

THIS LICENCE FOR ALTERATION
made **BETWEEN:**

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

(2) <<Tenant's Name>>, a company of the <<Country of Incorporation of Tenant's Company>> under number <<Tenant's Registration Number>> whose registered office is at <<Tenant's Address>> (hereinafter referred to as the 'Tenant')

BACKGROUND

A. The landlord's interest under the <<Lease>> and the tenant's interest under the <<Lease>>

B. The Tenant wishes to alter the <<Premises>> (as defined below) and has asked the Landlord for its consent.

1. Definitions and Interpretation

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

'Landlord'

includes the Landlord and its successors in title and assigns for the time being entitled to the benefit of the <<Lease>> and the Tenant upon the determination of the <<Lease>>

'Lease'

means the <<Lease>> dated <<date>> and made between <<landlord>> and <<tenant>> (2);

'Necessary Consents'

means the <<Consents>> for the execution and retention of the <<Lease>> by the local authority the local planning authority;

'Premises'

means the <<Premises>>;

'Tenant'

includes the Tenant and its successors in title and assigns in whom the Term is from time to time

'Works'

means the <<Works>> shown on the attached drawings and specified in the <<Schedule of Works>>

2. Licence

2.1 In consideration of the <<Consideration>> the Tenant consents to the Tenant carrying out the <<Works>> below the Landlord's consent.

3. Tenant's covenants

3.1 Before carrying out the <<Works>> the Tenant shall:

- 3.1.1 obtain all Necessary Consents from the Landlord; provide copies of them to the Landlord;
- 3.1.2 provide details of the insurance office with which the Premises are insured to the Landlord; the consent of such insurance office to the Works;
- 3.2 In carrying out the Works the Tenant shall:
- 3.2.1 act in accordance with the provisions of the Town and Country Planning Acts;
- 3.2.2 use best quality materials and standards of workmanship;
- 3.2.3 procure that the Works are carried out in a manner which shall not cause damage to the Landlord or their tenants or to any adjacent or neighbouring premises;
- 3.2.4 complete the Works to the satisfaction of an architect or surveyor appointed by the Landlord, whom the Tenant will permit to inspect the Works at any time.
- 3.3 The Tenant will procure that the Works be completed within << >> months of the date of the grant of this licence.
- 3.4 If requested by the Landlord at any time (it ends) the Tenant shall reinstate the Premises to their former state and such reinstatement works shall be carried out in a workmanlike manner to the reasonable satisfaction of the surveyor appointed by the Landlord.
- 3.5 The Tenant will pay to the Landlord at the residue of the term of the Lease any sums which may be payable in additional premiums for the insurance of the Premises or adjacent or neighbouring premises by reason of the Works.
- 3.6 The Tenant will indemnify and hold the Landlord against any actions, claims, costs, damages and losses howsoever arising in relation to the Works or any reinstatement works (without prejudice to the rights of the parties).
- 3.7 The Tenant will pay to the Landlord (including legal surveyors architects and other costs) incurred by the Landlord in the grant of this licence and the carrying out of the Works.
- 4. CDM Regulations**
- 4.1 If the provisions of the Construction (Design and Management) Regulations 2015 (the "CDM Regulations"), the Tenant:
- 4.1.1 covenants that the Works shall be carried out in all respects in accordance with the CDM Regulations;
- 4.1.2 acknowledge that the Tenant is acting as the client in respect of the Works for the purposes of the CDM Regulations and further covenants that:
- a) that the Tenant's nominated person or executive will be notified of the CDM Regulations including the duties of the client under the Regulations;

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5.1.5 in this licence
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THIS LICENCE has been executed
dated

d on the day on which it has been

[Execution clauses for landlord:]

Executed as a deed by affixing
the common seal of
<<Landlord's Name>>
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative company execut

Executed as a deed by
<<Landlord's Name>>

ure:

acting by [a director and its
secretary] [two directors]

ure:

Director

OR (alternative company execut

[Director][Secretary]

Executed as a deed by
<<Landlord's Name>>

ure:

acting by a director in the
presence of

Director

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where lan

Signed as a deed by
<<Landlord's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Execution clauses for tenant:]

Executed as a deed by affixing
the common seal of
<<Tenant's Name>>
in the presence of

<<affix seal here>>

Director

Director/Secretary

OR (alternative company execut

Executed as a deed by
<<Tenant's Name>>

Signature:

acting by [a director and its
secretary] [two directors]

Signature:

Director

[Director][Secretary]

OR (alternative company execution)

Executed as a deed by
<<Tenant's Name>>

acting by a director in the
presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

OR (execution clause where ten

Signed as a deed by
<<Tenant's Name>>

in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

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Signature:

Director

Signature: