

DOUBLE GARAGE LEASE AGREEMENT

This lease agreement is entered by Yvonne Gamede (Landlord) and _____ (Tenant). Landlord & Tenant may be referred as parties.

LANDLORD DETAILS

Name: Yvonne Gamede

Phone: 0825049012

Gmail: yvonneganede53@gmail.com

TENANT DETAILS

Name: _____

Phone: _____

Gmail: _____

PROPERTY DETAILS

Address: 471 Shomayeli Street, Zondi 2

Monthly rent: R2 200

Lease start: _____

TERMS & CONDITIONS

1. RENT PAYMENT

The tenant agrees to pay the monthly rent stated above to the landlord on or before ____ of each month. Rent should be paid in R2 200.

2. ACCESS

The tenant will provide the landlord with a key to access the garage, only when it is **necessary**.

3. MAINTENANCE AND REPAIRS:

The Landlord is responsible for maintaining the garage in good working order. This includes repairs for minor issues such as replacing light bulbs and repairing damaged electrical outlets within the garage. The Tenant is responsible for notifying the Landlord promptly of any maintenance or repair needs in the garage.

4. SECURITY

The Landlord acknowledges that secured guard dog is kept on the property. The Tenant agrees to avoid any interaction with the dog and understands it is for security purposes only.

Due to the presence of the secured guard dog, the dog will be released within a secure enclosure surrounding the garage between the hours of 10:00 pm and 4:00 am.

5. DAMAGE TO PROPERTY

The Tenant is responsible for maintaining the property in good condition and for repairing any damage caused by the Tenant, their guests, or invitees, beyond normal wear and tear. "Normal wear and tear" is defined as the deterioration of the property that occurs through normal use.

In the event of any damage to the property, the Tenant will be responsible for the cost of repair or replacement of the damaged item, minus depreciation for age and wear. The Landlord will provide the Tenant with a receipt for any repairs completed.

LEASE TERMINATION

The Landlord can terminate the lease if:

- If the tenant violates the lease (unpaid rent, damage to property)
- If the tenant has broken a law

The tenant can also terminate the lease if:

- Landlord fails to maintain habitable premises
- Landlord enters property without giving notice
- Tenant is victim of domestic violence

NB: The Landlord or Tenant can give a notice of one month.

Signatures:

Landlord:

Yvonne Gamede

Signature: _____

Date: _____

Tenant:

Signature: _____

Date: _____