

**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')

(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 Fee'	means the fee payable by the Licensee to the Licensor per month exclusive of value added tax;
'Licence Period'	means the period from <<insert date>> (inclusive) to <<insert date>> (exclusive);
'Licensor's Premises'	means the premises (e.g. "tent", "portacabin">> controlled by the Licensor and identified by a red line on the plan attached to this agreement on which the Premises are situated;
'Permitted Hours'	means the hours of use e.g. 8am to 6pm on Saturdays and Sundays;
'Permitted Use'	means the use of the Premises for the purposes specified in the schedule to this agreement;
'Premises'	means the premises (e.g. "tent", "portacabin">> (situated within the Structure) identified by a red line on the plan attached to this agreement and including the date of this agreement and fittings in accordance with the schedule to this agreement;

## 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 to the Licensor 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 Fee period of the Licence Fee period from the date of this agreement to and including the date of this agreement.

3.2 The Licensee shall

- 3.2.1 use the Premises for the Permitted Use;
- 3.2.2 use the Premises during the Permitted Hours
- 3.2.3 share occupancy with 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 conditions
- 3.3 The Licensee shall keep the Premises in good order and tidy and make good any damage caused.
- 3.4 The Licensee shall not use the Premises for any purpose other than that made by the Lessor from time to time for the better management and control of the Lessor's Premises in the interests of good order.
- 3.5 If the Licence Fee is not paid in full, the fee is allowed to be increased (whether formally demanded or not) the Licensee must pay interest on outstanding payments at the rate of <<rate of interest per annum above the base rate for the time being of Bank of England base rate on a daily basis on the amount outstanding until the date on which payment is made.
- 3.6 The Licensee shall permit the Lessor (or any other persons authorised by the Lessor) to enter the Premises at any reasonable time for the purpose of ascertaining whether the Licensee is complying with the terms of the Licensee's interest in the Premises.
- 3.7 Outside the Permitted Hours the Licensee shall remove from the Premises all items belonging to it or to any other person as directed by the Lessor or as may be necessary for the safekeeping of the Premises.
- 3.8 At the end of the Licence the Licensee shall vacate the Premises and remove all items belonging to it or to any other person and possession to the Lessor.

#### 4. Lessor's covenants

- 4.1 The Lessor shall allow the Licensee (and its employees and visitors) access to and egress from the Premises at all times.
- 4.2 [The Lessor shall pay the cost of any such services and the cost of providing such services is included in the Licence Fee.]
- OR
- [The Lessor shall pay the cost of any such services and the cost of providing such services is included in the Licence Fee.]
- 4.2.1 a supply of electricity;
- 4.2.2 cleaning of the Premises when the Lessor's Premises are closed;
- 4.2.3 cleaning heating and ventilation systems of the Lessor's Premises;
- 4.2.4 repair maintenance of the Lessor's Premises;

- 4.2.5 facilities and delivery and
- 4.2.6 use of cloak facilities;
- 4.2.7 provision of the Premises
- 4.2.8 provision of water to the lavatories in the Licensor's P
- 4.2.9 <<insert details to be provided by the Licensor>>;
- 4.2.10 such further reasonably

## 5. [Termination rights]

- 5.1 The Licensor may terminate this Licence any time [after <<insert date>>] by giving to the Licensee [insert notice period to terminate licence e.g. 4 weeks>>] notice.
- 5.2 The Licensee may terminate this Licence any time [after <<insert date>>] by giving to the Licensor [insert notice period to terminate licence e.g. 4 weeks>>] notice.
- 5.3 The Licensor may terminate this Licence any time with immediate effect by giving the Licensee notice if the Licensee is in breach of any of its obligations in clause 4.
- 5.4 Termination under this clause shall extinguish any rights of action which either party has for breach of the provisions of this Licence.]

## 6. General

- 6.1 The parties agree that this Licence arises solely by virtue of the Law of Property Act 1925 and the Landlord and Tenant (Covenants of Third Parties) Act 1999 to enforce any terms contained in 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