

## Contract Licensing Agreement

Between London Carpentry Specialists Ltd (Licensor) and the Homeowner (Licensee)

This Contract Licensing Agreement (“Agreement”) is entered into by London Carpentry Specialists Ltd, whose registered office is at 27 Old Gloucester Street, London, WC1N 3AX (the “Licensor”), and the Homeowner (the “Licensee”), whose full details and property address are recorded in Schedule 10.

The Agreement sets out the terms and conditions under which the Licensee may use the Licensor’s proprietary design (the “Design”) for their residential property, subject to the licence options and conditions specified below.

### 1. Grant of Licence

1.1 The Licensor grants the Licensee a non-transferable and non-sublicensable licence to use the Design solely for the property identified in this Agreement.

1.2 These rights are strictly limited to the licence options detailed herein. The Licensee may not use the Design for any other property, nor assign, transfer, or sublicense the Design to any third party.

### 2. Licence Options and Fees

Upon signing, the Licensee must select a single licence option as set out in Schedule 1. The permitted uses and applicable fees for each option are as follows:

- **Option 1: Single-Project Residential Licence**
- Licence Fee: £5,000 per property.
- Permitted for one specified residential property only. Usage is limited to a single project at the address detailed in Schedule 10.
- Use for other properties or any attempt to transfer the licence is strictly prohibited and will be treated as a material breach.
- **Option 2: Payment Terms**

- Standard terms require a 50% deposit upon signing, with the balance payable before construction or use of the Design commences.
- **Option 3: Surcharges and Premiums**
- Surcharges and fines apply for any unauthorised use of the Design.

#### 4. Term and Termination

4.1 The Agreement takes effect upon execution and full payment of the relevant licence fee, remaining valid until the property is sold or the Agreement is mutually terminated in writing.

4.2 Any use of the Design beyond the licensed scope, or breach of the exclusive sales provisions under Option 1, constitutes a material breach. In such cases, the Licensor may pursue legal remedies, including injunctions and damages as appropriate.

#### 5. Warranties and Representations

5.1 The Licensor warrants that it holds all intellectual property rights in the Design and is authorised to grant the licences as set out in this Agreement.

5.2 The Licensee warrants that they are the legal owner of the property specified in Schedule 1 and have the capacity to enter into this Agreement and grant sales rights where necessary.

#### 6. Indemnification

6.1 The Licensee agrees to indemnify and hold harmless the Licensor and its representatives against any claims, losses, damages, liabilities, and expenses arising from unauthorised use of the Design or breach of sales rights under Option 2.

#### 7. General Provisions

- This Agreement represents the entire understanding between the parties concerning the subject matter and supersedes all prior written or oral communications.
- No amendment or variation is valid unless made in writing and signed by both parties.

- If any provision is found unenforceable, the remainder of the Agreement shall remain in full force and effect.
- This Agreement is governed by and construed in accordance with the laws of England and Wales.

## 8. Notices

All notices or communications must be sent by recorded delivery to the addresses listed above, or to any other address notified in writing.

## 9. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be considered an original, and together they form one and the same document.

## 10. Schedule 1 – Licensee and Property Details

(To be completed with the Licensee’s full details and the property address to which the licence applies.)

<b>Signed on behalf of:</b>	<b>Name</b>	<b>Date</b>
London Carpentry Specialists Ltd (Licensor)	_____	___ / ___ / 2026
Signature:	_____	
The Licensee (Licensee)	_____	___ / ___ / 2026
Signature:	_____	

<b>1-Address</b>	<b>2-City</b>	<b>3-Borough</b>	<b>Postcode</b>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____