

S

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 <<Licence Registration 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 Registration Number>> whose registered office is at <<Licensee's Address>> (hereinafter known as the 'Licensee')]

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

1. Definitions and Interpretation

In this licence, 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 <<insert date>> (inclusive) **OR** <<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 using a temporary structure of the following description, referring to attached plans and drawings:

“Premises” means the Premises identified by 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 notice 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 2.1.

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 than the Premises) in place of the Premises.

2.5 This licence is personal to the Licensee and may not be transferred.

A

M

P

L

E

3. Licensee's Covenants

- 3.1 The Licensee shall pay to the Licensor in advance and without set-off or counterclaim on the [first day] of every month and on the same day of every month of the Licence Period the Licence Fee of the current month from and including the first day of [the first day] of the current month.
- 3.2 The Licensee shall be required 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 occupation of any part of them;
- 3.2.4 make any alterations to the Premises other than placing an advertisement on the Premises;
- 3.2.5 put any signs on the Premises without the prior written consent of the Licensor;
- 3.2.6 allow any items to be stored on any open land including any goods, materials or vehicles on the Premises or refuse;
- 3.2.7 cause any noise or disturbance to be made to the Licensor or to the owners or occupiers of the Premises;
- 3.2.8 <<insert any other conditions of use of the Premises>>
- 3.3 The Licensee shall maintain the Premises in an and tidy and make good any damage caused.
- 3.4 The Licensee shall renew any licence or registration which is required in connection with the Licensee's use of the Premises and shall comply with the terms and conditions of the licence or registration and all laws and regulations relating to the Licensee's use of the Premises.
- 3.5 The Licensee shall indemnify the Licensor against all charges assessments impositions rates (including water rates and outgoings whatsoever (including any other description) which are levied or imposed upon the Premises or the owner or occupiers of the Premises of an existing or novel nature.
- 3.6 The Licensee shall indemnify the Licensor against all charges incurred relating to water sewerage electricity telecommunications and any other services supplied to the Premises including all standing charges and meter rents).
- 3.7 If the Licence Fee is not paid or is allowed to be in arrears for a period of <<maximum length of time rent is allowed to be in arrears>> (whether formally demanded or not) the Tenant must on demand pay to the Licensor the rate of <<rate of interest on outstanding payments>> per annum above the base rate for the time being of Barclays Bank plc and on a daily basis on the amount outstanding on the date on which payment is made.
- 3.8 The Licensee shall deliver to the Licensor or other correspondence received at the Premises and other correspondence received at the Licensor or relevant to the Licensor's interest in the Premises.
- 3.9 The Licensee shall permit the Licensor and all others authorised by the Licensor to enter the Premises at any reasonable time for the purpose of ascertaining whether the terms and conditions of the licence are being complied with and for any other purposes in the Licensor's interest in the Premises.

3.10 At the end of the
remove all items be
the Premises, and r

Licensee shall vacate the Premises,
any temporary structure placed on
Licensor.

4. Licensor's Covenants

4.1 The Licensor shall
such services is inc

services and the cost of providing

4.1.1 [<<insert an

ighting>>].

4.2 The Licensor shall a
to and egress fro
applicable) during th

its employees and visitors) access
the Licensor's adjoining land (if
cess.

5. General

5.1 The parties agree t
arising solely by vir
enforce any terms o

a party to this licence has no right
ights of Third Parties) Act 1999 to

5.2 All notices given un
service the provisio
Law of Property Act

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

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

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

S

A

M

P

L

E