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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 Registration 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')]

[(2) <<Charity's Name>>, a charity registered in England under no. <<Company Registration Number>> and which is a registered charity no: <<Charity Commission Number>> (hereinafter known as the 'Licensor') whose registered office is at <<Charity's Address>> (hereinafter known as the 'Licensor')]

OR

[(2) The trustees (namely <<Insert Name of Trustees>> (not just those who are to be the signatories (see>>) of the charitable [trust] [unincorporated association] known as <<Charity Name>> [a registered charity no: [insert Charity Commission number] (England and Wales) whose registered office address is at <<Charity's Address>> (hereinafter known as the 'Licensor')]

OR

[(2) <<Charity's Name>>, a charity registered in England under no. <<Company Registration Number>> and which is a registered charity no: <<Charity Commission Number>> (hereinafter known as the 'Licensor') with its principal office in England at <<Charity's Address>> (hereinafter known as the 'Licensor')]

1. Definitions and Interpretation

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

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

'Licence Fee' means the sum of <<insert amount>> per month exclusive of value added tax;

'Permitted Use' means <<insert description of permitted use>>

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

2. Grant of Licence

The Licensor permits the Licensee to use the Premises for the Permitted Use for the Licence Period for the term of <<insert term>> months.

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 Licence Fee shall be paid from and including the date of this agreement to and including the last day of the current month.

3.2 The Licensee shall

3.2.1 use the Premises only for the Permitted Use;

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- 3.2.2 share occup
- 3.2.3 make any al
- 3.2.4 put any sign
- 3.2.5 cause any n
- 3.2.6 <<insert any

3.3 The Licensee shall
damage caused.

3.4 If the Licence Fee i
fee is allowed to be
or not) the Licensee
interest on outstand
rate for the time bei
amount unpaid or r
is made.

3.5 The Licensee shall
rates (including wa
and outgoings wha
other description) w
or the owner or occ

3.6 The Licensee shall
relating to water se
other services supp
meter rents).

3.7 The Licensee shall
the Premises and
interest in the Prem

3.8 The Licensee sha
Licensor) to enter
ascertaining whethe
for any other purpos

3.9 At the end of the
remove all items be

4. Licensor's Covenants

The Licensor shall allow t
access to and egress from
applicable).

5. Termination Rights

5.1 [The Licensor may
by giving to the Lic
e.g. 4,6 weeks>> no

5.2 [The Licensee may
by giving to the Lic
e.g. 2,4 weeks>> no

5.3 [The Licensor may
giving the Licensee
its obligations in cla

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and, where such breach within <<no breach e.g. 7 days>> after the Licensor gives notice

the Licensee fails to remedy the breach e.g. 7 days>> after the [o].]

5.4 Termination under the provisions of this Licence if either party has for

to extinguish any rights of action which are the provisions of this Licence.

6. General

6.1 The parties agree that any claim arising solely by virtue of this Licence to enforce any terms of

no party to this Licence has no right to enforce any rights of Third Parties) Act 1999 to

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

shall be in writing and for the purpose of service the provisions contained in Section 196 of the Law of Property Act in this Licence.

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

Signed by <<Name of Charity Trustee>> Charity Trustee

Note: Also add full name(s) of any further signatories for and on behalf of the Licensee

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