

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 <<Licence Number>>] (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 <<Licence Number>>] (hereinafter known as the 'Licensee')]

1. Definitions and Interpretation

In this licence, except where the context otherwise requires, the following terms shall have the following meanings.

'Licence Fee'	means the fee payable by the Licensee to the Licensor per month exclusive of value added tax;
'Licence Period'	[means the period from <<insert date>> (inclusive)] OR [means the period from <<insert date>> to and including the <<insert date>> in accordance with clause 2];
'Permitted Hours of Access'	means the hours of use e.g. 8am to 6pm Monday to Friday;
'Permitted Use'	means the use of the Premises for the purpose described in <<insert description>>;
'Premises'	means the premises identified by the identification only edged red on the plan at <<insert address>>.

2. Grant of Licence

- 2.1 The Licensor permits the Licensee to use the Premises for the Licence Period for the Permitted Use.
- 2.2 Either party can end the Licence by giving the other at least <<insert notice period e.g. 3 months>> notice taking effect at the end of the Licence Period.
- 2.3 The Licensor may end the Licence with immediate effect by giving the Licensee notice if the Licensee is in breach of any of its obligations in clause 2.2.
- 2.4 The Licensor may by giving the Licensee at least <<insert notice period e.g. 2 weeks>> notice require the Licensee to use alternative premises (which are no less convenient for the Licensee) than the Premises.
- 2.5 This licence is personal to the Licensee and may not be transferred.

3. Licensee's Covenants

- 3.1 The Licensee shall pay the License 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 Licensee shall pay a proportionate part of the Licence Fee from and including the first day of [first day] of the current month.
- 3.2 The Licensee shall ensure that the following to be done any of the following:
- 3.2.1 use the Premises for the Permitted Use;
 - 3.2.2 access the Premises within the Permitted Hours of Access;
 - 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 Lessor;
 - 3.2.6 cause any noise or disturbance to the Lessor or to the owners or occupiers of the Premises;
 - 3.2.7 <<insert any other covenants>>
- 3.3 The Licensee shall maintain and tidy and make good any damage caused.
- 3.4 If the Licence Fee is not paid, the Tenant must on demand pay interest on the outstanding payment at the rate of <<rate of interest on arrears>> per annum above the base rate for the time being of Barclays Bank plc on a daily basis on the amount outstanding until the date on which payment is made.
- 3.5 The Licensee shall not use the Premises and any interest in the Premises for any purpose other than that for which the Premises are let.
- 3.6 The Licensee shall not allow any person (other than the Lessor) to enter the Premises for the purpose of ascertaining whether the Licensee is complying with and for any other purpose the Lessor's interest in the Premises.
- 3.7 At the end of the term of the Licence the Licensee shall vacate the Premises and remove all items belonging to the Licensee and possession to the Lessor.

4. Lessor's Covenants

- 4.1 The Lessor shall provide the following services and the cost of providing such services is included in the Licence Fee:
- 4.1.1 [<<insert any services to be provided>>].
- 4.2 The Lessor shall not allow any person (other than the Licensee's employees and visitors) access to and egress from the Premises and the Lessor's adjoining land (if any) during the term of the Licence.

5. General

- 5.1 The parties agree that this licence is not subject to the provisions of the Landlord and Tenant (Covenants) Act 1995 and that no party to this licence has no right to enforce any terms of this licence by virtue of the Landlord and Tenant (Covenants) Act 1999 to

5.2 All notices given under this licence must 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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