day>> notice.
- 2.3 This licence is personal to the Licensee and may not be transferred.

3. Licensee's covenants

- 3.1 The Licensee shall pay the value added tax in respect of it in accordance with the law of the <<Country of Incorporation of Licensee's Company>> on the date of this agreement.
- 3.2 The Licensee shall ensure that the following to be done any of the following:

- 3.2.1 use the Premises for any purpose other than the Permitted Use,
- 3.2.2 use the Premises during the Permitted Hours or otherwise than on the Permitted Days;
- 3.2.3 share occupancy of the Premises with any part of them;
- 3.2.4 make any alterations to the Premises;
- 3.2.5 put any signs on the Premises without the prior written consent of the Licensor;
- 3.2.6 cause any noise or disturbance to the Licensor or to the owners or occupiers of the Premises;
- 3.2.7 <<insert any other conditions>>
- 3.3 The Licensee shall keep the Premises in good order and tidy and make good any damage caused.
- 3.4 The Licensee shall not be required to obtain any licence or registration which is required in connection with the Licensee's use of the Premises and shall comply with the conditions of the licence or registration and all laws and regulations relating to the Licensee's use of the Premises.
- 3.5 The Licensee shall not use the Premises and any interest in the Premises for any purpose other than the Permitted Use. The Licensee shall not receive or forward any other correspondence received at the Premises or relevant to the Licensor's business.
- 3.6 The Licensee shall not allow any other persons (other than the Licensee or others authorised by the Licensor) to enter the Premises for any purpose other than the Permitted Use. The Licensee shall not be liable for any damage to the Premises or for any loss of or damage to the contents of the Premises or for any loss of or damage to the Licensor's interest in the Premises.
- 3.7 At the end of the Licence term the Licensee shall vacate the Premises and remove all items belonging to the Licensee and return possession to the Licensor.
- 3.8 [The Licensee shall not be liable for any damage to the Premises or for any loss of or damage to the contents of the Premises or for any loss of or damage to the Licensor's interest in the Premises.] The Licensee shall be liable for any damage to the Premises or for any loss of or damage to the contents of the Premises or for any loss of or damage to the Licensor's interest in the Premises. The Licensee shall be liable for any damage to the Premises or for any loss of or damage to the contents of the Premises or for any loss of or damage to the Licensor's interest in the Premises. The Licensee shall be liable for any damage to the Premises or for any loss of or damage to the contents of the Premises or for any loss of or damage to the Licensor's interest in the Premises.
4. **Licensor's covenants**
- The Licensor shall allow the Licensee and its employees and visitors access to and egress from the Premises and any other premises (if applicable).
5. **General**
- 5.1 The parties agree that this Licence shall be governed by the Law of England and Wales. The parties agree that the party to this licence has no right to rely on the provisions of the Landlord and Tenant (Covenants) Act 1995 or the Landlord and Tenant (Covenants) 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 this Licence shall be deemed to have been given if they are contained in Section 196 of the Law of Property Act 1925.

Signed by <<Name>> for and

on behalf of the Licensor

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

S

A

M

P

L

E