### THIS LICENCE is dated the <<dat

(1) [<<Licensor's Name>>, a comp Company>> under number <<Lice office is at <<Licensor's Address>:

OR [<<Licensor's Name>> of <<Li and]

(2) [<<Licensee's Name>>, a com Licensee's Company>> under nun office is at <<Licensee's Address>

OR [<<Li>icensee's Name>> of <<L 'Licensee')]

#### 1. **Definitions and Interpreta**

In this agreement, except where the have the following meanings.

'Common Parts'	mea owne attac tena expr
'Licence Fee'	mea tax;
'Licence Period'	mea
'Licensor's Building'	mea only the F
'Permitted Hours'	mea to Sa
'Permitted Use'	mea and

#### 2. **Grant of licence**

'Premises'

2.1 The Licensor permit for the Permitted Us

mea

Build

attad accd

ar>> and is made **BETWEEN**:

ntry of Incorporation of Licensor's ation Number>> whose registered he 'Licensor') and

einafter known as the 'Licensor')

intry of Incorporation of ation Number>> whose registered he 'Licensee')]

reinafter known as the

ires, the following terms shall

or's Building and any other property are shown edged yellow on the plan h are provided for shared use by the Licensor's Building and all persons thorised by them;

er month exclusive of value added

o <<insert date>> (inclusive);

the Licensor [shown for identification attached to this agreement] of which

irs of use e.g. 8am to 11pm Monday

ack bar or café for the sale of food

the Premises;

ises>> (being part of the Licensor's tion only edged red on the plan ncluding all fixtures and fittings in attached1.

Premises for the Licence Period

1

### 3. Licensee's covenants

- 3.1 The Licensee shall advance and withou every month and or of the Licence Fee i agreement to and ir
- 3.2 The Licensee shall
  - 3.2.1 use the Pren
  - 3.2.2 use the Prer
  - 3.2.3 share occup
  - 3.2.4 make any al
  - 3.2.5 put any sign Licensor;
  - 3.2.6 cause any n occupiers of
  - 3.2.7 <<insert any
- 3.3 The Licensee shall damage caused.
- 3.4 The Licensee shall hazards in parts of t service and consum
- 3.5 The Licensee shall which is required in under the Licensing of the licence or reg Permitted Use.
- 3.6 The Licensee shall to time for the bette interests of good es
- 3.7 If the Licence Fee is fee is allowed to be not) the Licensee m on outstanding payr the time being of Ba unpaid or refused fr
- 3.8 The Licensee shall rates (including wat and outgoings what other description) wor the owner or occ
- 3.9 [The Licensee shall relating to water sevother services supp meter rents).]
- 3.10 The Licensee shall the Premises and a interest in the Prem

value added tax in respect of it in r counterclaim on the [first day] of ent shall pay a proportionate part om and including the date of this the current month.

the Permitted Use;

ed Hours

any part of them;

Premises;

the prior written consent of the

the Licensor or to the owners or ses:

and tidy and make good any

of hygiene and avoid all health storage preparation display

w any licence or registration nitted Use (including any licence ply with the terms and conditions regulations relevant to the

made by the Licensor from time of the Licensor's Building in the

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

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

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

her correspondence received at or relevant to the Licensor's



- 3.11 The Licensee shall Licensor) to enter the ascertaining whether for any other purpos
- 3.12 At the end of the Lic remove all items be

# 4. Licensor's covenants

- 4.1 The Licensor shall a to and egress from
- 4.2 [The Licensor shall the lavatories and w Hours] (if applicable
- 4.3 [The Licensor shall cost of any such se

OR

[The Licensor shall such services is inc

- 4.3.1 heating light
- 4.3.2 cleaning of t
- 4.3.3 repair mainte
- 4.3.4 cleaning hea
- 4.3.5 repair mainte
- 4.3.6 facilities and delivery and
- 4.3.7 use of cloak facilities;
- 4.3.8 maintenance areas within
- 4.3.9 provision of the Premises
- 4.3.10 provision of and cold was
- 4.3.11 controlling controlling Common Pa
- 4.3.12 <<insert details
- 4.3.13 such further reasonably r

## 5. [Termination rights

5.1 The Licensor may d by giving to the Lice e.g. 4 weeks>> noti Il others authorised by the nable time for the purpose of ment are being complied with and censor's interest in the Premises.

e shall vacate the Premises bssession to the Licensor.

s employees and visitors) access mmon Parts.

ts employees and visitors) to use non Parts [during the Permitted

it considers appropriate and the icence Fee.]

vices and the cost of providing

Premises;

censor's Building is closed;

the Premises;

ommon Parts;

the Common Parts;

e from the Premises for stock

t and cold water and hand drying

II (if any) open and landscaped

storage of refuse originating on fected by the Local Authority;

entral heating and a supply of hot Licensor's Building;

ing on those areas of the and cycle parking;

to be provided by the Licensor>>;

may from time to time consider of good estate management.]

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



Centre

- 5.2 The Licensee may of by giving to the License. 4 weeks>> noti
- 5.3 The Licensor may of giving the Licensee its obligations in cla
- 5.4 Termination under t either party has for

#### 6. General

- 6.1 The parties agree the arising solely by virt enforce any terms of
- 6.2 All notices given un service the provision Law of Property Act

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

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

S

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

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

inguish any rights of action which isions of this Licence.

party to this Licence has no right ts of Third Parties) Act 1999 to

in writing and for the purpose of s contained in Section 196 of the this Licence.

