**TENANCY AGREEMENT**

BETWEEN

MRS MONICA WILLIAMS

AND

Daniel Asante

ACCRA

DATED ON THE …………30th November 2023

RENT EXPIRATION ……..29th November 2024

THIS TENANCY AGREEMENT is made on the 30th November 2023 BETWEEN MRS MONICA WILLIAMS whose Postal Address is…c/o ATO WILLIAMS, SCB LTD, P.O.BOX 768, ACCRA [hereinafter referred to as the ‘LANDLORDS’] of the one par and Issahaku Yahaya whose address is Issahakuyahaya65@gmail.com [hereinafter referred to as the TENANT]of the other part.

WHEREAS:

(a)The LANDLORD is the legal owner of a ONE-bedroom house apartment at Sun City, Agbogba, Madina (hereinafter referred to as the ‘PROPERTY)

(b)The LANDLORD(s) have agreed to let and the TENANT has agreed to take the PROPERTY subject to the terms and conditions stated herein.

**WHEREBY IT IS AGREED AS FOLLOWS:**

1. The LANDLORD lets the property known as HOUSE NUMBER ONE ‘C’.SUNCITY AGBOGBA to the TENANT together with all rights, easements, and advantages whatsoever to the demise PROPERTY and also the use of all the furnishing in the house belonging to the LANDLORD for a term of ONE year (1 year) commencing from November 2023. with an option to renew for a further term to be agreed upon **three months before the term expires.**

2. A: The TENANT shall pay to the LANDLORD during the term of the one year a monthly rental of GHC 600

3. A: The tenant shall pay the one-year rental of GHS 75634. upon the execution of this agreement.

B: The TENANT shall pay for the services of water for the first two months and every month after the first payment. (Optional)

c. The TENANT shall pay for the services of a cleaner for the first two months and every month after the first payment. (Optional)

4 d. The LANDLORD acknowledges the receipt from the TENANT of the one-year rental of GHS 7200.

5. THE TENANT COVENANTS WITH THE LANDLORD AS FOLLOWS:

a. To pay the reserved rent at the times and in the aforesaid.

b. To bear and discharge all assessments, charges, and outgoings for water, electricity, and waste management levied by the relevant authorities on the tenant or occupier of the PROPERTY.

c. At all times during the said term keep the interior of the demised PROPERTY including all windows, doors, locks, fasteners, water closets, cisterns, and other fixtures and fittings in good and tenable repair and condition, wear and tear, and damage by fire, explosion, storm, earthquake and other inevitable accident exempted.

d. Not to do or permit to be done on the PROPERTY anything that may damage or become a nuisance, annoyance, or inconvenience to the LANDLORD or occupiers of adjoining properties or neighbors.

e.Not to make any structural alterations or additions to the demised PROPERTY or erect or suffer to be erected on the demised PROPERTY or any part thereof any permanent structures or fixtures without the prior written consent to the LANDLORD.

f.To permit the LANDLORD and/or his agents and workmen or surveyors and workmen with the necessary apparatus and appliances at reasonable hours to enter the demised PROPERTY to view and examine the state of repair and condition thereof or of doing such works and things required for any repairs, alterations, improvements, additions, and renewals of the PROPERTY under the LANDLORD’s repairing obligation and to make good any damage thereby caused, provided that it is mutually agreed that the Landlord and his agents shall carry on the said inspection, or all such works, repairs and improvement s so as not to interfere with or cause as little inconvenience to the tenant or occupants of the demised PROPERTY.

g. Not to carry on any trade, business, or profession on the demise of PROPERTY but to use the demised property for residential purposes only.

h. Not to assign, sublet, charge, or otherwise part with the possession of the whole or part of the demised PROPERTY without the consent in writing of the LANDLORD.

i. At the expiration or sooner determination of the term hereby granted to peaceably yield up the demised property with all additions(if any) thereto and fixtures thereof in good and tenable decorative repair and condition.

j. To support and undertake monthly cleanliness (at least) of your surroundings and any community activity that enhances hygiene, security, good neighborhood, etc.

k.**Not to host any additional/unauthorized** **occupant** for more than a week without the prior written consent of the LANDLORD.

6. THE LANDLORD COVENANTS WITH THE TENANT AS FOLLOWS:

a.to bear pay and discharge all rates, duties taxes, ground rent, and other outgoings and assessments imposed or charged upon the owner or occupier of the PROPERTY except those payable by the TENANT under clause 5(a) & (b) hereof.

b. To maintain a good and substantial state of repair and decorate the structural parts of the demise PROPERTY.

c. To paint with paint or vanish of suitable quality and in a workmanlike manner all the exterior walls of the demised PROPERTY at least once every(1) year.

d. That the TENANT paying the rent hereby reserved and observing the covenants on its part herein contain shall peaceably and quietly hold and enjoy the PROPERTY hereby let during the said term and the renewed term without any interruption by the LANDLORD or his agents any person or persons claiming through or under or in trust for him.

e. If the tenant desires to exercise the option to renew this tenancy the TENANT shall give the LANDLORDS three months' written notice before the end of the term hereby granted.

7. **PROVIDED ALWAYS AND IT IS MUTUALLY AGREED AS FOLLOWS**:

(a) If the rent hereby reserved shall fall into arrears for thirty days after the same has become due or if the TENANT fails or neglects to observe or perform any of the covenants herein contained and on its part to be performed and three calendar months notice in writing is given to the TENANT by the LANDLORD for the payment of the rent or to remedy the breach and the TENANT refuses or neglects to pay the rent or remedy the breach then it shall be lawful for the LANDLORD to re-enter upon the demised PROPERTY in the name of the whole and thenceforth hold the same as if this TENANCY had not been granted but without prejudice to any right of the LANDLORD for any antecedent breach of covenants by the TENANT.

(b)If any time during the subsistence of this tenancy any party desires to terminate the tenancy, he shall deliver to the other party, not less than three months prior written notice of his intention to terminate the TENANCY and upon the expiration of the said notice this tenancy will be determined. **Provided that if the termination is at the instance of the landlord then he shall refund any unutilized rent paid in advance before asking the tenant to vacate the property.**

**8.** Any notice requiring to be served on the LANDLORD shall be sufficiently served if it is delivered personally to him or sent by registered post to his last known postal address and any notice requiring to be served on the TENANT shall be sufficiently served if it is sent by registered post to his last known postal address or if it is delivered by hand to its registered office.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE CAUSED THIS TENANCY AGREEMENT TO BE EXECUTED THE DAY AND YEAR FIRST ABOVE WRITTEN.**

SIGNED AND DELIVERED BY

The within–named LANDLORD Tenant Monica Akua Williams Issahaku Yahaya Dankwah

……………………………………. ……………………………………..

In the presence of:

Name……………………………………

……………………………………

**054 116 2629(T)/027 814 1255.**