**Copyright License Agreement Template**

This Copyright License Agreement (this “Agreement”) is made effective as of [DATE] between [PROPERTY OWNER], of [ADDRESS], [CITY], [ZIP CODE] and [LICENSED PROPERTY USER], of [ADDRESS], [CITY], [ZIP CODE].

This Agreement shall be governed by the laws of [STATE]. This Agreement will commence on the [EFFECTIVE DATE] and continue until the [TERMINATION DATE] or until either party provides written notice of termination to the other party with a 30 days notice.

In this Agreement, the party granting the right to use the licensed property, [OWNER], will be referred to as the “Owner” and the party who is receiving the right to use the licensed property, [USER], will be referred to as the “User.”

1. Owner retains all exclusive rights in and to the copyrightable and/or patented works mentioned in this Agreement. Collectively, copyrighted works shall be referred to as "work."
2. The owner holds all rights in and to the Work and maintains all rights to the Work which are not hereby transferred and retains all common law copyrights and all federal copyrights which have been, or may be, issued by the Library of Congress.
3. The owner wishes to acquire, and the Licensor has agreed to issue, a licence allowing the use of the Work by the Licensee in compliance with the terms and conditions of this Arrangement.

The parties agree to abide by the terms as follows:

1. GRANT OF LICENSE. Owner owns PROPERTY TO BE LICENSED] ("Property"). In compliance with this Arrangement, the owner grants the User a non-exclusive licence to use or sell the Land. The owner retains title to and possession of the House. Users shall own all rights to content, goods or other works (works) produced by the User in accordance with this licence. This licence grant refers only to the geographical area listed below.
2. RIGHTS AND OBLIGATIONS. User shall be the sole owner of the Work and all exclusive rights in and to the Work; however that possession shall not include copyright in and to the Software or any other rights to the Property not expressly given in this Agreement.
3. PAYMENT. User agrees to pay Owner a royalty which shall be calculated as follows:

The royalty will be paid by [DATE ROYALTY PAID].

1. MODIFICATIONS. Until the prior written consent of the Owner is received, the Applicant does not alter or change the Property in any way whatsoever. Licensee shall not use Approved Land for any reason which is illegal or forbidden by these Provisions of the Agreement.
2. DEFAULTS ON AGREEMENT. If the User fails to comply with the requirements of this Agreement, including the obligation to make a royalty payment when due, the User shall have the option of cancelling this Agreement by giving a 30-day written notice to the User. Users shall have the option of taking corrective action to resolve the default in order to avoid the termination of this Agreement if such corrective action is taken before the end of the time specified in the preceding sentence. No other defaults may be made during that time span, or the Owner may have the option of cancelling this Arrangement, notwithstanding prior corrective action.
3. WARRANTIES. Neither party shall make any warranties with respect to the use, sale or other transfer of the Property by the other party or by any third party, and the Consumer shall accept the "AS IS" product. In no case shall the Owner be liable for direct indirect, exceptional, incidental or consequential damages in any manner relevant to the Property.
4. TRANSFER OF RIGHTS. Neither party shall have the right to assign its interests in this Agreement to any other party, unless the prior written consent of the other party is obtained.
5. INDEMNIFICATION. Each party shall indemnify and keep the other party harmless for any costs, lawsuits, judgments, awards, fines or injuries sustained by any third party, including appropriate attorney's fees, arising out of any alleged violation of such indemnifying party's representations and warranties rendered pursuant to this Agreement, given that such claims are promptly reported to the indemnifying party. The indemnifying party shall have the exclusive right to prosecute such allegations at its own cost. The other party shall, at the expense of the indemnifying party, provide such assistance in investigating and defending such claims as the indemnifying party may fairly request. This indemnity shall survive the dissolution of this Agreement.
6. AMENDMENT. This Agreement may be modified or amended, only if the amendment is made in writing and is signed by both parties.
7. TERMINATION. This Agreement may be terminated by either party by providing 30 days written notice to the other party. This Agreement shall terminate automatically on [TERMINATION DATE].
8. Upon termination or expiry of this Arrangement, the Licensee Recipient shall cease replication, advertisement, promotion and dissemination of the Work as soon as commercially feasible. The Licensee shall have the right to fill out existing orders and to sell existing copies of the Work in stock. On fair notice to the Licensee, the owner shall have the right to check the presence and authenticity of the current orders and of the existing copies of the Work in stock.
9. Termination or expiration of this Agreement shall not extinguish any of Licensee’s or Copyright Owner’s obligations under this Agreement including, but not limited to, the obligation to pay royalties which by their terms continue after the date of termination or expiration.
10. SEVERABILITY. If any clause of this Agreement is found to be null or unenforceable for any reason whatsoever the remaining provisions shall remain true and enforceable. If a court determines that any provision of this Agreement is null or unenforceable, but that it will become legitimate or enforceable by restricting that provision, that provision shall be considered to be written, understood and implemented as being so restricted.

This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

The following signatures make this Agreement effective as of the date first written above.

OWNER

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[NAME], [TITLE] [BUSINESS NAME 1] DATE

LICENSEE/USER

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[NAME], [TITLE] [BUSINESS NAME 2] DATE