PARTIES

1. GULBOURNE (registered company number 1263529 and hereinafter "the Licensor") of THE VALLEY WHITWELL HERTFORSHIRE SG4 8BN and whose Registered Office is at 51 QUEEN ANNE STREET LONDON W1G 9HS

2. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx (registered company number xxxxxxxxx and hereinafter "the Licensee") whose Registered Office is at xxxxxxxxxxxxxxxxxxxxxxxxx

AGREEMENT

The Licensor agrees with the Licensee

That the Licensee may occupy (jointly with the Licensor) the premises known as xxxxxxxxxxxx Lanwades Business Park Kentford Newmarket ("LBP") upon the terms hereof

PAYMENT

The Licensee agrees to pay the sum of £x (xxxxxx POUNDS) plus Value Added Tax on or before the first day of xxxxxxxxx and of each succeeding month together with such sums as may be charged under the terms of the succeeding sub-headings

CARETAKER SERVICES

On or before the first day of xxxxxxxxx and of each succeeding month the Licensor will charge the Licensee £x (xxxxxx POUNDS) plus Value Added Tax being 1/12 of the estimated annual cost of providing caretaker, water and sewage services to the premises which annual cost shall be recalculated from time to time as part of the total cost of providing caretaker services to the Business Park

BUSINESS RATES

Business Rates as may be charged by the Rating Authorities in respect of the occupied premises shall be borne by the Licensee from the signing hereof and for the entire term of this agreement

LICENSEE'S OBLIGATIONS

1. To keep the premises and adjoining area clean and tidy
2. To pay the cost of repair of any damage to the premises caused by the act or default of the Licensee
3. To pay all electricity water and heating charges due in respect of the premises
4. To promptly pay the sums due under this agreement
5. Not to cause or permit any structural alterations to the premises unless agreed by the Licensor and supervised by it
6. To pay any additional insurance premium which may be demanded of the Licensor by its insurers by reason of any unusual hazard attached to the business of the Licensee
7. To pay business rate (U.B.R.) in respect of the premises

LICENSOR'S OBLIGATIONS

1. To maintain reasonable access to the premises
2. To maintain the premises in current condition

TERM

This agreement shall continue until xxxxxxxxxxxxx and shall otherwise continue thereafter unless determined in accordance with the provisions set out below

DETERMINATION

This licence may be determined by either party after the expiration of xxxx calendar months from the date of this agreement by xxxxxxx calendar months' notice in writing

This licence may be determined by the Licensor by xxxxxxx calendar months' notice in writing on the happening of any of the following events:

1. Bankruptcy of the Licensee or its liquidation in the case of a limited company
2. Failure by the Licensee to pay sums owing within seven days of the date due or failure to observe the terms of this agreement
3. The service of a notice of enforcement by the local planning authority in respect of any breach of planning regulations on the part of the Licensee.

Signed	Licensee	Signed	Licensor
Date		Date	