

RENTAL AGREEMENT

1. Parties

This Agreement is entered into force by Landlord **NIZEYIMANA Jean Marie Vianney** located in Amakawa Village, Karuruma Cell, Jabana Sector, Gasabo District, with telephone number 0788539066 and email: nijmv@yahoo.fr

And

The tenant, EUROTRADE company ltd located in Northern Province, Rulindo district, Shyorongi sector and represented by James MUDAHUNGA with telephone number 0788626073 and email,;

2. Identification of the premises and occupants

The premise is a residential house located in Kabaraza Village, Bugaragara Cell, Shyorongi Sector , Rulindo District.

3. Agreement to rent

According to the terms of this Agreement, Tenant agrees to rent the Rental Property for **residence** use only.

4. Term

The term of rental will start on 01 JULY 2023 and continues for a non limited time, unless otherwise agreed by parties

5. Inability to take or deliver possession of Rental Property

If the Tenant is unable to take possession of the Rental Property premises, or vacates the Rental Property s/he will still be responsible for paying the reminder of the rental payments and complying with the terms of this Agreement.

If Landlord is unable to deliver possession of the Rental Property premises for any reason outside of the control of the Landlord (for example, destruction of the building due to natural disaster), Tenant will have the right to terminate this Agreement upon written notice to the Landlord, and Landlord's responsibility will be to return sums paid by Tenant for periods of time when Landlord is unable to deliver possession of the premises.

6. Payment of Rent

Tenant will pay the Landlord monthly rental fee of two hundred and fifty thousand Rwandan Francs (250,000RFws).

Rent payments will be made by bank transfer to the account number **299-01203476-63** opened in **RIM Ltd** in the names of NIZEYIMANA Jean Marie Vianney as evidence of the payment for the period covered.

7. Alterations or repairs

Tenant is not permitted to make any repairs or alterations to the Rental Property, or any appliances or fixtures therein, without prior consent of the Landlord. This includes painting the premises, and others.

8. Keys

Keys to the Rental Property belong to the Landlord and will be returned by Tenant to Landlord at the end of the tenancy. In the event of keys loss the need for replacement keys or new locks, Tenant will inform them from the Landlord. The Tenant received 3 keys of all the doors and all are in good condition(new).

9. Assignment and subletting

Tenant is not entitled to assign this Agreement or sublet the Rental Property to anyone else without advance written consent of the Landlord.

10. Utilities and maintenance responsibilities

Tenant is responsible to pay all utility bills . Tenant is required to provide utility services necessary to maintain the premises under the terms of this Agreement. Tenant will examine the Rental Property, including fixtures, paint, etc. and considers them to be safe and in clean condition and repair unless otherwise noted in writing to the Landlord within the first week of moving into the premises.

Tenant is responsible to keep the Rental Property clean, sanitary, and in good condition, and other than ordinary wear and tear, return the Rental Property to Landlord in the same condition as at the beginning of the lease.

Tenant is required to promptly notify Landlord of any dangerous conditions or defects found in the Rental Property, or arising during the term of this Agreement, whether pre-existing, caused by Tenant, or guests, and whether negligently or intentionally caused.

11. Rights of access

Landlord is permitted to access the Rental Property in the event of an emergency without prior notice. Otherwise, Landlord is permitted to access the Rental Property with at least advance notice for access at reasonable times during the day for the following purposes: an annual inspection to check for safety or maintenance problems and evaluate the overall condition of the Rental Property, to make repairs and/or improvements, or to show the Rental Property to prospective buyers or tenants. Notice of intent to access the Rental Property will be given in writing .

12. Termination of tenancy

This agreement may be terminated by landlod or by tenant and may be modified by giving 15-days' written notice to the other. Any holding over thereafter shall result in tenant being liable to landlord for prorated daily renta.

When the tenancy under this Agreement ends, Tenant will be required to do the following: empty and clean the Rental Property such that it is clean, sanitary, and good condition, subject only to ordinary wear and tear, return all keys to Landlord.

13. Applicable law

This Agreement will be interpreted and governed by the laws of Rwanda. In the event of a dispute between the parties arising under this Agreement, the parties will make good faith efforts to discuss the dispute in person and attempt to reach resolution.

14. Entire agreement

This Agreement, constitutes the entire agreement between the parties supersedes all previous negotiations, agreements and commitments whether written or oral with respect to this tenancy. Any modification of this Agreement shall be in writing and shall be signed by each party. There are no understandings, representations or warranties except as herein expressly set forth and no rights are granted except as expressly set forth herein.

Executed by the Parties on the dates indicated below.

Done at Shyorongi on 1st July 2023

Landlord:

P.O. One

NIZEYIMANA J.M.V

Tenant:

**James MUDAHUNGA in the name
Of EUROTRADE
INTERNATIONAL Ltd.**

