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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>> (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>> (the 'Licensee')]

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

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1. Definitions and Interpretation

In this agreement, 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>> (inclusive);

'Licensor's Premises' means the premises (e.g. "tent", "portacabin">> controlled by the Licensor and shown in red on the plan attached to this agreement in which the Premises are situated;

'Permitted Hours' means the hours of use e.g. 8am to 6pm on Saturdays;

'Permitted Use' means the use of the Premises as set out in clause 3.1;

'Premises' means the premises <<insert description of Premises>> (situated within the Structure) shown in red on the plan attached to this agreement and including the fixtures, fittings and fittings in accordance with the plan attached to this agreement.

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2. Grant of licence

2.1 The Licensor permits the Licensee to occupy 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 day immediately following the date of this agreement to and in accordance with the terms of the Licence Fee agreement. The Licensee shall also pay value added tax in respect of it in accordance with the terms of the Licence Fee agreement or counterclaim on the [first day] of every month and including the date of this agreement to and in accordance with the terms of the Licence Fee agreement. The Licensee shall also pay the current month.

3.2 The Licensee shall

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- 3.2.1 use the Premises for the Permitted Use;
- 3.2.2 use the Premises during the Permitted Hours
- 3.2.3 share occupancy of 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 nuisance or disturbance to the Licensor or to the owners or occupiers of the Premises;
- 3.2.7 <<insert any other conditions of use>>

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3.3 The Licensee shall keep the Premises in good order and tidy and make good any damage caused.

3.4 The Licensee shall be responsible for the maintenance and repair of the Premises made by the Licensor from time to time for the better use and enjoyment of the Premises in accordance with the interests of good tenants.

3.5 If the Licence Fee is not paid in full by the Licensee, the Licensor shall be entitled to suspend the Licence. If the Licence Fee is allowed to be in arrears (whether formally demanded or not) the Licensee must pay interest on outstanding payments from the time being of default until the date on which payment is made. The rate of interest shall be <<rate of interest>> per annum above the base rate for the time being of Bank of England base rate.

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3.6 The Licensee shall have the right (subject to the prior written consent of the Licensor) to enter the Premises at any reasonable time for the purpose of inspecting the Premises to ascertain whether the Licensee is complying with the terms of the Licence for any other purpose in connection with the Licence and the Licensor's interest in the Premises.

3.7 Outside the Permitted Use, the Licensee shall remove from the Premises all items belonging to it or to any other person and shall make its own arrangements for their removal.

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3.8 At the end of the Licence term, the Licensee shall vacate the Premises and deliver possession to the Licensor.

4. Licensor's covenants

4.1 The Licensor shall allow the Licensee (and its employees and visitors) access to and egress from the Premises and the adjacent parts of the Licensor's Premises.

4.2 [The Licensor shall be responsible for the cost of any such services which it considers appropriate and the Licensee shall pay the Licence Fee.]

OR

[The Licensor shall be responsible for the cost of providing such services and the Licensee shall pay the Licence Fee.]

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- 4.2.1 a supply of electricity to the Premises;
- 4.2.2 cleaning of the Premises when the Licensor's Premises are closed;
- 4.2.3 cleaning heating and ventilation systems in the Licensor's Premises;
- 4.2.4 repair maintenance of the Premises and the Licensor's Premises;

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