

SHOP LEASE/TENANCY AGREEMENT

THIS LEASE/AGREEMENT made this.....between Mr. Ephantus Njenga (Joyland Empire Inv.) of P.O.Box 44728-00100, Nairobi (hereinafter referred to as '**THE LANDLORD**') and Mr/Mrs/Ms PETER NYABUNGA.....ID/No. 23624753.....of P.O.Box.....Tel: 0724901529..... (Hereinafter referred to as '**THE TENANT**').

WHEREAS IT IS AGREED BETWEEN the parties as follows:-

1. The Landlord agrees to THE LEASE/TENANCY and the Tenant agrees to take the shop erected on **L.R. No. KJD/KAPUTIEI-NORTH/2678, Kitengela Town**. With and the usual conveniences for a period of **2Years** commencing on the 6/05/2020 to 6/05/22.
- a. The rent payable by the Tenant shall be the sum of **Kshs. 12,200**.....In words TWELVE THOUSAND SHILLINGS ONLY..... Per month inclusive of Ksh.200/- garbage fee. The tenant shall also pay an interest free deposit equivalent to one month's rent of **Kshs. 12,000**.....In words TWELVE THOUSAND SHILLINGS ONLY..... which sum is repayable at the expiration of this Tenancy, or on expiration of the Tenancy period the said sum may be utilized to defray any outstanding conservancy and/or renovation, redecoration charges or expenses which at all material times may be repayable by the tenant within the Tenancy period. The rent payable as above shall be exclusive of water, electricity and maintenance.
- b. The tenant shall also pay water deposit of Ksh.2000/- which is repayable after the final bill is settled at the termination of this lease/tenancy agreement.
- c. The Rent shall be paid to **Joy's Land Empire Investment, A/C No. 1480279664052-Equity Bank** and shall be payable monthly (1 Month) in advance and shall be payable on or before 6th day of every month.
- d. The shop shall not be used for any illegal business.
2. The Tenant agrees with the Landlord as follows:-
 - a. To pay rent in the manner aforesaid clear of any deductions whatsoever.
 - b. At the termination of the said term of lease/tenancy to deliver up the premises together with the landlord's fixtures and fittings therein with all locks keys and fastenings complete and in such state of repair order and conditions as shall be in strict compliance with the covenants and agreements in that behalf on the part of tenancy herein contained.
 - c. Not make nor permit to be made alterations in additions to the said premises nor erect any fixtures therein nor drive any nails, screw bolts or hedges in the floors, walls or ceilings thereof