

PARTIES

1. **GULBOURNE (registered company number 1263529 and hereinafter “the Licensor”) of THE VALLEY WHITWELL HERTFORDSHIRE SG4 8BN and whose Registered Office is at 51 QUEEN ANNE STREET LONDON W1G 9HS**
2. **xxxxxxx whose Registered Office is at xxxxxxxx (registered number xxxxxx & hereinafter "the Licensee")**

AGREEMENT

The Licensor agrees with the Licensee that the Licensee may occupy (jointly with the Licensor) the premises known as xxxxx LANWADES BUSINESS PARK Kentford Newmarket CB8 7PN upon the terms hereof

PAYMENT

The Licensee agrees to pay the sum of £XXX (xxxxx POUNDS) plus VAT on the signing hereof and thereafter on or before the first day of xxxxxx and of each succeeding month together with such sums as may be charged under the terms of the succeeding sub-headings

CARETAKER SERVICES

The Licensee agrees to pay the sum of £XXX (xxxxx POUNDS) plus VAT on the signing hereof and thereafter on or before the first day of xxxxxx and of each succeeding month together with such sums as may be charged under the terms of the succeeding sub-headings being 1/12 of the estimated annual cost of providing caretaker 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

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

LICENSEE’S OBLIGATIONS

1. To keep the premises and adjoining area clean and tidy ensuring all equipment is in good working order and tested at regular intervals. To store materials or stock in reasonable order so as not to create or become a hazard in case of fire. To be responsible for meeting and adhering to Health & Safety requirements for the Licensee’s business activity at Lanwades
2. To pay the cost of repair of any damage to the premises caused by the act or default of the Licensee or his invitees (which expression shall also include employees & contractors) to the premises
3. To pay all electricity water and heating charges due in respect of the premises and ensure correct maintenance of heating and cooling systems is undertaken by a competent person during the term of occupancy, with copies of maintenance certificates to be made available to The Park Manager.
4. To promptly pay the sums due under this agreement
5. To decorate the interior of the premises & keep in good order but not to cause or permit any structural alterations, unless agreed by the Licensor and supervised by it. Any works to be undertaken, either self-delivered or contracted, must have Risk Assessments and Method Statements submitted for review to the Park Manager at least 1 week prior to works commencing. On completion of works copies of any relevant documentation to be provided
6. To maintain Public Liability Insurance for the term of this agreement and provide details to the Licensor when requested; adhere to processes as reasonably set out by the Licensor in relation to the Fire, Health & Safety management of the Business Park and to pay any additional insurance premium which may be demanded of the Licensor by its insurers by reason of any unusual hazard of the Licensee’s business
7. To pay business rates (U.B.R.) as may be charged by the rating authority in respect of the occupied premises from xxxxxxxx and for the entire term of this agreement.

LICENSOR’S OBLIGATIONS

To maintain reasonable access to the premises and maintain them in their current condition

TERM

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

DETERMINATION

On or after the first day of xxxxxxxxxx by xxxx calendar months’ notice in writing by either party

This licence may also be determined by the Licensor 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.

<u>Signed</u>	<u>Signed</u>
_____ Licensee	_____ Licensor
Date	Date

