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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 agreement, except where the context requires, the following terms shall have the following meanings.

'Licence Period' means the period from <<insert date>> (inclusive);

'Licence Fee' means the sum payable by the Licensee per month exclusive of value added tax;

'Permitted Use' means the use of the Premises as a snack bar or café for the sale of food and beverages on the Premises;

'Premises' means the premises at <<insert address>> [shown for identification only and referred to in this agreement] [including all fixtures and fittings in accordance with the schedule attached].

2. Grant of licence

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

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 Fee period from the date of this agreement to and including the date of this agreement. The Licensee shall also pay value added tax in respect of it in accordance with the law of the <<Country of Incorporation of Licensee's Company>> or counterclaim on the [first day] of every month and on the last day of the Licence Fee period from the date of this agreement to and including the date of this agreement.

3.2 The Licensee shall

3.2.1 use the Premises only for the Permitted Use;

3.2.2 share occupation of the Premises with any part of them;

3.2.3 make any alterations to the Premises;

3.2.4 put any signs on the Premises without the prior written consent of the Licensor;

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3.2.5 cause any n
occupiers of

the Licensor or to the owners or
ses;

3.2.6 <<insert any

3.3 The Licensee shall
damage caused.

and tidy and make good any

3.4 The Licensee shall
hazards in parts of t
service and consum

of hygiene and avoid all health
e storage preparation display

3.5 The Licensee shall
which is required in
under the Licensing
of the licence or reg
Permitted Use.

ow any licence or registration
mitted Use (including any licence
ply with the terms and conditions
regulations relevant to the

3.6 If the Licence Fee is
fee is allowed to be
not) the Licensee m
on outstanding pay
the time being of Ba
unpaid or refused fr

maximum length of time licence
(whether formally demanded or
est at the rate of <<rate of interest
t annum above the base rate for
ed on a daily basis on the amount
date on which payment is made.

3.7 The Licensee shall
rates (including wat
and outgoings what
other description) w
or the owner or occ

emnify the Licensor against all
arges assessments impositions
entary parochial local or of any
ed or imposed upon the Premises
existing or novel nature.

3.8 The Licensee shall
relating to water sev
other services supp
meter rents).

nsor against all charges incurred
city telecommunications and any
uding all standing charges and

3.9 The Licensee shall
the Premises and a
interest in the Prem

ther correspondence received at
or relevant to the Licensor's

3.10 The Licensee shall
Licensor) to enter th
ascertaining whethe
for any other purpos

ll others authorised by the
nable time for the purpose of
ment are being complied with and
Licensor's interest in the Premises.

3.11 At the end of the Lic
remove all items be

he shall vacate the Premises
possession to the Licensor.

4. Licensor's covenants

4.1 The Licensor shall a
to and egress from
applicable).

s employees and visitors) access
Licensor's adjoining premises (if

5. [Termination rights

5.1 The Licensor may c
by giving to the Lice
e.g. 4 weeks>> noti

any time [after <<insert date>>]
tice period to terminate licence

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5.2 The Licensee may terminate this Licence at any time [after <<insert date>>] by giving to the Licensor notice (with a notice period to terminate licence e.g. 4 weeks>> notice

5.3 The Licensor may terminate this 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 4.

5.4 Termination under this clause shall not extinguish any rights of action which either party has for breach of any provisions of this Licence.]

6. General

6.1 The parties agree that no party to this Licence has no right arising solely by virtue of the (Landlord and Tenant (Rights of Third Parties) Act 1999 to enforce any terms of this Licence.

6.2 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

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