

**THIS LICENCE** is dated the <<date>>

<<year>> and is made **BETWEEN:**

(1) <<Licensor's Name>>, a company of the <<Country of Incorporation of Licensor's Company>> under number <<Licensor's Registration Number>> whose registered office is at <<Licensor's Address>>

<<Country of Incorporation of Licensor's Company>> under number <<Licensor's Registration Number>> whose registered office is at <<Licensor's Address>> (the 'Licensor') and

[(2) <<Licensee's Name>>, a company of the <<Country of Incorporation of Licensee's Company>> under number <<Licensee's Registration Number>> whose registered office is at <<Licensee's Address>>]  
**OR**

<<Country of Incorporation of Licensee's Company>> under number <<Licensee's Registration Number>> whose registered office is at <<Licensee's Address>> (the 'Licensee')]

[(2) <<Licensee's Name>> of <<Licensor's Name>> whose registered office is at <<Licensee's Address>> being the <<Name of Club>>]

<<Licensee's Name>> of <<Licensor's Name>> whose registered office is at <<Licensee's Address>> being the club known as <<Name of Club>>

## 1. Definitions and Interpretation

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

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'Licence Fee'	means the fee payable by the Licensee to the Licensor by way of tax;	month exclusive of value added tax;
'Licence Period'	[means the period commencing on <<insert date>>] <b>OR</b> [means the period commencing on <<insert date>> to and including the <<insert date>> in accordance with clause 2];	<<insert date>> (inclusive)]
'Permitted Days'	means the days of the week permitted for use e.g. Mondays, Wednesdays and Saturdays;	of use e.g. Mondays, Wednesdays and Saturdays;
'Permitted Hours'	means the hours of the day permitted for use e.g. 9am to 5pm>>;	of use e.g. 9am to 5pm>>;
'Permitted Use'	means the use of the Premises permitted by this agreement [including all fixtures and fittings with the schedule attached].	
'Premises'	means the premises owned or leased by the Licensor and edged by the Licensee with the schedule attached.	<<insert date>> [shown for identification only to this agreement] [including all fixtures and fittings with the schedule attached].

## 2. Grant of licence

2.1 The Licensor permits the Licensee to use the Premises for the Licence Period for the Permitted Use.

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2.2 Either party can end the Licence Period by giving the other at least <<insert notice period>> notice taking effect at the end of a <<insert notice period>>.

Either party can end the Licence Period by giving the other at least <<insert notice period>> notice taking effect at the end of a <<insert notice period>>.

2.3 The Licensor may terminate the Licence Period at any time with immediate effect by giving the Licensee notice if the Licensee is in breach of any of its obligations in clause 3.

The Licensor may terminate the Licence Period at any time with immediate effect by giving the Licensee notice if the Licensee is in breach of any of its obligations in clause 3.

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

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### 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 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 be bound to be done any of the following:
- 3.2.1 use the Premises for the Permitted Use,
- 3.2.2 use the Premises only during the Permitted Hours or otherwise than on the Permitted Days;
- 3.2.3 share occupation 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 nuisance or disturbance to the Lessor or to the owners or occupiers of the Premises;
- 3.2.7 <<insert any other covenants which may be appropriate and tidy and make good any damage caused.
- 3.3 The Licensee shall be bound to and tidy and make good any damage caused.
- 3.4 If the Licence Fee is not paid in full, the Licensee must on demand pay the outstanding payment with interest the time being of Bank of England base rate or refused from the date on which payment is made.
- 3.5 The Licensee shall not be allowed to sub-let 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.
- 3.6 The Licensee shall indemnify the Lessor against all charges assessments impositions rates (including water rates) and outgoings whatsoever (including but not limited to other description) which may be levied or imposed upon the Premises or the owner or occupier of the Premises of an existing or novel nature.
- 3.7 The Licensee shall indemnify the Lessor 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).
- 3.8 The Licensee shall not be allowed to receive any correspondence received at the Premises and a copy of the correspondence or relevant to the Lessor's interest in the Premises.
- 3.9 The Licensee shall not be allowed to permit any other persons (other than the Lessor) to enter the Premises for the purpose of ascertaining whether the Licensee is complying with the Lessor's interest in the Premises.
- 3.10 At the end of the Licence Period the Licensee shall vacate the Premises and remove all items belonging to the Licensee and possession to the Lessor.

3.11 The Licensee shall as occupier of the Premises to the Licensors on demand the premium.

sum against liability incurred as the Premises and shall produce terms of the policy and payment of

4. **Licensors' covenants**

4.1 The Licensors shall allow to and egress from the Premises (if applicable).

employees and visitors) access to the Licensors' adjoining premises (if

4.2 The Licensors shall provide the following services:

4.2.1 <<Insert list of services>>

garden, groundsman>>;

4.2.2 such other services as may be appropriate

and the cost of any such services shall be included in the Licence Fee.

5. **General**

5.1 The parties agree that the Licence shall be enforceable by virtue of the provisions of the Law of Property Act 1925.

party to this licence has no right to enforce the provisions of the Law of Property Act 1999 to

5.2 All notices given under or in connection with the Licence shall be in writing and for the purpose of the provisions contained in Section 196 of the Law of Property Act 1925.

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

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