

3. Tenancy Agreement

THE REPUBLIC OF UGANDA
REGISTRATION OF TITLES ACT (CAP. 230)
TENANCY AGREEMENT

THIS AGREEMENT is made this..... day of 20.....

BETWEEN

.....(**Insert landlord/lady's name and address**) hereinafter referred to as the (**LANDLORD/LADY**) which expression shall unless the context so admits include his/her duly authorized agents, heirs, successors in title, executors, administrators and legal representatives on one hand

AND

.....(**Insert tenant's name and address**) (herein after referred to as the "**TENANT**") which expression shall unless the context so admits include heirs, executors, administrators, successors' in title and legal representatives on other hand.

WHEREAS:

1. The Landlord/lady is the registered proprietor/owner of (**insert property description and location**)
2. The Landlord/lady is desirous of letting out the said premises and the Tenant is ready and willing to take the same on the terms and conditions set out hereunder;

NOW THEREFORE IT IS AGREED AS FOLLOWS;

3. The Landlord/lady hereby lets and the Tenant takes the demised premises for (**Indicate purpose eg residential, commercial etc**)
4. The monthly rent shall be/= (**amount in words**) PER MONTH

5. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD AS FOLLOWS:-**

- a) To use the said premises for..... (**indicate purpose eg residential and other purposes reasonably incidental thereto.**)
- b) To pay water and electricity bills imposed on the said property. (**indicate any other applicable charges**)

- c) To grant full right and liberty to the Landlord/lady and **his**/her surveyors, agents or workmen at all reasonable times to enter into and upon the demised premises or any part thereof for the purposes of repairing, maintaining, altering, examining or testing the building, and all parts/fixtures therein.
- d) Not to do or suffer to be done on the demised premises any act or thing which shall be an annoyance or a nuisance to the landlord/lady. **(or the occupiers of the adjoining premises if applicable)**
- e) To comply with rules, regulations and bye laws of Wakiso District or other competent authority having jurisdiction in that behalf.
- f) Not to suffer to be used the premises for any illegal or immoral purpose.
- g) To maintain the interior of the demised premises in tenantable condition.
- h) To promptly notify the Landlord/lady of any damage to the premises.
- i) **Not to repair any** damages without obtaining the prior permission of Landlord/lady.
- j) Not to sublet the premises except with the landlord/lady's prior consent.
- k) Not to alter or permit any alteration of the premises. Alterations include, but aren't limited to, painting, wallpapering, structural changes, and addition or removal of fixtures. The use of a reasonable number of small nails shall not be considered alterations. Any alterations are supposed to be with the prior consent of the landlady provided such consent shall not be unreasonably withheld.

6. THE LANDLORD/LANGLADY HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:

- a) To carry out needed repairs identified by the tenants.
- b) Not to unreasonably interfere with the tenant's quiet occupation of the premises.

7. TERMINATION

Either party may terminate this tenancy agreement at any time by giving months written notice thereof.

8. LAW APPLICABLE

This agreement, its meaning and interpretation and the relation between the parties shall be governed by the Laws of Uganda.

IN WITNESS WHEREOF both parties hereto have set their respective hands on the day, month and year first above written.

SIGNED by the said

LANDLORD/LADY'S NAME AND SIGNATURE

In the presence of:

WITNESS' NAME AND SIGNATURE

SIGNED by the said

TENANT'S NAME AND SIGNATURE

In the presence of:

2ND WITNESS' NAME AND SIGNATURE