

NO DRAMA PROPERTY MANAGEMENT

County House Business Centre • 12-13 Sussex Street • The Hoe • Plymouth PL1 2HR
tel: 01752 222344 fax: 01752 227282

BETWEEN

(1) The owner: NO DRAMA PROPERTY MANAGEMENT whose office is at County House, 12-13 Sussex Street, Plymouth PL1 2HR and anyone who becomes entitled to the Owner’s interest in the property.

(2) The Licensee :
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- 1. In this License:
 - 1.1 “The Property” is Room number on the of 12-13 Sussex Street, Plymouth, PL1 2HR.
 - 1.2 “The Building” is 12-13 Sussex Street, Plymouth, PL1 2HR.
 - 1.3 “The Facilities and Services” are those listed in the Schedule hereto.
 - 1.4 Any obligation to pay money herein refers to a sum exclusive of Value Added Tax and any such tax charged on it is payable in addition.
- 2. In consideration of the obligations agreed by the Licensee the Owner agrees that the Licensee may use the Property with the benefit of the facilities and services for six months starting on and including and thereafter from month to month unless and until determined by either party giving not less than one month’s written notice to the other expiring on or at any time after the expiration of the said six months.
 - 2.1 The Licensee shall pay a license fee of per calendar month payable in advance the first payment to be made when this License is signed.

3. The parties agree:-
- 3.1 This License is granted to give the Licensee the benefit of temporary offices for a limited period as specified in clause 2 above in accommodation under the management and control of the Owner.
- 3.2 The License does not give the Licensee exclusive possession of any part of the Property. The Owner is entitled to enter and use the Property at any time upon reasonable notice.
- 3.3 The License is personal to the Licensee and it cannot be transferred. The Licensee is not entitled to permit anyone other than those employed by or having business with the Licensee to have access to the Property.
- 3.4 If through circumstances beyond the control of the Owner it becomes impractical to fulfill the purposes of this License it will be deemed to have been terminated. The Owner must then repay to the Licensee a sum in respect of the unexpired proportion of the License Period. The Owner has no liability to pay compensation to the Licensee for any loss resulting from the inability to use the Property in such circumstances.
4. The Licensee agrees with the Owner:-
- 4.1 To pay the Owner a refundable deposit of when this License is signed.
- 4.2 To pay the Owner once per week or when demanded the Owner's reasonable charges for any use by the Licensee of those Facilities and Services described in paragraphs 9, 10 and 11 of the schedule hereto.
- 4.3 Only to use the Property between the hours of 8.00am and 6.00pm on Mondays to Fridays (inclusive) public holidays excepted or during such other hours and on such other days as the owner shall from time to time permit.
- 4.4 Not to invite the public generally to come the Property nor to use it for a purpose which attracts casual callers.
- 4.5 To observe any security regulations for the use of the Property which the Owner makes known to the Licensee from time to time.
- 4.6 Not to use the Property or any part of it nor allow anyone else to use the Property for activities which are dangerous offensive noxious noisome illegal or immoral or which are or may become a nuisance or annoyance to the Owner or occupier of any neighbouring property.

- 4.7 Not to act in a way which will or may result in the insurance of the Property being void or voidable or in the premium for it being increased nor to allow anyone else to do so. (Please note the Building and Owner's fixtures, fittings and contents are insured at the Owner's expense. However the Licensees are required to arrange adequate insurance cover for their own contents, business equipment, documents, business books, personal effects, etc.)
- 4.8 Not to damage the Property the decorations furniture or furnishings (fair wear and tear excepted).
- 4.9 Not to display any notice or advertisement either on the outside of the Property or visible from outside it.
- 4.10 When this License ends, to vacate the Property leaving it in the state in which this License requires the Licensee to keep it.
5. The Owner agrees with the Licensee:-
- 5.1 Subject to the Licensee promptly paying all charges as herein provided to provide the Facilities and Services unless prevented by industrial disputes shortages of supplies inclement weather or other causes beyond the control of the Owner.
- 5.2 When the License comes to an end to repay the deposit to the Licensee without interest after deducting all reasonable sums due to the Owner under the terms of this License or as a result of any of the terms being broken.
- 6 Any Notice to the Licensee required to be given hereunder will be sufficiently given if addressed to the Licensee and left at the Property.

Signed on behalf of the Licensee Date

Signed on behalf of the Licensor Date

THE SCHEDULE

Facilities and Services to be enjoyed with the Property

1. Access to and from the Property by means of halls stairs and corridors all properly maintained decorated cleaned heated and lit.
2. Heating lighting and cleaning of the Property.
3. Business and Water Rates.
4. Maintenance decoration and repairs to the Property
5. Shared cloakrooms and toilets for men and women with hot and cold water and towels or hand dryers provided.
6. Furniture furnishings necessary for office accommodation.
7. The services of a receptionist.
8. Access to meeting room facilities chargeable at rates current at the time.