

LICENCE TO OCCUPY AGREEMENT

1) The Property

This agreement relates to the Bourne Masonic Centre situated at Units 1&2 Roman Bank, Bourne, Lincolnshire and covers the whole of the property. This property is held in trust on behalf of Hereward Lodge No.1232. (hereafter referred to as The Landlord)

2) Payments

The licence fee will be payable quarterly at the rate agreed annually between the two parties, payments are due in January, April, July and October each year. Maintenance/ground maintenance charges are payable twice yearly in April and October. Any arrears (more than 28days after date of invoice) will incur a late payment charge of 8% of the invoice value. Charges for part periods will be made pro rata.

3) Council Tax, Rates and Utility payments

The Occupier will be liable to pay for any council tax, rates, utility services and other such like charges.

4) Repairs and Decoration

The Landlord shall be responsible for repairs to the structure and exterior of the property including ground maintenance. Repairs to utility services, decoration and routine testing of appliances shall be the responsibility of the Occupier as will any cleaning and making good for wear and tear.

5) Alterations

No alterations to the fabric of the building are to be carried out without written consent from the Landlord.

6) Use

The property and its contents are to be used for Masonic meetings, associated activities and gatherings. The Occupier shall not cause any nuisance or annoyance to neighbouring occupiers, damage the property in any way or carry out any illegal activity. All policies put in place by the Landlord must be adhered to, failure to meet this obligation or cause the Landlord to enter into a dispute with third parties will terminate this agreement. The Occupier must put in place suitable and sufficient measures, policies and procedures to ensure compliance with the conditions contained within this agreement and any statutory obligations.

The Landlord, his agent or any party acting on behalf of the landlord will have access to the property and premises at all times.

7) Insurance

The Landlord shall ensure that the building is insured, this may be by the Occupier by agreement. All contents are to be insured by the Occupier regardless of ownership. The Occupier must not do or omit anything that might affect this insurance or the insurance and liabilities of the Landlord. The Occupier must take out separate insurance to cover its own liabilities.

8) Assignment

This agreement is not transferable to any other person or group of persons; it can be terminated at will by either party.

9) Address of service.

Payments, fees and all other correspondence are to be sent to the Secretary of Hereward Lodge No.1232.

10) Increases in fees

Payments, maintenance charges and other fees will be reviewed periodically and it is agreed that they will be increased in line with the Landlords expenditure upon the property. Any planned or unplanned expenditure for the benefit of the property, the Occupier or their activities may be recharged to the Occupier by agreement.

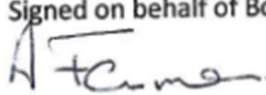

There is no bond or deposit to be lodged as part of this agreement.

This agreement is made between the Hereward Lodge Trustees on behalf of the Hereward Lodge No.1232 (The Landlord) and the Bourne Freemasons Club (The Occupier) it is effective from the date of occupancy.

Signed on behalf of the Hereward Lodge Trustees:

 Jan Deloigne-Smith
Date: 22nd May 2012 22-5-12

Signed on behalf of Bourne Freemasons Club:

 (CHAIRMAN) 

Date: