



LICENCE AGREEMENT effective from / /

BETWEEN

(1) Cambridge Art Salon (CAS) 1 Thrifts Walk, Cambridge CB4 1NR
and

(2) The Licensee: of

1. In this Licence the Licensee has:

1.1 The right to occupy the space ('the property') known as:-
Shop Space at Thrifts Walk Studios

1.2 The right to the facilities and services as listed in the schedule.

2. In exchange for obligations agreed by the Licensee:

2.1 The CAS agrees that the Licensee may use the property, starting from the date of this Licence (above) and once this Licence is signed, for a period of one year.

2.2 The Licence shall be paid monthly in advance to the CAS on receipt of an invoice. Please pay by standing order – details from the CAS office.

2.3 The fee payable is £125 per calendar month with an additional £10 a month in the Winter months (November 1st – March 1st) to cover heating. This rent may be subject to review and any change take affect with no less than three months notice.

2.4 The CAS's will maintain insurance cover on the building structure.

2.5 The CAS wherever possible will endeavour to keep the common parts and external parts of the building in a reasonable state of repair including windows, doors and roof structures.

3. The parties agree:

3.1 This Licence is personal to the Licensee and is not transferable. The Licensee is not entitled to permit anyone other than those having business with the Licensee to have access to the property.

3.2 If through circumstances beyond the control of the CAS it becomes impracticable to fulfil the purposes of this Licence, it is cancelled. The CAS must then repay the Licensee any amount paid in advance by the Licensee beyond the date of vacation of the above mentioned property. The CAS shall have no liability to pay compensation to the Licensee for any resulting loss.

3.3 The Licence granted may be terminated by the Licensee after one year, after which giving to the CAS not less than two month's notice in writing or by the CAS giving to the Licensee not less than 3 months' notice in writing. The CAS may, by notice to the Licensee in writing, terminate this Licence forthwith in the event of any



contravention by the Licensee of any of the terms of this Licence, or if the Licensee becomes bankrupt.

3.4 Exclusion from the 1954 Landlord and Tenant Act Sections 24–28

Notice and declaration: On **xxxx 2013** the CAS served notice on the Licensee pursuant to the provisions of the 1954 Act Section 38A(3) as inserted by the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003 and on **xxxx 2013** the Licensee made a simple statutory declaration pursuant to schedule 2 of the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003.

4 The Licensee agrees with The Cambridge Art Salon:

4.1 To pay the rent due to the CAS each month.

4.2 To pay an annual donation of £25 to the CAS.

4.3 To respect the CAS ethos and policies.

4.4 To observe the security regulations for the use of the property that the CAS make from time to time.

4.5 Not to use the property, or any part of it, for noxious, noisome, illegal or immoral or other activities which are or may become a nuisance or annoyance to the CAS or to the occupier of any neighbouring studio, workspace, office or property.

4.6 Not to act in a way which will or may result in the insurance of the property being void or voidable, nor allow anyone else to do so.

4.7 Not to damage the property, but in the event of any damage that the Licensee makes good any damage caused to the property such as fittings, flooring etc.

4.8 To keep common areas free of rubbish or any other items that might constitute a hazard or contravene health, safety or fire regulations.

4.9 To return the licensed space at the termination of the licence in the state it was taken on, due allowance being made for reasonable wear and tear, and having regard to the general condition of the property.

4.10 To **minimise** as far as is practicable the use of electricity, water or gas.

4.11 To abide by such parking regulations as the CAS may make from time to time – parking spaces on Thrifts Walk are very scarce, please respect the residents wishes and ask your customers to park off site.

4.12 To indemnify and keep the CAS indemnified from and against all actions, proceedings, costs, claims and demands by third parties in respect of any damage or liability caused by or arising from the use or occupation by the Licensee or the Licensee servants, agents or invitees, by taking out a public liability insurance for claims of not less than one million pounds. This insurance certificate to be produced to the CAS when asked to do so. Please ask us for a recommended broker if you need help with this.

4.13 The CAS cannot accept liability for any losses whatsoever due to failure of electricity, water, gas or other utility supplies to the property.

4.14 To provide fire extinguishers inside Licensee's own unit or space where appropriate.

4.15 To report any problems with tenancy or fellow tenants directly to the CAS and not to put into the public domain through use of social media or otherwise.



SCHEDULE

- 1. Access to and from the property at all times.
- 2. Use of toilet and washing facilities.
- 3. Rental rates are inclusive of water, electricity and business rates **except where the Licencee uses special equipment that may use above the normal amount of electricity, such as a kiln.**
- 4. Cleaning - the Licencee is asked to help keep their own and common areas that they use clean.

Signed for and on behalf of

Signature

Date:

Name & position (please print)

Trustee CAS

Signed for and on behalf of

(Licensee)

Signature

Date:

Name (please print)