

ASSURED SHORTHOLD TENANCY AGREEMENT

(Under the Laws of Kenya)

Date: 1 November 2025

THIS AGREEMENT IS MADE BETWEEN:

LANDLORD:

Name: The Mikrochip

ID Number: 12345678

Email: themikrochip1@gmail.com

Phone: +254790292111

TENANT(S):

Name: Oak Khigh

ID Number: 12431243

Email: oakkhigh647@gmail.com

Phone: +254712345678

Occupation: Teacher

Address: P.O. Box 10 ABB, -00100 Kilimani, KENYA

PROPERTY DETAILS

Property Name: Modern 2BR Apartment with Parking in Westlands

Property Type: apartment

Property Address: P.O. Box 123 Moi Avenue, Building 12, -00100 Nairobi, KENYA

Unit Number: A101

Unit Type: bedsitter

Floor Area: 1

Bedrooms: 1

Bathrooms: 1

TENANCY DETAILS

Tenancy Start Date: 5 November 2025

Tenancy End Date: 5 April 2026

Monthly Rent: KES 25,000

Security Deposit: KES 25,000

Service Charge: KES 5,000

Rent Due Date: 1st of each month

Contract Duration: 5 month(s)

TERMS AND CONDITIONS

1. RENT PAYMENT

The Tenant agrees to pay rent of KES 25,000 monthly, due on the 1st of each month. Late payment will attract a fee of KES 0.

2. SECURITY DEPOSIT

A security deposit of KES 25,000 is required and will be refunded at the end of the tenancy, subject to property condition assessment.

3. UTILITIES

Water bills are tenant pays. Electricity bills are tenant pays.

4. PETS

Pets are not allowed on the premises.

5. SMOKING

Smoking is prohibited in the property.

6. SUBLETTING

Subletting is strictly prohibited.

7. MAINTENANCE

The Tenant shall maintain the property in good condition and report any damages immediately to the Landlord.

8. ALTERATIONS

No structural alterations or modifications may be made without written consent from the Landlord.

9. INSPECTION

The Landlord reserves the right to inspect the property with 24 hours written notice.

10. TERMINATION

Either party may terminate this agreement by giving 30 days written notice.

11. DEFAULT

Failure to pay rent or breach of any terms may result in immediate termination of the lease.

12. ENTRY

The Landlord may enter the premises in case of emergency or with reasonable notice for repairs.

13. NOISE

The Tenant agrees to maintain reasonable noise levels and not disturb neighbors.

14. ILLEGAL ACTIVITIES

The premises shall not be used for any illegal activities.

15. INSURANCE

The Tenant is advised to obtain personal property insurance. The Landlord is not liable for tenant's personal property.

16. COMPLIANCE

Both parties agree to comply with all applicable laws and regulations of Kenya.

17. DISPUTE RESOLUTION

Any disputes shall be resolved through mediation or the courts of Kenya.

18. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the parties.

SIGNATURES

LANDLORD:

Name: undefined undefined

Signature: _____ Date: _____

TENANT(S):

Name: Oak Kight

Signature: _____ Date: _____

WITNESS:

Name: _____

Signature: _____ Date: _____

ID Number: _____