

LICENCE TO OCCUPY PREMISES
IN CONNECTION WITH A BUSINESS

THIS AGREEMENT is made on 1st April 2016 BETWEEN Lloyd & Marilyn Williams of Greenacres, Mitchel Troy, Monmouth, NP25 4BD (hereinafter called "The Owner") and Gareth Eales of 149 The Medway, Daventry, NN11 4QY (hereinafter called "The Licensee").

The Owner is the estate owner of the property known as 11 Boughton Road, Rugby, CV21 1BH and together with the fixtures and fittings (hereinafter called the "Property") wishes to allow the Licensee to occupy such parts of The Property as more particularly described in the Schedule (hereinafter called "The Premises" to enable him there to carry on the Business upon the terms set out below:-

1. The Licensee shall have full right under Licence to enter upon The Property and occupy The Premises for the purpose of there carrying on business.
2. The Licensee shall pay to The Owner for their occupation of The Premises, a monthly fee of Nine Hundred and Sixteen Pounds & Sixty Six Pence (£916.66) on a rolling monthly basis, exclusive of all rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever, and to pay for all water, gas, electricity, telephone, used or consumed on The Premises, together with any standing charges, or other levies of a recurring or single nature.
3. The Licensee shall pay the said Fee for their occupation and use of the premises by monthly payments of £916.66 in advance on the 1st day of every month.
4. The Licence shall be ongoing from the 1st April 2016, subject to the right:-
 - by the Licensee to give one months written Notice to terminate at any time during the term, and
 - by the Owner to give one months written Notice to terminate at any time during the term

5. The Licensee shall during the continuance of this Licence:-

- (1) Observe and conform to any reasonable rules and regulations from time to time made by The Owner for the management of the building as a whole.
- (2) Not impede or interfere with The Owners right of control over the said property or neighbouring properties under The Owners control.
- (3) Use The Premises solely for the purpose of Motor Vehicle Sales and Repairs use in connection with his business.
- (4) Not to alter The Premises or any fixtures or fittings attached thereto and any electrical works and plumbing works carried out to be executed to a proper standard and in accordance with any recommended standards and in compliance of any Regulations.
- (5) To keep The Premises in reasonable decorative order and condition, and to leave The Premises upon the termination date in no worse condition than that in which it is at the commencement of the Licence period and to remove any temporary fixtures and fittings upon quitting the premises.
- (6) To permit The Owner or any person authorised by them to enter upon The Premises at reasonable times for purposes of viewing The Premises, their state and condition and for carrying out any works as may be required to The Property.

6. IT IS HEREBY AGREED as follows:-

- (1) The Licensee shall not assign, underlet, or part with possession of The Premises or any part thereof.
- (2) Any fittings not removed upon the quitting of The Premises shall become the property of the Landlord.
- (3) This Licence may be terminated by:-

- (i) The Owner if the Licensee **fails to perform or observe** any of the agreements, terms or **conditions** of this Agreement to be performed and observed by him.
- (ii) The Owner **in writing** but without prior Notice of
 - (a) The Licensee **become bankrupt** or has a receiving order made against him, or **enters into any composition or arrangement**, with creditors generally.
 - (b) The Licensee enters into liquidation where compulsory or voluntary other than for purposes of reconstruction.
 - (c) The Licensee suffers any execution to be levied upon his goods in The Premises.
- (4) Notices given under this agreement shall be in writing and shall be sufficiently served if delivered or posted by recorded delivery post to The Owner, at the aforestated address.
- (5) The Licensee acknowledges, accepts and agrees that neither The Owner nor their Agents, or others so appointed shall be held responsible by The Licensee or any other party for any damage or loss which may occur to either the Buildings and Structures or to the Licensee or any other persons or their property whilst inside, on or in proximity to the said Property.

IN WITNESS whereof the parties hereto have hereunto signed the day and year first before written

THE SCHEDULE

All those premises which forms part of the whole property known as 11 Boughton Road, Rugby, CV21 1BH

SIGNED as a Deed by the Licensee
In the presence of



SIGNED as a Deed by the owner
In the presence of

) Marilyn Williams
) Harriet T. De Burialte
 1 Parc Pentre
 Mitchel Troy
 Monmouth NP25 4HT.

62 Regent
 St
 Rugby.
 S. Fennell
