



REPUBLIC OF KENYA

BUSINESS SHOP LEASE AGREEMENT

This Agreement is made on this _____ day of _____, 20_____.

1. THE PARTIES

LESSOR (Landlord):

- **Name:** _____
- **ID No:** _____ **Phone:** _____
- **Postal Address:** _____

LESSEE (Shop Tenant):

- **Name:** _____
 - **ID No:** _____ **Phone:** _____
 - **Business Name:** _____
-

2. THE PREMISES

The Lessor agrees to lease the commercial space known as:

- **Shop Number/Name:** _____
- **Building Name:** _____
- **Location (Street/Town):** _____

3. LEASE TERMS & RENT

- **Duration:** For a period of _____ months/years, starting from **(Date)** _____.
- **Monthly Rent:** Kenya Shillings (Ksh) _____
- **Security Deposit:** Ksh _____ (Refundable at the end of the lease).
- **Payment Date:** Rent must be paid on or before the _____ day of every month.

4. TERMS AND CONDITIONS

1. **Permitted Use:** The shop shall be used strictly for the business of: _____.
2. **Alterations:** The Lessee shall not make any permanent changes to the shop (painting, drilling, or wall removal) without the Lessor's written consent.
3. **Utilities:** The Lessee shall pay for their own electricity (KPLC tokens) and water bills unless otherwise stated.
4. **Goodwill:** (Optional) The Lessee has paid a non-refundable goodwill fee of Ksh _____.
5. **Sub-letting:** The Lessee **is not** permitted to rent out a part of the shop to another person without the Lessor's approval.
6. **Termination:** Either party can end this agreement by giving _____ months' written notice.

5. EXECUTION

LESSOR

NAME: _____

SIGNATURE: _____ **DATE:** _____

LESSEE

NAME: _____

SIGNATURE: _____ **DATE:** _____

WITNESS

NAME: _____

SIGNATURE: _____ **DATE:** _____