

**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 agreement, except where the context requires, the following terms shall have the following meanings.

**'Licence Period'** means the period from <<insert date>> (inclusive);

**'Licence Fee'** means the fee payable per month exclusive of value added tax;

**'Permitted Use'** means the use of the Premises for the Permitted Use;

**'Premises'** means the premises <<insert address>> [shown for identification only and referred to in this agreement] [including all fixtures and fittings in place 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.

## 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 day of payment shall pay a proportionate part of the Licence Fee from the date of this agreement to and including the date of this payment.

3.2 The Licensee shall

3.2.1 use the Premises only for the Permitted Use;

3.2.2 share occupation of the Premises with any part of them;

3.2.3 make any alterations to the Premises;

3.2.4 put any signs on the Premises without the prior written consent of the Licensor;

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3.2.5 cause any n  
occupiers of

the Licens or to the owners or  
ses;

3.2.6 <<insert any

3.3 The Licensee shall  
damage caused.

and tidy and make good any

3.4 If the Licence Fee is  
fee is allowed to be  
not) the Licensee m  
on outstanding paym  
the time being of Ba  
unpaid or refused fr

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

3.5 The Licensee shall  
rates (including wat  
and outgoings what  
other description) w  
or the owner or occ

emnify the Licens or against all  
arges assessments impositions  
entary parochial local or of any  
ed or imposed upon the Premises  
existing or novel nature.

3.6 The Licensee shall  
relating to water sev  
other services supp  
meter rents).

nsor against all charges incurred  
city telecommunications and any  
uding all standing charges and

3.7 The Licensee shall  
the Premises and a  
interest in the Prem

ther correspondence received at  
or relevant to the Licens or's

3.8 The Licensee shall  
Licensor) to enter th  
ascertaining whethe  
for any other purpos

all others authorised by the  
nable time for the purpose of  
ment are being complied with and  
licensor's interest in the Premises.

3.9 At the end of the Li  
remove all items be

he shall vacate the Premises  
possession to the Licens or.

#### 4. Licens or's covenants

4.1 The Licens or shall a  
to and egress from  
applicable).

s employees and visitors) access  
licensor's adjoining premises (if

#### 5. [Termination rights

5.1 The Licens or may d  
by giving to the Lice  
e.g. 4 weeks>> noti

any time [after <<insert date>>]  
ice period to terminate licence

5.2 The Licensee may d  
by giving to the Lice  
e.g. 4 weeks>> noti

any time [after <<insert date>>]  
ice period to terminate licence

5.3 The Licens or may d  
giving the Licensee  
its obligations in cla

any time with immediate effect by  
he Licensee is in breach of any of

5.4 Termination under t  
either party has for

inguish any rights of action which  
visions of this Licence.]

**6. General**

- 6.1 The parties agree that the party to this Licence has no right arising solely by virtue of the (Intellectual Property Rights of Third Parties) Act 1999 to enforce any terms of this Licence.
- 6.2 All notices given under this Licence shall 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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