

RESIDENTIAL RENTAL AGREEMENT

This agreement made at [Addis Ababa, Ethiopia] on this **01/12/2023** between **Naol Zewdie**, residing at **Ethiopia, Addis Ababa, Bole** hereinafter referred to as the `LESSOR` of the One Part AND **Alazar Getachew**, residing at Ethiopia, Addis Ababa, 4 kilo hereinafter referred to as the `LESSEE` of the other Part;

WHEREAS the Lessor is the lawful owner of, and otherwise well sufficiently entitled to Lease Property **Ethiopia, Addis Ababa, Bole, Addis Ababa, 1000** falling in the category, Residential Property and comprising of [2 Bedrooms], [1 Bathrooms], [1 Carparks] with an extent of [250 Square Feet] hereinafter referred to as the `said premises`;

AND WHEREAS at the request of the Lessee, the Lessor has agreed to let the said premises to the tenant for a term of commencing from **01/12/2023** to **01/2/2024** in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Lessor hereby grant to the Lessee, the right to enter into and use and remain in the said premises along with the existing fixtures and fittings listed in Annexure 1 to this Agreement and that the Lessee shall be entitled to peacefully possess, and enjoy possession of the said premises, and the other rights herein.
2. That the lease hereby granted shall, unless cancelled earlier under any provision of this Agreement, remain in force for a period of [6 month].
3. That the Lessee will have the option to terminate this lease by giving [one month`s notice] in writing to the Lessor.
4. That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
5. That the Lessee shall use the said premises only for residential purposes.
6. That the Lessor shall, before handing over the said premises, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the said premises. It is agreed that it shall be the responsibility of the Lessor for their return in the working condition at the time of re-possession of the said premises (reasonable wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God excepted).

7. That in consider **3 YEARS** of use of the said premises the Lessee agrees that he shall pay to the Lessor during the period of this agreement, a monthly rent at the rate of [800 birr, Eight hundred birr]. The amount will be paid in advance on or before the date of **23/11/2023** of every English calendar month.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first hereinabove mentioned.

Signature, Date And Address

Lessor,

Name: Naol Zewdie

Street: Kebele 11,993

City: Addis Ababa

State: Addis Ababa

Phone Number : 5513952

Country calling code :251

Date: 01/12/2023

Signature:

Lessee,

Name: Alazar Getachew

Street: Kebele 11,993

City: Addis Ababa

State: Addis Ababa

Phone Number : 5513952

Date: 01/12/2023

Signature: