

LICENSE TO OCCUPY

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LICENSOR]
[address]
(the "Licensor")

- and -

[NAME OF LICENSEE]
[address]
(the "Licensee")

1. Definitions

1.1 In this License Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

- (a) "Accessways" means such walkways, driveways, paths, entrances, corridors, elevators, staircases, hallways and other means of access in or upon the Property, the use of which is necessary for obtaining access to and from the Designated Area as the Licensor may from time to time reasonably specify on ____ days' written notice to the Licensee;
- (b) "Designated Area" means [insert the description of that portion of the Property to be occupied by the Licensee under the License Agreement], or such other accommodation as the Licensor may from time to time at its reasonable discretion designate to enable the Licensee to carry on the Permitted Use;
- (c) "License Period" means the period commencing on the ____ day of _____, _____ and ending on the ____ day of _____, _____, or the date on which this License Agreement is otherwise terminated in accordance with the provisions of Section 4 hereof;
- (d) "Licensee Fee" means the sum of \$_____ per _____;
- (e) "Permitted Hours" means [insert the days and hours of use];
- (f) "Permitted Use" means [insert description of the Licensee's business to be carried on in the Designated Area];
- (g) "Property" means the property of the Licensor located at [insert address of property].

2. Grant of License

2.1 The Licensor hereby grants the Licensee a license to use the Designated Area, and all fixtures and fittings, plant and machinery thereon, together with the right to use during the Permitted Hours (i) the Accessways and (ii) the telephone lines and other service media serving