



RESTORE
REVIVE &
REINVENT
THE
HIGH
STREET

Licence to Occupy

Between

And

THIS AGREEMENT IS MADE the day of

1. DEFINITIONS

In this agreement unless the context requires otherwise the following expressions shall have the following meanings:

- a) The Licensor means
- b) The Licensee means
- c) The premises means
- d) The Building means
- e) The Licence Period means

2. LICENCE

Subject to Clauses 3 and 4 the Licensor grants to the Licensee the right (in common with the Licensor and all others authorised by the Licensor) to use for the Licence Period the Premises.

PARTIES:

Licensor:

Licensee:

Duration of Licence Period:

From:

License fee

To be paid

Service charge

3. Licensee's Undertakings

The Licensee agrees and undertakes:-

1. To pay to the Licensor the License fee.
2. To use the premises for (agreed use eg Art Exhibition)
3. Not to bring onto the Premises any furniture, equipment, goods or chattels save as may be necessary for the exercise of the rights in Clause 2.
4. To keep the Premises clean and tidy and clear of rubbish at all times throughout the continuance of this Agreement and upon the expiry of the License period to leave the Premises in a clean, well decorated condition and free of the Licensee's furniture, equipment, goods and chattels.
5. Not to display any signs, notices or advertisements on or within the Premises without the prior written consent of the Licensor.
6. Not to use the Premises in such a manner or for such purposes as may cause damage to the Premises or to adjoining or neighbouring property or as may cause nuisance, disturbance, annoyance, inconvenience or interference to adjoining or neighbouring property.
7. Not to do or cause or permit to be done any act matter or thing which would or which might constitute a breach of any statutory requirement affecting the Premise or which would or which might affect in whole or in part any insurance cover.
8. To indemnify and keep indemnified at all times throughout the continuance of the Agreement the Licensor against all losses, claims, demands, actions, proceedings, damages, costs or expenses or other liability arising in any way.
9. To pay all electricity, gas or utilities in respect of the Premises throughout the continuance of this Agreement including (where applicable) VAT at the current rate.
10. Not impede in any way the Licensor, its officers servants or agents in the exercise of the Licensor's rights of possession and control of the Premises, and to observe any regulations and requests made by the Licensor to ensure the good management of (Building Name)
11. To observe any requests or notices made in respect of the Premises by the Local Authority or other statutory authority and to indemnify the Licensor against the cost of compliance with any such notices and any damages, losses, costs or fines resulting from any breach by the Licensee.

12. To insure and keep insured at all times throughout the continuance of this Agreement all stock and contents of the Premises and at all time throughout the continuance of this Agreement to carry third party liability insurance in respect of any claims made by the public within the Premises.

4. General

1. The licence is terminated immediately on the notice given by the Licensor at any time following any breach by the Licensee of its undertakings.
2. The benefit of this Licence is personal to the Licensee(s) and not assignable to its employers and customers.
3. The Licensor gives no warranty that the Premises are legally or physically fit for the purpose specified in Clause 2 herein.
4. The Licensor shall incur no liability in respect of the death of or injury to the Licensee or any person or for any damage to the property or for any losses, claims, demands, actions, proceeding, damages, costs or expenses or other liability incurred by the Licensee or any person referred to in Clause 4.2 here in the exercise of purported exercise of the rights granted by Clause 3 herein.
5. In this Agreement, references to the masculine shall include the feminine and the vice versa and references to the singular shall include the plural and vice versa.
6. All notices given by either party pursuant to the provisions of this Agreement shall be in writing and shall be sufficiently served if delivered by hand or sent by recorded delivery to the other party at its registered office or last known address.
7. This Agreement shall be governed by and the rights of the parties determined in accordance with the laws of England and the parties submit to the exclusive jurisdiction of the English Courts.

Signed: (print your name)

Signed: For and on behalf of (Licensor name)