**RENT AGREEMENT OF SINGLE BLOCK APARTMENT BETWEEN MR DAVID AMPONSAH AND BRIGHT SPOT ACADEMY REPRESENTED BY DR JOEL DUAH AFI FOR OPERATING A VOCATIONAL TRAINING CENTRE**

This **AGREEMNT** is made this **1st** day of **May, 2020** between Mr David Amponsah of Sunyani, (hereinafter called ‘**THE LEASEHOLDER’** which expression shall where the context so requires or admits include his assigns on the part) and, **Dr. Joel Duah Afi** representative of **Bright Spot Academy** of Ejisu- Kumasi (hereinafter called ‘**THE TENANT’** which expression shall where the context so requires or admits includes his assigns of the other part:-

1. In CONSIDERATION of the rent and covenants and conditions hereinafter reserved and contained on the part of the Tenant, the Landlord hereby LETS to the tenant house number Digital address , Opposite Kukuom Government Hospita, Ahafo Region for a period of one year certain in the first instance commencing on the effective date of **1st August, 2020.**
2. The Rent amount for term shall be **one hundred dollars ($100)** per month, **amounting to $1,200 per annum for a year** converted and payable to the cedi equivalent at the applicable to the BoG rate at the time of payment, payable in two instalments, for a six monthly advance for the **single unit semi-detached block housing facility**. The amount is inclusive of the structural remodelling of this facility for agreed venture of running a vocational centre. It does not cover interior furnishing.
   1. The TENANT shall on or before this Agreement pay to the LANDLORD the aforesaid rent for the **one-year** term herby granted.
   2. The TENANT may extend the lease for additional calendar-year period provided the new rent for the **one year** is paid by at least 3 months before the expire of existing tenancy or a financial guarantee is presented within the stated period.
3. **THE TENANT CONVENANTS WITH THE LANDLORD AS FOLLOWS: -** 
   1. To pay the rent hereby reserved promptly, punctually and in the manner herein stipulated
   2. To bear, pay and discharge promptly all utility charges per consumption for water, electricity, telephone, septic tank and garbage clearances and all other rates, taxes and outgoings, payable by the tenant.
   3. To be reasonably satisfied with the condition of the interior, exterior, appliances and fixtures of the premises at the time of signing this Agreement.
   4. Not to make or permit any alteration or addition to the main structure without previous consent in writing of the LANDLORD provide however that the tenant may install fixtures and fittings as may be desired and remove same at the end or sooner determination of the agreement making good any damages thereby caused to the premises.
   5. To keep in complete repair and good condition to the interior of the premises in good and tenantable repair and to redecorate and paint, in consultation with the LANDLORD on matters regarding choice of colours, choice of materials, etc., the interior of the premises at the end of the agreement and any renewal thereof or sooner determination of the agreement.
   6. To repair and make good any damage to the interior and exterior of the building (reasonable wear and tear excepted), whether caused but the Tenant, its assigns, employees, agents and other persons under the control of the Tenant, its assigns, employees, agents or other persons and tear expected), whether caused by the tenant within 28 days upon being given notice by the Landlord, said repairs to be carried out as the Landlord shall direct and to the reasonable satisfaction to the Landlord.
   7. If the tenant shall anytime default in the performance of any of the conditions relating to repair it shall be lawful for the Landlord (without prejudice to the Landlord’s right of re-entry in clause 5.1) to enter the building and repair the same and the total expense if such repairs shall be immediately repayable within a period of five working days by the Tenant to the Landlord.
   8. To keep in good condition, the grounds, garden including tress and retain the services of a gardener or other person to ensure that.
   9. Not to allow in or about the premises anything which may become insanitary or a danger to health and to keep the compound clean and in particular not to allow in or about the demised premises anything that shall be or become a nuisance or danger to the LANDLORD and adjoining community occupants.
   10. To permit the LANDLORD or any person authorized by him in writing to enter the premises during normal business hours upon giving at least one (1) weeks’ notice to the ‘**TENANT’** for the purposes of :-
       1. Inspecting he state and condition of the property;
       2. Carrying out work that the LANDLORD is required or permitted to do under this Agreement;
       3. To make good all defects and wants of repair of which notice in writing has been given by the Landlord to the Lessee is liable but has failed to remedy within 28 days of notice having been given
       4. Affixing to the Property a notice that it is to be Sold or Let within the last six (6) months of the term granted to the TENANT or any renewal thereof;
       5. Viewing the Property with a prospective tenant during the last six months of the term hereby granted or any renewal thereof;
   11. Not to assign or underlie or part with the possession of the premises without consent in writing of the LANDLORD.
   12. To yield up the premises to the LANDLORD in good and tenantable repair at the expiration of the term hereby granted and any renewal or sooner determination thereof;
4. **THE LANDLORD CONCENATS WITH THE TENANT AS FOLLOWS;-** 
   1. The TENANT paying the hereby reserved rent in the manner herein stated and observing or performing the covenants on his part herein contained, shall peaceably hold and enjoy the property during term hereby granted without any lawful disturbance from the landlord or any person lawfully claiming under, through or in trust for it.
   2. To pay all property rates imposed on the owner of the premises
   3. To keep the exterior and the structure of the premises in good and tenantable repair and condition
5. **THE PARTIES AGREE AS FOLLOWS;-** 
   1. if the rent hereby reserved or any part thereof shall remain unpaid for fourteen (14) days after becoming due and payable (whether formally demanded or not) or if any of the foregoing covenant, conditions or stipulations on the part of the tenant to be performed or observed shall not be so observed by the TENANT or if the TENANT becomes bankrupt, the LANDLORD may at any time thereafter re-enter the property or any part thereof in the name of the whole and thereupon this Agreement shall absolutely determine but without prejudice to the right of the LANDLORD to any claim he may have against the TENANT for any previous breach.
   2. If either the TENANT or LANDLORD fails to do any work which this agreement requires him/ it to do or either gives to the other written notice of the default, the party in the default shall start the required work within fifteen (15) days, or immediately, in the case of an emergency. In default, the party in default shall permit the other to make good the wrong and shall pay on demand the total cost reasonably incurred by the other
   3. If the TENANT is desirous of renewing the agreement for one or more additional year(s) after the expiration of the term hereby granted, the TENANT shall deliver to the LANDLORD written notice of such intention six months prior to the expiration of the term hereby granted.
   4. Either party may terminate this Agreement by giving six (6) months’ notice in writing to the other in event of subsequent extension of the lease. The Landlord may not be in position of termination within the first year of leasing out.
   5. That installations such as water heaters, air conditioners, ceiling fans and other electrical appliances installed by the LANDLORD shall be kept in good running condition by the TENANT and the TENANT shall make good any damages caused by use of the aforesaid appliances
   6. Those installations such as water heaters, air conditioners, ceiling fans and other electrical appliances installed by the TENANT shall remain the property of the TENANT and shall be removed by the tenant on the TENANT on the determination of the tenancy and that the TENANT shall be removed by the TENANT on the determination of the tenancy and that the TENANT shall make good any damage caused by the installation or removal of the said appliances.
   7. Signatures

SIGNED SEALED AND DELIVERED BY THE LANLORD

Name: Mr David Amponsah

Signature …………………………..

In the presence of:

Name ………………………………

Signature …………………………...

SIGNED BY THE TENANT

Dr Joel Duah Afi

Signature:

In the presence of:

Name ………………………………

Signature …………………………...