

## **Room Hire Agreement- Terms and Conditions**

### **Grant of Hire**

The Owner permits the Hirer to use the Premises for the Hire Period for the Permitted Use.

Either party can end this Hire at any time by giving the other at least 1 month's notice taking effect at the end of the month.

The Owner may determine this Hire at any time with immediate effect by giving the Hirer notice to that effect if the Hirer is in breach of any of its obligations in clause 3.

This Hire is personal to the Hirer and may not be transferred.

### **Owner's Covenants**

The Owner shall allow the Hirer (and its employees and visitors) access to and egress from the Premises over the Owner's adjoining premises (if applicable).

The Owner may provide further services and such other services as it considers appropriate and the cost of any such services shall be included in the Hire Fee.

### **Hirer's Covenants**

The Hirer shall pay the Hire Fee (and VAT) in respect of it in advance and without any deduction set off or counterclaim:

- The full amount due for the Hire Period on the date of this Hire.

OR

- On the [first day] of every month and on the date of this agreement shall pay a proportionate part of the Hire Fee in respect of the period from and including the first day of the Hire Period to and including the last day of the current month.

The Hirer shall **not** do or permit or suffer to be done any of the following:

- Use the Premises otherwise than for the Permitted Use,
- Use the Premises outside the Permitted Hours or otherwise than on the Permitted Days,
- Share occupation of the Premises or any part of them,
- Make any alteration or addition to the Premises,
- Put any signs at the Premises without the prior written consent of the Owner,
- Cause any nuisance or annoyance to the Owner or to the owners or occupiers of any neighbouring premises,
- Use the Premises for any unlawful purpose.

The Hirer **shall**:

- Comply with the Owner's [Terms and Conditions](#) and its [Hire Policy](#). If there is any conflict between these terms and those in the Owner's Terms and Conditions of hire and its hire policy, then the terms herein shall prevail.
- Keep the Premises clean and tidy and make good any damage caused.
- If the Hire Fee is unpaid for more than 7 days (whether formally demanded or not), the Hirer must on demand pay interest at the rate of 5% per annum above the base rate for the time being of Barclays Bank plc calculated on a daily basis on the amount unpaid or refused from the due date until the date on which payment is made.

## **General**

The parties agree that a person who is not a party to this Hire has no right arising solely by virtue of the Contracts (Rights of Third Parties) Act 1999 to enforce any terms of this Hire.

All notices given under this Hire must be in writing and for the purpose of service the provisions as to service of notices contained in Section 196 of the Law of Property Act 1925 are incorporated in this Hire.