

- not to use the property for any illegal or immoral purpose
 - not to do anything nor allow members of his family living with him nor any visitor to do anything which annoys or causes or is likely to cause a nuisance to neighbours or anyone going about their lawful business in the locality
 - not to prevent or try to prevent the Church, its employees or agents from gaining access to the property on reasonable notice and for any reason including:
 1. inspecting the property
 2. repairing the property or any part of it
 3. carrying out any of the Church's obligations under this agreement or imposed on the Church by law
 4. or carrying out works and/or improvements to the property (or any adjoining premises)
 - to inform the Church immediately about any repairs which need to be done to the property or fittings owned by the Church
 - to take reasonable care to keep the property fittings and grounds in good condition and the interior in a reasonable decorative state
 - to repair any damage to the property or fittings if the damage was caused by the Minister, his family living with him or by his visitors. If the Minister fails to carry out such repairs the Church may give him three day's notice of the works which need to be done. If they are not done within those three days then the Church may itself carry out the works and recover its costs for doing so from the Minister
 - not to make any structural or external alterations to the property or make alterations to the fittings and fixtures owned by the Church nor to make non-structural internal alterations to the property without prior consent from the Church
 - to vacate the Property immediately the Minister's right to occupy the property ceases and leave it in a condition which complies with the Minister's responsibilities under this agreement and remove all personal belongings and those of any family or visitors at the end of his occupation and return all keys to the designated representative of the Church before 12 noon on the day he gives up occupation of the property. Provided that: in the event that the property is not fully cleared under the above condition the Minister gives permission to the Church to dispose of all items left in the property and to recover the costs of such work from him
 - to leave in the property at the end of his occupation all the fittings and fixtures which belong to the Church.
6. The Church will:
- pay and discharge all council tax and water and sewerage charges in respect of the property
 - insure the property (but not the contents) against loss or damage by the risks covered by a householder's comprehensive policy in a sum not less than the cost of rebuilding the property with adequate provision also being made for the cost of clearing the site and the architect's and surveyors' fees incidental to the rebuilding.
7. The Minister will not do anything or fail to comply with any requirement that results in any policy of insurance effected by the Church becoming void or voidable or which may increase the rate of premium on any such policy.
8. Nothing in this agreement shall operate to confer any rights on any third party and no person other than the parties to it may enforce any provision of its agreement by virtue of the Contracts (Rights of third parties) Act 1999.

As witness whereof the hands of the parties hereto or their appointed representatives

Signed: _____ (Minister)

Signed: _____

Church Representative

Witness (sign) _____

Name (print) _____

Signed: _____

Church Representative

Address: _____

Occupation _____