



OUR REF:

**REPUBLIC OF KENYA
(LAW OF CONTACT ACT CAP 23 L.O.K)
LEASE AGREEMENT**

THIS AGREEMENT dated20....day of ...**MARCH 2017**....BETWEEN **ONTIME CONSULTANTS** of **P.O.Box 59336 00200 NAIROBI**, Cell no: **0720965996** hereinafter referred to as the leaser (Which expression shall include his assigns and successors in title) on one hand, and:

NAME:**TASSEL LITE LIMITED**.....

CERT NO: **PVT-AAAAENHI**..... (Attach copy) ADDRESS: ...**N/A**.....

CELL NO:**0764965936**.....

HEREINAFTER referred to as the tenant (Which expression shall, where the context admits include his personal representatives and assignees) on the other part.

WHEREAS the leaser is the proprietor of the house built on PLOT NO:**948/TAITA/NKUENE**..... and

WHEREAS the tenant is ready and willing to take up the same according to the terms and conditions set out hereunder:-

NOW THIS DEED SHOWETH AS FOLLOWS:-

1. THAT the leaser leases and the tenant takes up the lease of the premises for the period of five (5) years and six (6) months.

2. THAT the monthly rent payable shall be as follows:-

a) KSH 2000 per month for the lease period with the option to increase to

KSH 2500 after the two (2) years of the lease period subject to one (1) month notice.

b) A rent deposit of KSH 2000. Paid at the commencement of the lease period.

c) Rent may be paid to the following Bank Account:

Acc no: **1040299782539**

Acc name: **ONTIME CONSULTANTS**

EQUITY BANK MAKUTANO BRANCH

PAY BILL NO: 247247 (For Safaricom users only – use the a/c no above)

d) Electricity and Water deposit of KSH**3500**.....

3. THAT the rent shall be paid and remain payable one (1) month in advance not later than the fifth day of the month. Late payment attracts 10% interest p.m.

4. THAT the commencement of the lease shall be ...**20TH MARCH 2017**...

IN WITNESS WHEREOF the parties have hereunto set their hands on this agreement this day, month and year here in above appearing:

SIGNED by the leaser
For **On Time Consultants**

Rose Wangari

Alumni

SIGNED by the Tenant
Name.....

TASSEL LITE LIMITED

[Signature]

IN THE PRESENCE OF ADVOCATE/WITNESS

EDWARD WAFULA

ONTIME CONSULTANTS

Timely solutions

P.O.Box 59336 - 00200
CITY SQUARE
NAIROBI.

Phone: 0765965996
Email: ontime_c@yahoo.com
ontime.c23@gmail.com

GUIDELINES:

The Leaser shall:-

- i. Pay all the statutory rates and rents and such similar off-goings.
- ii. Keep all wall, roof, main drain and common passages in good state of repair.
- iii. Have the right to inspect the premises at all times with or without workmen upon giving the tenant at least fifteen (15) days' notice.
- iv. Give the tenant quiet and uninterrupted use and possession of the premises.
- v. Surrender the premises to the tenant in good state of repair and tenable condition.
- vi. Give one (1) month Notice to the tenant in the event that He wants him/her to vacate the premises.

The tenant shall:-

- vii. Pay the rent reserved by the lease at the time and manner herein specified.
- viii. Keep the internal of the premises in a tenable condition and good state of repair at all times.
- ix. Permit the leaser to carry out inspection of the premises as stipulated in clause 5(iii) above.
- x. Pay the rent directly to the leaser or through such agents that the leaser may have authorized in writing.
- xi. Not to transfer, charge, sublease or otherwise part with the premises or any part thereof at all.
- xii. Not make any structural alteration on the walls, roofs and floor without the explicit consent of the leaser.
- xiii. Give the leaser one (1) month Notice in the event he intends to vacate the premises.
- xiv. Seek consent from the leaser in the event he intends to change the use of the premises which consent shall not be unreasonably withheld.
- xv. Not to do, suffer be done such act that may constitute nuisance to the adjoining tenant.
- xvi. Pay water and electricity bills.

RIGHTS TO THE TENANT:

- ☐ The tenant shall have an option to renew upon the expiry of the lease.
- ☐ Any Notice provided herein shall be deemed to have been properly served and delivered to any parties' place of business, residence or sent by electronic mail/ resisted post through the addresses herein