**Form LRA 65 (r. 78)**

**REPUBLIC OF KENYA**

**THE LAND REGISTRATION ACT**

**THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017**

Date Received Presentation Book Official Fees Paid

………………… No…………………. Kshs.

**SURRENDER OF LEASE**

**LEASE NUMBER**: **I.R. …………**

|  |  |
| --- | --- |
| **Date of Surrender of Lease:** | …………………day of …………………………Two Thousand and …………………………. |
| **Lessor:** | **Insert Individual full names/ Company name, registration number and address** |
| **Lessee:** | **Insert Individual full names/Company name, registration number and address** |
| **Demised Premises** | **ALL THAT** Unit/Apartment/Flat/ Godown Number…………../Land Reference Number**……………………………………………** |
| **Term** | The residue of the now unexpired term of ……………… years from ,………………….. |
| **Guarantor(s)** |  |

**WHEREAS:**

1. This Deed is intended to be supplemental to a Lease between the Lessor and Lessee dated ……………………. registered in the Registry of Titles at Nairobi as Number …………………. (hereinafter referred to as the **“Lease”**).
2. The Lessee wishes to surrender all the unexpired term created by the Lease with effect from the ..............day of ..................................Two Thousand and ……………….. (the "**Surrender Date**") and the Lessor has no objection over the surrender in consideration of the Lessor releasing the Lessee from all obligations and covenants for the Demised Premises as contained in the Lease.

**NOW THIS INSTRUMENT WITNESSES** as follows:

1. In consideration of the release hereinafter contained the Lessee **HEREBY SURRENDERS** unto the Lessor with effect from the Surrender Date **All THAT** the Premises more particularly described in the Lease and the Lessor **HEREBY ACCEPTS** the said Surrender to the intent that the term created by the Lease may merge and be extinguished in the reversion immediately expectant thereon.

2. The Lessor **HEREBY RELEASES AND DISCHARGES** the Lessee from all the covenants agreements conditions restrictions stipulations provisions contained in or implied in the Lease and relating to the Demised Premises and from all claims and demands arising under the Lease after the Surrender Date but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of any covenant agreement and condition contained in the Lease.

**MEMORANDUM**

1. The Government Land Act (Cap 280) (repealed)
2. The Registration of Titles Act (Cap 281) (repealed)
3. The Land Act No. 6 of 2012
4. The Land Registration Act No. 3 of 2012
5. The Special Conditions contained in the Grant/Certificate of Title registered as Number IR ……………….
6. Lease Registered as Number ……………………………….

**IN WITNESS** whereof this Surrender of Lease has been duly executed by the parties hereto the day and year first hereinbefore written.

**EXECUTION**

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**If the Lessor/Lessee is an Individual**

**SIGNED** by the Lessor, the said )

**…………………………….** )

)

)

)

) PP/ID No. ……………………..

) PIN No. ……………………………

) Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Advocate/Notary Public** )

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| **Certificate of Verification under Section 45 of the Land Registration Act** |
| I **CERTIFY** that the above-named **…………………………………..** appeared before me on the ……………...day of ………………………20……. and being known to me/being identified by……………………...of ……………………. acknowledge the above signatures or mark to be his/her and that he/she had freely and voluntarily executed this instrument and understood its contents.  ………………………………………………………………  ***Advocate of the High Court of Kenya/Notary Public*** |

**If the Lessor/Lessee is a Company**

SEALED with the Common Seal of the Lessor/Lessee

**………………............................................** )

in the presence of:- )

Director )

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)

Name: **………………………………** )

ID/Passport No: **……………… …** )

PIN No: **……………………………** )

Signature: .................................. )

)

Director/Secretary )

Name: **……………………………..** )

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Photograph

ID/Passport No: **…………………** )

PIN No: **…………………………….** )

Signature: .................................... )

|  |
| --- |
| **Certificate of Verification under Section 45 of the Land Registration Act** |
| I **CERTIFY** that **………………………………** and **……………………….** being the persons witnessing the affixing of the Common Seal of the Lessor/Lessee appeared before me on .................................................... and being known to me/being identified by \*.................................................... of .............................................. acknowledged the above signatures or marks to be theirs and that they had freely and voluntarily executed this instrument and understood its contents.  ………………………………………………………………  ***Advocate of the High Court of Kenya/ Notary Public*** |

**SIGNED by the Guarantor(s)** )

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**…………………………….** )

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) PP/ID No. ……………………..

) PIN No. ……………………………

) Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Advocate/Notary Public** )

|  |
| --- |
| **Certificate of Verification under Section 45 of the Land Registration Act** |
| I **CERTIFY** that the above-named **…………………………………..** appeared before me on the ……………...day of ………………………20……. and being known to me/being identified by……………………...of ……………………. acknowledge the above signatures or mark to be his/her and that he/she had freely and voluntarily executed this instrument and understood its contents.  ………………………………………………………………  ***Advocate of the High Court of Kenya/Notary Public*** |

DRAWN BY:

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