

LICENSE AGREEMENT

THIS AGREEMENT is made at **[PLACE WHERE AGREEMENT IS DRAWN]** on the..
..... day of MONTH, YEAR

BETWEEN

Mr. A, Son of **[Fathers name]** residing at **[Address in full]** herein after referred to as 'the Licensors' of the one part,

and Mr B Son of **[Fathers name]** residing at **[Address in full]** hereinafter referred to as the 'Licensee' of the Other Part.

WHEREAS the Licensors is the owner of a piece of land situated at [complete address of the land] bearing Survey No ... with a building consisting of floor having built up area of about square feet.

AND WHEREAS the Licensee has approached the licensors with a request to allow the Licensee to temporarily occupy and use a portion of the land floor of the said building, measuring about square feet for carrying on his business, on leave and license basis until the Licensee gets other more suitable accommodation.

AND WHEREAS the Licensors has agreed to grant leave and license to the Licensee to live in and use the specified area of said building and which portion is shown on the plan hereto annexed by green boundary line on the below mentioned terms and conditions agreed to between the parties hereto;

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

TENURE OF LICENSE:

The Licensors hereby agreed to grant the specified area of his land on leave and license to the Licensee to live in and use the said portion of the ground floor/..... floor of the said building of the Licensors (hereinafter referred to as the Licensed Premises) for a period of eleven months only from [DATE MONTH YEAR].

On the expiration of the said agreement the period may be extended further, if both the parties agree for.

The Licensee agrees to vacate the said premises even earlier if the Licensee acquires any other space or place in the locality where the said premises are situated.

CONSIDERATION:

The Licensee agree to pay to the Licensors a sum of Rs. [IN WORDS AND NUMBER] per month (calculated at the rate of Rs..... per square foot) as a fee to use the licensed premises. A License fee or compensation to be paid in advance for each month on or before the..... day of each month.

MUNICIPAL TAXES AND ELECTRIC CHARGES:

All the Municipal taxes and other taxes as levied on the premises shall be paid by the licensor and licensee shall not be responsible for paying

The electric charges and water charges for electric and water consumption in the said licensed premises by the licensee will be paid by the himself to the concerned authorities and the Licensor will not be responsible for the same.

For the sake of convenience a separate electric and water meter if possible will be provided in the said premises.

USE OF THE PREMISES:

The Licensee shall be allowed to use the specified area of the floor only for the business purpose during working hours of the Licensee and not for any other time and no car or other vehicle will be parked on any other part of the said plot.

The said premises shall be used only for carrying on business and for no other purpose.

FIXTURES AND FITTINGS:

The licensed premises have normal electricity fittings and fixtures. If the Licensee requires to have any additional fittings and fixtures, the Licensee may do so at his own cost and in compliance with the rules.

On the termination of the license, Licensee shall remove such fittings and fixtures on the failing which they shall be deemed to be the property of the Licensor.

NON TRANSFERRABLE

The licensed premises are given to the Licensee only for the business on personal basis and the Licensee shall not transfer the benefit of this agreement to anybody else or shall not be transfer the right to anybody else.

RIGHTS OF THE LICNSOR:

The licensor may by himself or by authorising any of his worker or agent at anytime by giving a 24 hours prior notice to the licensee can visit the premises during working hours to inspect the premises.

DUTIES OF THE LICENSEE

The Licensee shall maintain the licensed premises in good working condition and will not cause any damage thereto.

If any damage is caused to the premises or any part thereof by the Licensee or his employees, servants or agents the same shall be made good by the Licensee at the cost of the Licensee.

The Licensee shall not carry out any work of mechanical/construction repairs or additions or alterations to the said premises without prior approval of the licensor.

Licensee may be allowed to made alterations or additions which are not of structural type or of permanent with the previous permission of the Licensor.

The Licensee shall not origin any annoyance or displeasure to the people-in the neighbourhood or store any hazardous goods on the premises.

BREACH OF CONTRACT:

If the Licensee commits a breach of any term of this agreement then notwithstanding anything herein contained the Licensor will be entitled to terminate this agreement by fifteen days' prior notice to the Licensee.

EXPIRATION OF AGREEMENT:

On the expiration of the agreement or the earlier termination of the agreement as the case may be, the Licensee shall restore the peaceful possession of the licensed premises to the Licensor in the good condition as they are in present subject to normal wear and tear and damage by force majeure. The Licensee's occupation of the premises after such termination will be deemed to be that of a trespasser.

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IN WITNESS WHERE OF the parties hereto have signed, sealed and delivered these presents on the

LICENSOR

LICENSEE

Authorized Signature

Authorized Signature

Print Name and Title

Print Name and Title