

Heads of Terms – Licence

SUBJECT TO CONTRACT

Licensor	Kirkbymoorside Community Library Church House 7 High Market Place Kirkbymoorside YO62 6AT
Licensor's solicitor	Stuart Temple, Kitching Walker
Licensor's agent	Linda Knight Kirkbymoorside Community Library
Licensee	Kirkbymoorside Town Council Church House 7 High Market Place Kirkbymoorside YO62 6AT
Licensee's solicitor	
Licensee's agent	Lisa Bolland (clerk) Town.clerk@kirkbymoorsidetowncouncil.gov.uk
Premises	Part of Church House 7 High Market Place Kirkbymoorside York North Yorkshire YO62 6AT (As indicated on the attached plan)
Term	3 years from 1 st June 2025
Licence Fee	£4500 per annum, to be paid annually or monthly in advance.
Licence Fee Review	The licence fee will be reviewed on the third anniversary of the term.
Legal Fees	Each party to bear their own legal costs.
Rights Granted	The right to use room 4, on the plan between the hours of 0900 and 1700 Monday to Friday only, as an office. The right to use the rooms 5, 6, 7, 16 and 18, comprising toilet and kitchen facilities, during the same times. Rights of access and egress through the library building to reach the premises. The monthly use of the meeting room is not part of the rights granted and will be invoiced in the same way as other room users and subject to current and future hourly rates.
Maintenance	The premises will be maintained by the licensor.
Cleaning	The premises will be cleaned by the licensor.
Indemnity	The licensee will indemnify the licensor against all claims arising from the licensee's use of the premises. The licensee will carry public liability insurance in the sum of five million pounds.
Alienation	The licence is personal to the licensee and may not be assigned to third parties. The licensee may not share occupation of the premises with a third party.
Termination	The licence may be terminated by either party subject to three months written notice. Refund of fees paid will be made in the event of termination (on a pro-rata basis).