

LEASE AGREEMENT

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THIS LEASE AGREEMENT is made the day of20....

BETWEEN

NAME OF THE LANDLORD of ADDRESS OF THE LANDLORD (hereinafter called "the Landlord") of the one part

And

NAME OF THE TENANT of ADDRESS OF THE TENANT (hereinafter called "the Tenant") of the other part.

WHEREBY IT IS WITNESSED as follows;

1. The landlord hereby lets to the Tenant who hereby takes the Landlord's three (3) rooms building and an outhouse having a toilet situated on Plot No..... Block within....., (hereinafter be referred to as "the demised premises") on the terms and conditions stated hereunder.
2. The tenancy shall be for a period..... effective from..... to.....
3. The rent shall be..... (in words) per month payable in a lump sum in advance, that is to say,.....annually, to be paid through Bank Account No.....held with..... Bank during the signing of this agreement.
4. The Tenant shall keep the demised premises, fixtures, and fittings therein in tenable repair throughout the period of the tenancy, ordinary wear and tear excepted.
5. The Tenant shall not part with or sublet the demised premises or any part thereof without the prior written consent of the Landlord.
6. The tenancy shall be for residential/commercial purposes only. Water and electricity consumed at the demised premises during the entire period of the tenancy shall be paid for by the Tenant. All bills in that respect shall be promptly paid.
7. The Tenant shall from time to time permit the Landlord and or his workmen or agents to enter the demised premises at reasonable times during daytime for purposes of inspecting the condition thereof.
8. All minor repairs shall be carried out by the Tenant at the Tenant's own costs.
9. The Tenant shall neither alter the structure of the demised premises nor renovate any building or fell any trees without the prior written consent of the Landlord.
10. The Tenant paying rent at herein agreed and observing all the terms of this agreement shall be entitled to quiet enjoyment of the demised premises without interruption from the Landlord or agents of the Landlord.
11. The Agreement may be renewed on mutual terms on 3 months' prior notice.
12. The agreement may be terminated by either party giving three months' notice or payment of three months' rent in lieu of notice.

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year hereinafter appearing.

Landlord's Signature: _____ Tenant's Signature: _____

Print Name: _____ Print Name: _____