THIS LICENCE is dated the <<dat

(1) [<<Licensor's Name>>, a com Company>> under number <<Lice office is at <<Licensor's Address>

OR I<<Licensor's Name>> of <<L and]

[(2) <<Charity's Name>>, a charit England under no. <<Company R [insert Charity Commission nur <<Charity's Address>> (hereinafte

OR

[(2) The trustees (namely << Inser those who are to be the sig [unincorporated association] knov Charity Commission number (Er Address>> (hereinafter known as

OR

[(2) <<Charity's Name>>, a charit [insert Charity Commission number <<Charity's Address>> (hereinafte

1. **Definitions and Interpreta**

In this agreement, except shall have the following me

'Common Parts'	mea owne attac tena expr
'Licence Fee'	mea tax;
'Licence Period'	mea
'Licensor's Building'	mea only the F
'Permitted Hours'	mea Satu
'Permitted Use'	mea
'Premises'	mea Builc attac acco



ar>> and is made **BETWEEN**:

Intry of Incorporation of Licensor's ation Number>> whose registered he 'Licensor') and

reinafter known as the 'Licensor')

guarantee which is registered in d which is a registered charity no: s) whose registered office is at ')]

e trustees of the Charity, not just ee>>) of the charitable [trust] > [a registered charity no: [insert office address is at <<Charity's

sation and a registered charity no: th its principal office in England at ')]

wise requires, the following terms

sor's Building and any other property h are shown edged yellow on the plan ch are provided for shared use by the Licensor's Building and all persons thorised by them;

per month exclusive of value added

o <<insert date>> (inclusive);

the Licensor [shown for identification attached to this agreement] of which

urs of use e.g. 8am to 6pm Monday to

nises>> (being part of the Licensor's cation only edged red on the plan [including all fixtures and fittings in attached].

2. Grant of Licence

The Licensor permits the L Permitted Use.

3. Licensee's Covenants

- 3.1 The Licensee shall advance and withou every month and or of the Licence Fee agreement to and ir
- 3.2 The Licensee shall
 - 3.2.1 use the Prer
 - 3.2.2 use the Prer
 - 3.2.3 share occup
 - 3.2.4 make any al
 - 3.2.5 put any sigr Licensor [su
 - 3.2.6 cause any n occupiers of
 - 3.2.7 <<insert any
- 3.3 The Licensee shall damage caused.
- 3.4 The Licensee shall to time for the bette interests of good es
- 3.5 If the Licence Fee i fee is allowed to be not) the Licensee m on outstanding pay the time being of Ba unpaid or refused fr
- 3.6 The Licensee shall rates (including wa and outgoings wha other description) w or the owner or occ
- 3.7 The Licensee shall relating to water se other services supp meter rents).
- 3.8 The Licensee shall the Premises and interest in the Prem
- 3.9 The Licensee shal Licensor) to enter









ises for the Licence Period for the

value added tax in respect of it in r counterclaim on the [first day] of tent shall pay a proportionate part rom and including the date of this the current month.

he Permitted Use;

ed Hours

any part of them;

Premises;

ut the prior written consent of the easonably refused or delayed];

the Licensor or to the owners or ses;

an and tidy and make good any

s made by the Licensor from time ol of the Licensor's Building in the

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

ndemnify the Licensor against all charges assessments impositions mentary parochial local or of any ed or imposed upon the Premises existing or novel nature.

ensor against all charges incurred ricity telecommunications and any icluding all standing charges and

other correspondence received at sor or relevant to the Licensor's

nd all others authorised by the asonable time for the purpose of

in Shopping Centre

ascertaining whether for any other purpose

3.10 At the end of the remove all items be

4. Licensor's Covenants

- 4.1 The Licensor shall visitors) access to a
- 4.2 [The Licensor shal visitors) to use the the Permitted Hours
- 4.3 [The Licensor shall cost of any such se

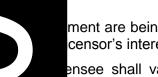
OR

[The Licensor shall such services is inc

- 4.3.1 heating light
- 4.3.2 cleaning of t
- 4.3.3 repair mainte
- 4.3.4 cleaning hea
- 4.3.5 repair mainte
- 4.3.6 facilities and delivery and
- 4.3.7 use of cloak facilities;
- 4.3.8 maintenance areas within
- 4.3.9 provision of the Premise
- 4.3.10 provision of and cold wat
- 4.3.11 controlling of Common Pa
- 4.3.12 <<insert deta
- 4.3.13 such further reasonably r

5. Termination Rights

- 5.1 [The Licensor may by giving to the Lice 4,6 weeks>> notice
- 5.2 [The Licensee may by giving to the Lice 2, 4 weeks>> notice
- 5.3 [The Licensor may













ment are being complied with and censor's interest in the Premises.

ensee shall vacate the Premises pssession to the Licensor.

d its employees, volunteers and ises over the Common Parts.

nd its employees, volunteers and sets in the Common Parts [during]

s it considers appropriate and the icence Fee.]

ervices and the cost of providing

Premises;

censor's Building is closed;

f the Premises;

ommon Parts;

the Common Parts;

ate from the Premises for stock

t and cold water and hand drying

all (if any) open and landscaped

e storage of refuse originating on fected by the Local Authority;

entral heating and a supply of hot Licensor's Building;

parking on those areas of the nd cycle parking;

to be provided by the Licensor>>;

r may from time to time consider of good estate management.]

t any time [after <<insert date>>] tice period to terminate lease e.g.

at any time [after <<insert date>>] tice period to terminate lease e.g.

any time with immediate effect by

giving the Licensee its obligations in cla and, where such the breach within <<nu Licensor gives notice

5.4 Termination under t either party has for

6. General

- 6.1 The parties agree the arising solely by vir enforce any terms d
- 6.2 All notices given ur service the provisio Law of Property Act

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

Signed by <<Name of Charity Trus Charity Trustee *Note: Also add full name(s) of any fur* for and on behalf of the Licensee g

the Licensee is in breach of any of ee may wish to add the following: the Licensee fails to remedy the breach e.g. 7 days>> after the o].]

tinguish any rights of action which isions of this Licence.

a party to this Licence has no right ghts of Third Parties) Act 1999 to

e in writing and for the purpose of es contained in Section 196 of the this Licence.

)

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