
Ebbisham Farm Livery Stables

Ebbisham Lane, Walton on the Hill, Tadworth, Surrey KT20 7UP
Telephone: (01737) 812568 Facsimile: (01737) 819513

Residential License

PARTICULARS

Date

Owner P C Rivett, trading as Ebbisham Farm Livery Stables, Ebbisham Farm,
Ebbisham Lane, Walton on the Hill, Surrey, KT20 7UP

Occupier

Property The
Ebbisham Farm, Ebbisham Lane, Walton on the Hill, Surrey

Period From to
(and thereafter each party to give the other at least 4 week's
written notice expiring at any time)

License Fee A weekly payment of or such larger amount as
may be charged by the Owner from time to time payable in
arrears as hereinafter provided.

1. Furniture and Effects. The contents of the Property listed in the inventory attached to this Agreement and any items substituted or those listed by or with consent of the Owner.
2. The Owner grants to the Occupier a license during the Period to occupy and use all parts of the Property and the Furniture and Effects together with the necessary means of access to the Property in common with all other persons from time to time given like rights by the Owner.
3. The Owner reserves the right to himself and his agents to enter the Property at any time for the purposes of inspection, repair or showing it to any other person.
4. There shall be deducted by the Owner from each of the Occupier's four - weekly wage packets:
 - a) The amount of four weeks license fee
 - b) A fair proportion attributable to the Occupier to be determined by the Owner of all accounts for the rates, taxes, supply of electricity, gas, water, the cost of cleaning, repairs and replacements to the Property, and the use of the telephone there.
5. The Occupier Undertakes:
 - a) To use and treat the Property the fixtures and fittings thereon and the Furniture and Effects in a careful and responsible manner and in particular (without prejudice to that general obligation):
 - i) to take steps to preserve them from damage or deterioration doing an necessary minor repairs
 - ii) promptly to report to the Owner the need for any repairs which are the responsibility of the Owner
 - iii) to keep the interior and exterior of the Property and fixtures and fittings thereon and the Furniture and Effects clean and in good condition and repair (damage by accidental fire only expected) and immediately to replace all broken glass
 - iv) not to alter the Property in any way nor alter, add to or modify the electrical, gas and plumbing systems
 - v) not to throw dirt, rubbish, rags, refuse or any other deleterious substance into the sinks, baths, basins, lavatories, cisterns or waste or soil pipes or out of the windows
 - vi) not to remove any of the Furniture and Effects but to leave them at the end of the license in the rooms where they are at the date thereof
 - vii) regularly to launder or appropriately clean all bed linen used by the Occupier.
 - b) In occupying and using the Property to behave responsibly and considerately to others and in particular (without prejudice to that general obligation):
 - i) to use the Property only as a private residence of the Occupier (in common with others authorised by the Owner)
 - ii) not to do anything in or in the vicinity of the Property which may be or become a nuisance damage or annoyance to other authorised occupiers of the Property or the Owner or to the owners and occupiers of adjoining or neighbouring properties
 - iii) not to use or play any musical instrument, radio, television set or apparatus for reproducing recorded sound in such a manner that it is audible outside the Property
 - iv) to ensure that all electrical apparatus used in the Property is fitted with an effective suppresser to prevent interference with radio or television reception
 - v) not to hang or shake clothes, linen or bedding out of any window
 - vi) to place all rubbish in the sacks provided which are to be left in the place designated for them
 - vii) not to keep any animal or bird on the Property unless the Owner gives written consent in advance (which consent may be withdrawn at any time)

- viii) not to exhibit any advertisement poster, nameplate or announcement so that it is visible from outside the Property
 - ix) not to hold any public meeting, entertainment or sale by auction on the Property
 - x) not to use the Property for illegal or immoral purpose
 - xi) not to do anything which may vitiate the insurance of the Property against fire or increase the rate of premium payable for such insurance
 - c) To use means of access to the Property with due consideration for others and in particular (with prejudice to the general obligation):
 - i) between 9pm and 7.30am on weekdays and between 7pm and 7.30am on Saturdays and Sundays to keep closed the main gates to the yard of which the Property forms part
 - ii) not to leave any goods, parcels, clothing, footwear, or refuse in any of the entrance halls or passages in the building
 - d) To ensure that any visitors invited to the Property or permitted to be there by the Occupier comply with terms of this clause 5
 - e) To pay and indemnify the Owner against the amount of any taxes or rates levied on the Occupier.
 - f) To pay the Owner for any damage caused to the property, fixtures, fittings and furniture
6. The Owner agrees with the Occupier:
- a) While the Occupier complies with the terms of this Agreement not to interfere with the occupation of the Property by the Occupier
 - b) To return or as the case may be not to charge any License Fee or a proportionate part for any period during which the Property is rendered uninhabitable by fire
 - c) To observe repairing obligations equivalent to those cast on the landlord by the Housing Act 1961 Section 32(2)
7. In any of the following cases the Owner may end this Agreement forthwith by written notice to the Occupier:
- a) If the Occupier does not comply with any of the obligations in Clause 5 of this agreement
 - b) If destruction or damage renders the Property not reasonably habitable as a residence
 - c) If (without the prior consent of the Owner) the Occupier ceases to occupy the Property for at least fourteen days
 - d) If the Occupier is no longer employed by the Owner.
8. IT IS HEREBY AGREED AND DECLARED:
- a) the Agreement does not create a tenancy in favour of the Occupier and is not intended to confer any rights under the Housing Act 1988 and the Occupier acknowledges that the Owner explained to the Occupier before the Agreement was signed the significance of the fact that the Occupier is a licensee and sharing the Property with others
 - b) The benefit of this Agreement is personal to the Occupier and may not be assigned transferred or shared
 - c) A notice under the Agreement may be given by sending it by first class ordinary letter post or by leaving it
 - i) addressed to the Occupier at the Property
 - ii) addressed to the Owner at his address given in the Particulars or such other address as is notified to the Occupier.

Signed for the Owner

Signed by the Occupier