**LEASE AGREEMENT TEMPLATE**

**[Your Name/Company Name]**

**[Your Address]**

**[City, Country, Postal Code]**

**[Date]**

**[Tenant Name]**

**[Tenant Address]**

**[City, Country, Postal Code]**

# **LEASE AGREEMENT**

This Lease Agreement ("Agreement") is made and entered into as of [Date], by and between [Your Name/Company Name] ("Landlord"), with its principal place of business at the address stated above, and [Tenant Name] ("Tenant"), with its principal place of business at the address stated above.

## **1. Premises:**

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the following premises located in Kenya:

[Detailed description of the premises, including address, size, and any specific areas included/excluded]

## **2. Term:**

The term of this Agreement shall commence on [Start Date] and shall continue for a period of [Term Length] ("Term").

## **3. Rent:**

The monthly rent for the Premises shall be [Monthly Rent Amount] (Kenya Shillings), payable in advance on the first day of each month to the Landlord at the address stated above, or electronically using the following method: [Specify payment method if applicable].

## **4. Security Deposit:**

Upon execution of this Agreement, the Tenant shall pay to the Landlord a security deposit of [Security Deposit Amount] (Kenya Shillings), which shall be returned to the Tenant within [Number] days after the termination of this Agreement, subject to deductions for any unpaid rent, damages to the Premises beyond normal wear and tear, or other breaches of this Agreement.

## **5. Use of Premises:**

The Tenant shall use the Premises for the following purposes only: [Specify permitted uses].

## **6. Tenant's Responsibilities:**

The Tenant shall be responsible for the following:

* Payment of rent and other charges on time.
* Maintaining the Premises in a clean and sanitary condition.
* Repairing any damage to the Premises caused by the Tenant or its guests.
* Complying with all applicable laws and regulations.
* Obtaining all necessary licenses and permits.
* Not disturbing other tenants or neighbors.

## **7. Landlord's Responsibilities:**

The Landlord shall be responsible for the following:

* Maintaining the structural integrity of the Premises.
* Providing major repairs to the Premises.
* Ensuring compliance with all applicable laws and regulations related to the Premises.

## **8. Termination:**

This Agreement may be terminated by either party upon [Number] days' written notice to the other party for the following reasons:

* Breach of any material provision of this Agreement.
* Damage to the Premises beyond normal wear and tear.
* Insolvency or bankruptcy of the other party.

## 9. Utilities:

The Tenant shall be responsible for the payment of the following utilities: [List utilities].

## **10. Subletting and Assignment:**

The Tenant shall not sublet or assign this Agreement without the prior written consent of the Landlord.

## **11. Dispute Resolution:**

Any dispute arising out of this Agreement shall be settled by [Specify dispute resolution method, e.g., mediation, arbitration].

## **12. Governing Law:**

This Agreement shall be governed by and construed in accordance with the laws of Kenya.

## **13. Entire Agreement:**

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written.

## **14. Notices:**

All notices and other communications hereunder shall be in writing and shall be deemed to have been duly given when delivered personally, sent by certified or registered mail, postage prepaid, return receipt requested, or sent by reputable overnight courier, addressed as follows:

**[Landlord Information]**

**[Tenant Information]**

## **15. Severability:**

If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be struck and the remaining provisions shall remain in full force and effect.

**IN WITNESS WHEREOF,** the parties hereto have executed this Lease Agreement as of the date first written above.

**[Landlord]**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Name] [Title]

**[Tenant]**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Name] [Title]

**WITNESSES (OPTIONAL):**

This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. If witnesses are desired, the following form may be used:

**WITNESS AS TO EXECUTION BY LANDLORD:**

[Name] [Address]

**WITNESS AS TO EXECUTION BY TENANT:**

[Name] [Address]

**Date:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_