

This deed is dated

HM Land Registry

Landlord's title number: WA903796 and WA264289

Tenant's title number: CYM651503

PARTIES

- (1)** Lisvane Community Council of 7 Cherry Orchard Road, Lisvane, Cardiff, CF14 0UD
(Landlord)
- (2)** Lisvane Old School Community Centre a registered charity (registered number 1156308), whose office is at 7 Cherry Orchard Road, Lisvane. Cardiff, CF14 0UD **(Tenant)**
- (3)** Clynton Marks and Ashleigh Fleming of 38 Ogwen Drive, Lakeside, Cardiff, CF23 6LL
(Undertenant)

BACKGROUND

- (A)** This licence is supplemental and collateral to the Lease and Underlease.
- (B)** The Landlord is entitled to the immediate reversion to the Lease.
- (C)** The residue of the term granted by the Lease is vested in the Tenant.
- (D)** The Tenant intends to grant the Underlease and, under the terms of the Lease, requires the consent of the Landlord to that underletting.

Agreed terms

1. Interpretation

The following definitions and rules of interpretation apply in this licence.

1.1 Definitions:

Lease: a lease of Lisvane Community Centre, Heol-y-Delyn, Lisvane, Cardiff dated 22 May 2015 made between Lisvane Community Council and Lisvane Old School Community Centre and all documents supplemental or collateral to that lease.

Underlease: an underlease of the Underlet Property to be entered into between the Tenant (1) and the Undertenant (2).

Underlet Property: "The Kitchen and Café Area", Lisvane Old School Community Centre, Heol-Y-Delyn, Lisvane, Cardiff, being part of the property demised by the Lease.

2. Consent to underlet

- 2.1 Subject to clause 2.2, the Landlord consents to the grant of the Underlease by the Tenant.
- 2.2 This consent given by clause 2.1 is valid for three months from and including the date of this licence. If that consent ceases to be valid before the Underlease is completed, all the terms of this licence (except clause 2.1) shall remain in force.

3. Third party rights

This licence does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this licence.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by

And

On behalf of **Lisvane Community**

Council in the presence of:

.....

Name:

Address:

Executed as a deed by

And on

behalf of **Lisvane Old School
Community Centre** in the presence of:

.....

Name:

Address:

Executed as a deed by

Clynton Marks in the presence of:

.....

Name:

Address:

Executed as a deed by

Ashleigh Fleming in the presence of:

.....

Name:

Address: