

This Licence dated 2010 is made between

- (1) 'The Licensor': SHEFFIELD HALLAM LIBERAL DEMOCRATS of [REDACTED]
[REDACTED] and anyone who becomes entitled to the Licensor's interest in the Property.
- (2) 'The Licensee': NICHOLAS WILLIAM PETER CLEGG of the House of Commons, Westminster, London, SW1A 0AA

1. In this Licence:

1.1 'THE Property' is 673 square feet of ground and first floor offices at 85 Nethergreen Road Sheffield S11 7EH with storage accommodation, all as now in the occupation of the Licensee.

1.2 'THE facilities and services' are those listed in the schedule

2. 2.1 IN exchange for the obligations agreed by the Licensee the Licensor agrees that the Licensee may use the Property with the benefit of the facilities and services for a period which commenced on 7th May 2010 and terminates two months after the date of the next Parliamentary General Election on the Licensee paying the sum of £725.00 (the licence fee) on the 1st day of each calendar month, the first apportioned payment having become due on 7th May 2010

2.2 THE Licensor shall be at liberty to increase the licence fee to its open market value at any time on one month's written notice to that effect and in the event of a dispute as to the open market value it shall be determined by an independent surveyor appointed by the Chair of the Licensor

3. THE parties agree:

3.1 THIS Licence is granted to give the Licensee the benefit of non-exclusive occupation of the Property for a limited period in accommodation under the management and control of the Licensor

3.2 THIS Licence is personal to the Licensee and cannot be transferred to a third party. The Licensee is not to permit anyone, other than someone having business with or employed by the Licensee, to have access to the Property

3.3 IF through circumstances beyond the control of the Licensor it becomes impracticable to fulfil the purpose of this Licence, it may be terminated by the Licensor giving one month's written notice to that effect. The Licensor must repay to the Licensee any sum paid in advance by the Licensee relating to a period subsequent to the expiry of such notice.

4. THE Licensee agrees with the Licensor:

4.1 TO observe any security regulations for the use of the Property which the Licensor makes from time to time

4.2 TO use the Property only as offices and in any event not use the Property or any part of it for any of the following, nor allow anyone else to do so: activities which are dangerous, offensive, noxious, noisome, or illegal or which are or may become a nuisance or annoyance to the Licensor or to the owner or occupier of any neighbouring property

4.3 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 allow anyone else to do so

4.4 NOT to damage the Property (including its windows), its decorations, furniture, furnishings or office equipment (except by fair wear and tear) nor without the Licensor's consent to alter the fabric or decoration of the Property or alter or interfere with its electrical wiring

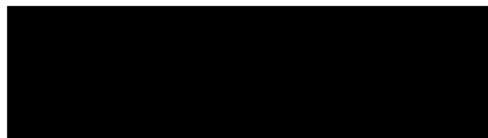
4.5 When the Licence ends, to return the Property to the Licensor in the state in which this Licence requires the Licensee to keep it

5. THE Licensor agrees with the Licensee:

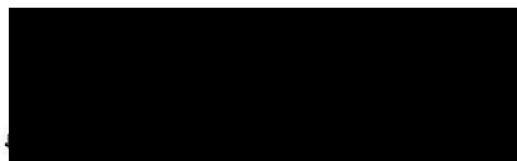
- 5.1 TO provide the services and facilities unless prevented by industrial disputes, shortages of supplies, inclement weather or other causes beyond the control of the Licensor
- 5.2 TO pay all rates water charges and other outgoings in respect of the Property
6. THE Contracts (Rights of Third Parties) Act 1999 shall not apply to the provisions of this Licence
7. NOTHING in this Licence shall create the relationship of landlord and tenant between the parties

SCHEDULE

- (1) Access to and from the Property by means of the forecourt
- (2) Heating and Lighting of the Property
- (3) Internal maintenance of and repairs to the Property
- (4) Shared cloakroom and toilets for men and for women, with hot and cold water and towels provided
- (5) A shared kitchen with appropriate facilities
- (6) A parking space for one car in the yard adjoining the Property



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Signed on behalf of the Licensor



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Signed by the Licensee