

### ***Signpost on The Bleach at Tacolneston.***

*In an effort to keep things as straightforward and cost effective as possible we think things would be best achieved by us granting the Parish Council a licence to our land for the purposes of looking after the signpost. We were told that transferring the land on which the signpost stands itself would be more complex and costly.*

*We would therefore propose a licence to the Parish Council on the following terms:*

- 1. Over the part of the land [to be marked on a plan to be attached to the agreement] with the signpost remaining where it currently is.*
- 2. On a rolling basis but subject to a right for us to terminate on three months' notice or immediately if the Parish Council commits a material breach of its obligations.*
- 3. No rent or licence fee to be payable.*
- 4. If the licence is terminated by us, then the Parish Council may remove the sign to place it elsewhere in the village if it wishes.*
- 5. The Parish Council to repair the signpost as and when it sees fit, but only to replace if beyond repair.*
- 6. If the signpost is replaced then we must be able to approve its replacement, and any replacement must be as similar as possible in nature and appearance to the current signpost.*
- 7. The Parish Council of course will not need to contact us before they enter the land for the purposes permitted by the licence.*
- 8. A clause by which the Parish Council acknowledge that no relationship of landlord and tenant is established.*

*Thank you for your offer to cover our legal costs. We will not be using a solicitor to prepare the licence but have had some limited advice on the different arrangements which can be put in place. Our costs for this amount to £187.20 (inclusive of VAT) and I would be grateful if you could confirm that the Parish Council is happy to cover these.*