

TENANCY AGREEMENT

This agreement is made this
day.....between.....
.....(Hereinafter referred to as the Landlord) and
.....(Hereinafter refer to as the tenant)

NOW THIS DEED WITNESS AND IT IS HEREBY AGREED AS FOLLOWS:

1. The Landlord rents outs to the tenant the the property located at GD-237-2294 , 5 Odai Brogu, AdMA – (consisting of 4 bedroom self contain)(Hereinafter known as property) for a period of
.....with effect from
.....Renewable thereafter at the option of the tenant at a reviewed rate. The tenant shall inform the Landlord of renewal of tenancy 3 months clear before the expiry of the agreement.
2. The rent amount to be charge
..... per month for a period of
..... which is amounted to
.....

WHEREFORE THE TENANT HEREBY AGREES WITH THE LANDLORD AS FOLLOW

I. MANAGEMENT:

The Tenant is hereby notified that Richpong is the property manager in charge of the Property. Should the have any issues or concerns the Tenant may contact Richpong at tel: +233 50 892 2801 or Email: richpong@hotmail.com

II. SECURITY DEPOSIT:

At the time of the signing of this Lease, Tenant shall pay to Landlord , in trust a security deposit of \$ 900.00 to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement(if any) .

III. FURNISHINGS:

The following furnishing or appliances will be provided by Landlord

- Fridge,
- Microwave,
- oven,
- washing machine
- 2 air-condition
- 4 Wadrobes
- 2 heaters
- Internet

Tenant shall return all such items at the end of the lease term in a condition as good as existed at the beginning of the lease term, normal wear and tear expected.

IV. DAMAGES:

Any damages to the following items of the property located in or the Premises will result in a charge to the Tenant .

V. KEYS:

Tenant will be given keys(s) to the Premises If all keys are not returned to Landlord following termination of the lease, Tenant shall be charge \$150 Tenant is not permitted to change any lock or place additional locking devices on any of the door or window of the Premises without Landlord's approval prior to installation. If allowed, Tenant must provide Landlord with keys to any changed lock immediately upon installation.

VI. SMOKING:

Smoking is prohibited in any area in or on the Premises and on the Property, both private and common, whether enclosed or outdoors. This policy applies to all owners, guests, employees and

servicepersons. The Tenant will be liable for any damages caused to the Premises or Property due to Tenant's visitors or guest smoking in the Premises or Property. Any violation of this policy will be seen as breach of contract and Landlord will be entitled to all remedies allowable by law including eviction.

VII. STORAGE: No additional storage space outside the Premises is provided or authorized by this Lease. Tenant shall not store any property in any area outside of the rented Premises at any time.

VIII. UTILITIES AND SERVICES.

Landlord shall be responsible for the following utilities and service in connection with the Premises:

- Gardening exterior

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- Electricity,
- Water and sewer
- Garbage and trash disposal
- Internet
- Cable

SIGNED SEALED AND DELIVERED BY THE SAID

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LANDLORD

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WITNESS

SIGNED SEALED AND DELIVERED BY THE SAID

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TENANT

.....

WITNESS