

Licence: Garage No. nn XXXXXXXX XXXX., XXXXXXXX

Subject to your acceptance of the following terms and conditions, I hereby grant an exclusive Licence to you to use the above garage for the garaging of one private motor vehicle [*or for storage of personal effects but not for trade or business materials*] [and not for maintenance or repairs either in the garage or on the forecourt areas]:-

1. This Licence shall commence on xxxxxday, nnth XXXxxber 201n for a minimum initial period of six months. Thereafter the agreement will continue until determined by either of us giving to the other not less than 30 days' prior notice in writing or by email or if I determine it in accordance with paragraph 5(c) below. The garage is to be left empty when the Licence ends and all keys are to be returned immediately to me.
2. You agree to pay a Licence Fee of £nn.nn per month commencing 1st XXXxxber 201n, payable in advance on the first day of the calendar month, by means of a banker's standing order to the credit of M W Ward, copy attached. Payment for the first full month, or remaining portion thereof, to be settled by cheque in the sum of £nn.nn enclosed with this signed agreement and representing the period from dd.mm.yyyy to 31.mm.yyyy.
3. You will not make any alterations or additions to the garage without my previous written consent and you will keep the interior of the garage and all the fixtures and fittings in tenable repair and condition.
4. This Licence is personal to you and cannot be transferred, assigned or alienated in any way. However, you may permit immediate members of your family to use the garage.
5. It is agreed that:-
 - (a) I am responsible for insuring and maintaining the structure of the garage in good and tenable repair and whilst I shall use my best endeavours to ensure that reasonable requests for external repairs receive the earliest possible attention I cannot be responsible for delays inconvenience or loss occasioned by failure of the door gear, roof or any part of the structure.
 - (b) You are responsible for any loss of or damage to any vehicle or personal possessions or for death or personal injury. You will carry adequate insurance to cover your liability and, in any event, will indemnify me, and keep me indemnified, from and against all actions, proceedings, costs, claims demands and expenses in respect of any such loss damage or liability.
 - (c) If you fail to comply with any of the terms of this Licence or are twenty-one or more days late in paying the Licence fee, even if not formally demanded, I may summarily determine this Licence and bar your entry to the garage.
6. You agree that nothing herein contained shall be construed as creating (1) a legal demise or any greater interest to you than as a Licensee upon the terms and conditions herein contained or (2) the relationship of Landlord and Tenant.
7. A key deposit of [£nn.nn] shall be paid by the tenant as a surety for the return of [any/the] key and the performance of the terms of this agreement. [The deposit will be returned, and not unreasonably withheld, when the key is handed back and the garage returned in good order at the termination of the Licence.]

Please sign, date and return the duplicate copy of this letter and complete and forward the enclosed Standing Order mandate to your bank for actioning (no covering letter to the bank should be necessary).

Yours sincerely,

Martin W. Ward

I acknowledge receipt of a letter of which the above is a copy. I accept the terms and conditions set out above and undertake to comply with them, and I confirm that I have forwarded the completed Standing Order to my Bankers.

Signed: Print: Date:-