

RENTAL CONTRACT Jan 2022 - Jan 2023

The following parties enter into a rental agreement. Parties in this Agreement are **Mukiza Elias** hereinafter called "**Landlord**," (agent of the owner) and **Root Foundation Rwanda**, hereinafter called "**Tenant**" represented by **Duniya Francois**.

- 1) In this agreement, the Landlord hereby rents the following property to Tenant for the term of this Agreement: (a) address and place being rented to the tenant: Gasabo, Kinyinya, Kagugu, Batsinda at KG 24 Ave. The property herein mentioned is a house with 2 rooms. This will be used as a social project workshop for the mothers' program in Root Foundation
- 2) **Term:** This agreement will be valid for the period of one year from **5th January 2022** to **5th January 2023**, and can be renewed upon mutual agreement between both parties. A notice of 30 days (1 month) is required by both parties before the termination of this agreement. In case of eviction before the end of the contract period, the landlord will be required to refund the amount left to the tenant.
- 3) **Rent:** The monthly rental for the said property shall be 150,000 Frw.
- 4) **Utilities:** The tenant agrees to pay for the continuous supply of the following utilities during the terms of the tenancy and be responsible for any damages or costs which may be incurred as a result of carelessness and failure to do so. The Landlord is also responsible to fix or facilitate any costs of maintenance that are in no way related to tenant damage but yet requested by the tenant and agreed upon by both parties.

The utilities include water and electricity based on their consumption and monthly security and garbage fees according to the location rates.

- 5) **Deposits:** The Tenant will pay the following deposits: **1,800,000 Rwf**. This amount is for 12 months rent upfront.
- 6) **In Addition, It Is Agreed,**
 - Tenants shall not lease, sublease, or assign the premises without the prior written consent of the Landlord.
 - The landlord may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, and to show the premises to buyers or prospective tenants. In all instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to such

entry.

- Tenant agrees to occupy the premises and shall keep the same in good condition; reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.
- The Tenant further agrees not to maintain a public nuisance and not to conduct business or commercial activities on the premises.
- The Tenant shall, upon the termination of this Agreement, vacate and return dwelling in the same condition that it was received.
- In a dispute between the Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.

KINYARWANDA

Aya ni amasezerano y'ubukode. Aya masezerano akozwe hagati ya **Root Foundation** ariwe **"mupangayi"** ihagarariwe na **Duniya Francois** ndetse na **Mukiza Elias** ariwe **"nyirinz'u"**.

- Nyirinz'u akodesheje umupangayi inzu ye ibarizwa aha hakurikira: Gasabo, Kinyinya, Kagugu, Batsinda at KG 24 Ave. Iyi nzu ikodeshejwe ifite ibyumba 2, izakoreramo ibikorwa by'umushinga Isimbi Support Haus wa Root Foundation
 - **Igihe:** Aya masezerano azamara igihe cy'umwaka kuva taliki **5 mutarama 2022** kugeza **5 mutarama 2023**. Igihe cy'amasezerano gishobora kwongerwa ku bwumvikane bwa nyirinz'u n'umupangayi. Igihe habayeho impamvu yo gukurwa cg kuva muri iyi nzu ikodeshejwe, uwifuza gusesa amasezerano agomba kubimenyesha undi mbere y'imisi 30. Igihe habey impamvu yo gukurwa mu nzu mbere y'uko igihe cy'aya masezerano kirangira, nyirinz'u arasabwa gusubiza umupangayi amafaranga yose yari asigaye.
- 7) **Igiciro:** Iyi nzu izajya yishyurwa amafaranga angana n'ibihumbi ijana na mirongo itanu ku kwezi by'amafaranga y'amanjyarwanda (150,000 Frw).
- 8) **Kwishyura:** Umupangayi yishyuye **1,800,000 Rwf** mu itangira ryo gukoresha iyi nzu. Aya mafaranga arangana n'ubukode bw'inzu bw'igihe kingana n'amezi 12. Aya mafaranga ahawe nyiri nzu mu ntoki (arayasinyira).
- 9) **Ibindi:** Umupangayi azajya yiyishyurira amazi n'umuriro n'ibindi bisabwa (umutekano, isuku, n'ibindi) mu ikoresha ry'iyi nzu. Igihe hakenerwa kugira icyakosorwa (cyiyangirije

cyangwa gihindurwa ku nzu gikenewe n'umupanganyi, kizajya gikorwa na nyiri nzu. Ariko, mu gihe hagize icyangirizwa n'imikoreshereze y'umupangayi, kizajya gikosorwa n'umupangayi.

10) Byemejwe ko:

- Umupangayi ntabwo azakodesha iyi nzu ku bandi bantu atabyemeranyijeho na nyiri nzu
- Nyiri nzu yemerewe kuza kugenzura imikoresherezwe yayo umunsi uwariwo wose mu masaha y'akazi, yabanje kubimenyesha umupanganyi mbere yuko aza. Iri genzura rigomba kuba umupangayi ahari.
- Umupangayi yemeye gukoresha inzu kandi akayibungabunga neza.
- Umupangayi yemeye kutabangamira (urusaku cy'umwanda) abaturanyi be mu mikoreshereze y' inzu
- Igihe habaye impamvu yatera amakimbirane hagati y'umupangayi na nyirinzu batabasha gukemura hagati yabo, hagomba kwitabazwa inzego z'ubuyobozi zibishinzwe. Uzabatsindwa n'urubanza azishyura uwagizwe umwere amafaranga yakoreshejwe mu manza.

Bikorewe i Kigali, kuwa 05/01/2022

Nyiri nzu

Names: Mukiza Elias

Tel: 0781604480

Signature 

Umupangayi (Root Foundation),

Program Manager

Names: Duniya Francois

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Signature:



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