

Tenancy Agreement

A quick guide and template for urban areas



Winjiri pi pangu udi

Lembe mu pio pi konyu dhanu ceke mapangu udi ii town

This guide provides advice on residential tenancy agreements in urban areas. It is primarily intended for Ugandan nationals and refugees, and the local authorities working to provide access to adequate housing. It covers the relevant legal framework, the rights and obligations of the parties, and includes a template to assist with tenancy agreements.

Lembe maeni konyu dhanu ceke mapangu udi ii town. Lembe maenipire tek ni konyu nyithi Uganda man uring lwiny man juru cik mi kind pacu magi tiyu pinenu nia dhanu ceke utie ii udi. E konyu i thenge mi cik makire kum pangu udi, tweru pa ngati acel acel man tic mumaku kum won ot man japang ot ku karatasi ma dhanu enigi kethu cinggi ie pi daru winjiri mi kindgi mi pangu otne.



Box 1: Tenure security

Land tenure refers to the relationship of individuals and groups to land and housing defined legally, through custom or informally. Forms of tenure include ownership, lease, occupation, cooperative housing, emergency housing and informal settlements. In Uganda, land tenure is multi-dimensional, involving social, cultural, economic, institutional and political factors, especially in urban areas. Tenure security means protection against forced evictions, harassment and other threats regardless of tenure type. Secure tenure is also a precondition for exercising a various rights, including adequate housing, food and work.



Boksi 1: Cik mi pangu udi/ngom

Pangu ngom utie winjiri pa ngati acel acel, dilo pa lwak ni nwangu ngom nyo udi ku the cik nyo winjiri pacu pacu. Yore ma ngati copu nwangu udi nyo ngom utie egi: wilo awila, bedo i ot mi tic, udi mir apanga, udi pi konyu em muwok rek man udi ku ngom ma cik umbe lwigi. Li Uganda, winjiri pi pangu ngom diku lemb matung tung macalu dikiri karacel, the kwaru, tic, kare mi tic man lemb gamba mandhane ii town. Cik mi pangu udi nyo ngom utie gwokiri i kum ryemu gati iwi ngom, adici ku timu marecu man nyayu ndiri malubire ku kabe du pa ngati. Cik mi pangu udi nyo ngom utie winjiri nyo cik mumitire man tweru matung tung ku bedo i udi mabecu, camu man timu tic.

This guide is for information purposes only and is not legal advice. Readers should consult qualified legal counsel for their specific circumstances. While believed to be accurate at the time of publication, the information's accuracy and completeness cannot be guaranteed.

Lembe maeni utie pi mio ngec ku kony i kum cik kende kende. Ju mu kwanu lembe maeni umaku unwang paru bang ngati mungeyu lembe pa cik pangom. Kadi nangu waparua nia lembe eni e mandha, wacop ungo kakethu cwinywa i kume nia lembe eni etie atira man mandha

This initiative is supported and funded by:



Lembe eni ju mucwaku ucungi kumen utie:

Understanding Tenancy Agreements

What is a tenancy agreement?

A tenancy agreement is a legal contract between a property owner (a landowner) and a person (a tenant) defining the terms and conditions of renting the property for a specified period. It includes details such as rent amount, payment schedule, duration of the tenancy, and the obligations of both parties.

The legal framework in Uganda

In Uganda, tenancy agreements for residential and business premises are governed by the Landlord and Tenant Act of 2022. According to the law, tenancy agreements can be made in writing, verbally or implied by the action of the parties. However, agreements with a value higher than UGX 500,000 per month (25 currency points)¹ must be in writing.

The importance of a written tenancy agreement

While verbal tenancy agreements can be legally binding in Uganda, promoting written agreements can provide enhanced protection. A written agreement fosters a positive relationship between landowner and tenants by clearly defining their respective responsibilities and rights. It provides both parties with documented proof and a common understanding of the tenancy terms and conditions. By ensuring compliance with the existing legal framework, written agreements establish stability and security for both parties. Additionally, they help set and manage realistic expectations, serving as a key tool to minimise potential disputes during the tenancy period.

¹ One (1) currency point is equivalent to UGX 20,000

Nyang ikum winjiri pi pangu udi

Wijiri pi pangu ngom an ang'o?

Winjiri pi jengo nyo pangu ngom utie winjiri ku the cik i kind won ngom man jawil nyo japang ngom man cik mamakire ku pangu nyo jengo ngom ku kare maru kani ma ngati ubed nyo utiy ku ngom eca. I winjiri ne utie piny maegi: bey mi pangu, kite ma cul bitimire kude, kare maru kani ma ngati bitiyu ku ngom ne man ang'o mumaku won ngom ku japang ngom umaku gitim.

Cik matung tung pa ngom ii Uganda

I Uganda, winjiri pi pangu ngom pi bedu man kabedu mi koloka ceke timire ku the cik pa Landlord and tenant Act mi Oro 2022. Ku the cik maeno, winjiri mi pangu udi copu bedo I akwewa, winjiri ku dhok nyo I yore macu ma won ot ku japang ot gi winjiri kude. Re, winjiri moku I bey mukadhu silingi mi ug 500,000 ku bang dwi umaku ebed I akwewa.

Beru mi kyew winjiri mi pangu udi

Kadi nwanu winjiri maku dhok de uyi yire ii Uganda, cwaku man Tiyu ku winjiri ma akyewa copu bedu sadeni mandha. Winjiri magora potu kind won ngom ku japang ot kum enyuthu lem mandha man tic ku tweru pa ngati acel acel. E kethu dhanu aryo ceke kum karatasi ma nyuthu Winjiri ku cik ceke muyiyire I kindgi. Yio man lubu mi pa Landlord and tenant Act mi Oro 2022, Winjiri magora ekelo kuc ku sadeni mandha i kind dhanu aryo enogi. Mumedo maeni, gi konyuni daru mitu pa ngati acel acel, jwigu dhau kud ali mabiwok I kare mi winjiri eca.

¹ Silingi acel rom aroma ku silingi elifi (20,000) mi Uganda

Key elements of a written tenancy agreement

When drafting a tenancy agreement, including these elements helps establish clear expectations and protects the rights of both landowners and tenants throughout the tenancy period.

- **Description of the land/property:** Specify the precise location and boundaries, including the street name, plot or block number, village and district name.
- **Identification of parties to the tenancy:** Include the landowner and the tenant's full names and contact information, including a phone number.
- **Tenancy period:** Clearly state the start and end dates of the tenancy.
- **Rental fee and payment terms:** Specify the amount of rent and frequency of payments. Rent is typically paid monthly after an initial three-month advance payment. Utilities are not generally included in the rental fee; tenants pay by consumption. It is advised to have individual water and electricity meters for accurate billing.
- **Notice periods:** Detail the notice periods for rent increments and termination of the agreement, ensuring compliance with legal requirements.
 - ✓ **Rent Increment Notice:** Landowners must give tenants at least 60 days' notice before increasing the rent. The increment cannot exceed 10% of the annual rent and can only be increased once per year.
 - ✓ **Termination Notices:** The notice period depends on the type of tenancy. Landowners must provide tenants with the following notice periods: 7 days for weekly tenancies, 30 days for monthly tenancies, and 60 days for annual (12-month) tenancies. Parties can agree on a different notice period, but any period shorter than the specified ones is invalid.
- **Purpose of the land/property:** Specify the purpose of the tenancy agreement (e.g., residential).

Piny man piggi tek kare mi kyew winjiri mi pangu udi

I kare ma jube kyew winjiri mi pangu udi, ku piny ma piggi tek enugu ekenyu ni daru mitu mwa man egwoku won ngom man japang ngom i kare mi winjiri pi kare mi tiyu ku ngom eni.

- **Nyuthu kit ngom/piny:** Nyuthu cuu kabe du man Wang kyeu, ku nying ngudu, plot nyo namba pa block, village man nying district.
- **Nyuthu nga magi bewinjiri I kindgi:** Etie nying won ngom man nying ma zoo pa japang, ka ma ginwangire iie ku namba pa simu migi.
- **Kare mi pangu:** Enyuthu mandha awene ma jubi caku tiyu ku piny eni man nindo makani ma jubi jigu tiyu kude.
- **Bey mi pangu man kite mi culu cul ne:** E nyuthu wend sende ma jupangu kude man awene ma jubi culu cul. Piny mapanga jube culu pire kubang dwi yor ingeye ma ngati ucaku cul meculu pi dwi adek mazoo. Piny maju tiyu kude calu pii, Mac ku piny mukende utie ungo piny ma pire tek I winjiri ma eni, umaku japang ot ucul pii man maci en.
- **Kare pi poyo wic:** Poyo wi japang ot pi medu bey man wodhu ngati I ot umaku juwinjiri pire abele, wuwinjuru pi angom umaku Justin ku cik.
 - ✓ **Medu bey mi pangu:** Wegi udi nyo ngom amaku ular upoy wi jupangu udi pi medu bey mapodi nindo 60 uromo ungo. Medu bey mi pangu udi nyo ngom umaku ungo ukadh 10% I kum bey mi pangu udi ma kubang oro, dok I Oro acel umaku jumed bey wang acel.
 - ✓ **Wodhu ngati I ot:** Kare mi poyu wi ngati pi wodhe I ot lubire ku kit piny maju pangu. Wegi ngom amaku utim piny ma egi mapodi ewodhu ungo ngati: Nindo 7 pi cul maku bang yenga, nindo 30 pi cul maku bang dwi man nindo 60 pi cul maku bang oro. Re dhanu aryo enogi umaku gi winjiri awinja pi kare maru kane pi poyu ngati mapodi juwodhe ungo I ot nyo ngom me pangu, ento poyo wi ngati I kare manok muweku maju goru pire malu nogi uyi yire ungo.
- **Pirango maju pangu ngom/pinyne:** Wuwinjuru pi kite majubi tiyu ku ngom/pinyne (lapor, mi bedu).

- **Rights and obligations:** Clearly outline the responsibilities of both parties, including maintenance and repairs.
 - **Tax payments:** Specify that landowners are responsible for covering all current and future taxes, including municipal rates.
 - **Dispute resolution provision:** Agree on mechanisms to resolve disputes, ensuring clarity and fairness.
 - **Signatures:** Obtain signatures from both parties and witnesses. It is advisable for both spouses to sign the tenancy agreement, where possible. This practice can safeguard women's interests in cases like divorce or the loss of their husbands, as housing decisions significantly impact their safety, security, and family stability.
- **Tweru man tic:** Wunyuth cuu tweru man tic pa won ngom, japang man sadeni, ku gwoku man yiku kume kan enyothire.
 - **Culu musoru:** Wunyuth cuu I winjiri eca nia won ngom/piny re mumaku ucul musoru ceke maka woni ku mabiwok ii anyim, ku cul mi dongu ngom.
 - **Kite ma daru titi/lembe:** Wuwinjuru i kite mi daru titi/dhau mabiwok I kindwu, Wunyuth yore mi winjiri maber ma ngati moku dongungo ku ngur ic.
 - **Ketho cing:** Dhanu ceke uketh cinggi won ngom, japang man sadeni. E ber ka Dhaku ku cware ceke gi kethu cinggi i karatasi mi winjiri Eno, ka nango copire. Lembe maeni gwoku mon I kare ma cware utho, gyer ulal nyo winjiri ujai I kindgi, E kethu dhaku eni medire ku kwo maber dok pacu cingu maber.



Box 2: Women's Security of Tenure

With many refugee women taking on the role of head of households, they are increasingly involved in property-related matters, including signing tenancy agreements. Property rights are central for a woman's stability in cases of household breakdown due to death, divorce or abandonment, which have become more common during crises. In these situations, women

assume the responsibilities of a head of household and are responsible for any children and other dependents. Therefore it is recommended that particular attention is paid to women and support initiatives to ensure their security of tenure.



Boksi 2: Winjiri pa mon I kare mi pangu udi

I Kare ma mon ma gin uring lwiny gibe tingo tweru mi bedu juwi udi, gibe mediri ni nwangu piny matung tung man gi be ketho cinggi i winjiri mi pangu udi. Tweru mi bedu ku piny etie gin acel maketho ebedo maber ku kwicwiny ka nyo ot upokire I kare ma cware utho, gyer ulal nyo juwenju dhaku, ma dong kawoni etie peku mubemedire ameda. I lembe maeni, mon doku juwi

udi man gi tie ku tweru mi mi tungu awia ku dhanu ceke mubedo kakwo I the jawi ot maeni. Dong jucwaku lembe ceke umaku jumik ni mon ku Kony ma copu kelo winjiri mi pangu udi.

For more information and to seek support:

Norwegian Refugee Council (NRC):

Kampala: Offices at Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), Salama Road (PPDRU)
Arua: Offices at Mvara Arua City along Oluko Road and ICLA access center at Water Department Offices, Arua District Local Government next to Auditor General's Office along Pajjulu Road.

Refugee Law Project (RLP):

Kampala: Office at Old Kampala, Opposite Old Kampala Primary School-Coronation Road.
Arua: Office at Water Mount Road/MUBS Avenue Nvara

Ugandan Law Society (ULS):

Kampala: Office at Block 216 Plot 610, Buye, Wamala Road
Arua: Office at Plot 12, Junior Quarters, Accessible Obi Crescent.

FRRM Helpline 0800 32 32 32

Pi nyany mathuc ku nwangu kony:

Norwegian Refugee Council (NRC):

Kampala: Offices otie i Mengo, Nsambya, Ndejje, Kawempe, Kireka (Plavu), otie I ngudu mi Salama (PPDRU)
Arua: Offices otie i Mvara Arua City i ngudu mi Oluko mange ICLA kabedo mi nwango kony otie i Water Department Offices, Arua District Local Government i nget Auditor General's Office yori ngudu mi Pajjulu.

Refugee Law Project (RLP):

Kampala: Office otie i Old Kampala, loka loka ku Old Kampala Primary School- ngudu mi Coronation.
Arua: Office otie i ngudu mi Water Mount/MUBS Avenue Nvara

Ugandan Law Society (ULS):

Kampala: Office otie i Block 216 Plot 610, Buye, ngudu Wamala.
Arua: Office otie i Plot 12, Junior Quarters, Accessible Obi Crescent.

Template Tenancy Agreement / Winjiri pi pangu udi – ENGLISH/ALUR

REPUBLIC OF UGANDA

IN THE MATTER OF THE LANDLORD AND TENANT ACT,
2022

AND

IN THE MATTER OF THE CONTRACT ACT 2010
(as amended)

TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made this ____ day of
_____, 202__.

BETWEEN

_____ with the telephone number
_____ (hereinafter referred to as "the Landlord"),
including their personal representatives, assignees, and
successors in title;

AND

_____ with the telephone number
_____ (hereinafter referred to as "the
Tenant"), including their personal representatives, assignees,
and successors in title on the other part,

Collectively, the Landlord and the Tenant may be referred to
as "the Parties" and individually as a "Party."

WHEREAS

(a) The Landlord is the owner of the property located at
_____ in _____ Village,
_____ District (herein referred to as "the
Premises") and;

(b) The Tenant desires to rent the Premises, and the Landlord
is willing to rent out the Premises, and,

(c) The Tenant is willing and ready to rent the Premises from
Landlord under the following agreed terms,

(d) Both Parties have represented to each other that they are
legally capable of fulfilling the above obligations and have
both agreed to enter into this transaction with the intent to be
legally bound.

NOW THIS AGREEMENT WITNESSETH;

1. CONSIDERATION

(a) The Tenant shall pay the Landlord a monthly rent of
Uganda Shillings, UGX _____, exclusive of any/all
utilities and service fees. It is a condition of this agreement
that once the Tenant has paid the reserved rent, it is non-
refundable.

DUL MI UGANDA

I THELEMBE PA RWOD NGOM KU JAPANGE ACT 2022

MAN

I THELEMBE PA WINJIRI ACT 2010
(kite majuketu)

WINJIRI I KUM PANGU

WINJIRI MENI JUYIKU ININDA _____ PA _____ 202__

IKIND

_____ ku namba simu. _____
(majulwonge rwodngom);

KU

_____ ku namba
simu _____ (majulwonge japang),

Karacelu rwodngom man japange gi copu lwongu gi dipu

MUWEKU MAENI

(a) Rwodngom utie rwod jemini manwangire kud
I _____ I _____ village,
_____ District (majulwonge kabedo ne);

(b) Rwodngom uyu pini pangu kabedo eni man japange uyu
pini pange,

(c) Japang uyu man utie ayika pini pangu kabedo eni iwinjiri
calo kamai,

(d) Ju ariozo gi yiyu ikindgi nia gi tie ayika ni lubiri ku cik pini
lubu winjiri eni man gi zo gi yiyu pini mondo I lembe eni ma cik
copu tlubu gi I sawa moko ci.

DONG WINJIRI ENI BE CWAKU;

1. UBENENU

(a) Japang ngom bi culu rwodngom
ugsh _____ kuba dwiy pi pangu ngom ma bi diku
cul ci cake mumakere ku kabedo eni etie lemme mumakere
ku winjiri eni kadong japange uculu dong, dwok pa cul moku
zo bi d Dwokere ngo.

(b) By the time of execution of this agreement, the Tenant has paid UGX _____ as consideration for the period of _____ to _____.

(c) The rental payment, as stipulated, shall be paid in the following manner" initially, a three-month instalment is to be paid in advance of occupying of the Premises. Once the initial payment is completed, the Tenant is obligated to pay rent on a monthly basis not later than ten (10) days.

(d) The aforesaid rent shall be payable in UGX using the mode proposed by the Landlord (e.g. a receipt).

(e) The rent can only be increased once per year by a maximum of 10% of the annual amount, with at least 60 days' notice given to tenants.

2. DURATION

(a) The tenancy term shall commence on the date and year above first mentioned and shall continue in accordance with the terms and conditions agreed herein.

3. THE TENANT HEREBY AGREES WITH THE LANDLORD as follows:

(a) To pay the said rent in the manner aforesaid.

(b) To use the said Premises strictly as residential premises.

(c) To pay and discharge all future charges for all utilities, including electricity and water bills, in respect of the Premises during the tenancy.

(d) Not to assign, sublet, charge or otherwise dispose of the Premises or any part thereof without the Landlord's consent in writing.

(e) To maintain the Landlord's house in good and tenantable condition, consistent with its original state.

(f) To allow the Landlord or his authorised representatives to enter the premises for inspection at all reasonable times, with prior notice of at least two (2) days.

(g) Not to make any alterations, additions or modifications to the Premises, including removing any partitions, doors, cupboards or fittings or causing damage to floors, walls, windows or roofs without obtaining prior written consent from the Landlord. The said consent of the Landlord shall not be unreasonably withheld.

(h) To vacate the premises at the expiration or early termination of the tenancy.

4. THE LANDLORD HEREBY AGREES WITH THE TENANT as follows:

(a) To pay all current and future taxes, and municipal rates that may be charged upon the Premises; and also pay all the outstanding electricity, and water bills before the commencement of the tenancy.

(b) Ikare mi ngondu winjiri eni,japang ngom uculu_____ugsh pi kare mi_____lban_____.

(c) Cul pa kabedo eni kite ma jukwano bi culu kamae,pi acaki gibi miyu noknok pi dwiy adequate pi bedo I kabedo eni,ka cul ma noknok eni utum,japange bi culu kubang dwiy ma podi nindu apar u kaduna ngo.

(d) Cul eni biculere I sende pa Uganda ignore moku ci ma rwodngom bi yiyu.

(e) Medu bei mi pangu kabedo bi mediri Wang acel kubang oru I pacent 10% pa cul mabe timiri,ento mitu gi lar gi Nyut ire majority ingei nindu 60.

2. RUNG KANE

(a) Winjiri pi pange bi caku inindu man oru mukiewere malo no man bi medere kulubu winjiri eni.

3. JAPANG NGOM GI WINJIRI KU RWODNGOM kumae:

(a) Ni culu pi kabedo ignore muporire.

(b) Ni tiyu ku kabedo eni ni bedo kende.

(c) Ni culu man ni tingu tweru pa cul ci ceke calu mach ku pii tenure podi ebe pangu kabedo eni.

(d) Kud Emik, Exeter cul, nyu Elwor kabedo eni moko mapodi rwodngom umiy ire ngo tweru.

(e) Ni yubu ot pa rwodngom eni maleng kite me nwange kudu.

(f) Ni yiyu rwodngom nyu jawange ni lyewu kabedo eni I sawa moko cii pi kare mi nindu aryo.

(g) Ni loku ngo piny moko cii I kabedo eni mapodi rwodngom umiy ngo tweru (would dugola,dirisa etc).

(h) Ni weku kabedo eni itum pa nyo ngondo winjiri eni.

4. RWODNGOM UWINJIRI KAMAE KU JAPANG NGOM:

(a) Ni culu musoro makawoni man mabibino man cul pa municipul mabi ketu iwi kabedo eni man bi culu cul pa mach ku pii ma winjiri eni caku ngo tic.

(b) Maintain the exterior of the premises in good repair and condition at all times, PROVIDED always that this clause shall not apply to any damage negligently or deliberately caused by the Tenant or their agents.

(c) As long as the rent specified in this agreement is paid and the Tenant duly observes the conditions outlined herein, to allow the Tenant to enjoy quiet and peaceful possession and occupation of the premises without any disturbance by the Landlord or any person lawfully claiming to act as his agent and/or employees.

(d) To give the Tenant a copy of the fully signed tenancy agreement.

5. PROVIDED ALWAYS AND IT IS HEREBY AGREED BY BOTH PARTIES as follows:

(a) If the rent or any part thereof shall be in arrears for the space of three months (3 months) after the date when the rent should have been paid or if there shall be a breach of any of the conditions in this agreement by the Tenant THEN, in any such case it shall be lawful for the Landlord to re-enter the premises and terminate the tenancy without notice. The Landlord may additionally enforce other rights provided for under the law.

(b) Any revision of the agreed rent shall be given in writing. Any notice under this agreement shall be deemed sufficiently served if left at the address provided by the Tenant or at the Premises.

(c) Any notice under this agreement shall be in writing and shall be delivered in writing to:

The Landlord: _____
_____ (Address)

The Tenant: _____
_____ (Address)

6. GOVERNING LAW AND DISPUTE RESOLUTION

(a) This Agreement shall be construed in accordance with the Laws of Uganda.

(b) If any dispute, controversy, or claim concerning the execution or implementation of this agreement arises, it shall be settled fairly and agreeably.

(c) If the dispute cannot be settled within thirty (30) days after receipt of the other Party's request for such fair and agreeable settlement, the Parties shall refer the dispute to mediation.

(d) The mediation shall be conducted before the Local Council Chairperson of the area where the premises is located.

(b) Ni weyu kabedo eni man ni kete enen maleng sawa ceke ma copu kelu ngo nyot moku ci I kabedo ne.

(c) Ka japang ngom ube culu cul eni I yore mu porire ku winjiri eni, rwodngom bi weku japang ngom bi bedo I akwiya cwiny ma kadi jara cik moko cii bi sende ngo nyo jawang rwodngom de bi sende ngo.

(d) Ni miyu japang ngom keratasi moko ci mu makere ku pang pa ngom eni.

5. BI WODIRI SAWA CI ZO MAN JU ARIZOZO GI YIYU ku mae:

(a) Ka cul uculere ngo pi kare mi dwiy adek ma nwango ke cul umaku nwango uculere nyuke teng winjiri eni moko japang ngom uturu, rwodngom utie ku tweru mi roo ngati mukende I I ot man ni ngondu winjiri eni cen sawa moko ci mae maru kadi nwang enyutu ngo ni japange. Rwodngom utie ku copo mi ketu lembe mukende mu lubere ku winjiri migi iwii japang ngom ne.

(b) Lembe moko cii mu lubere I kum lemb pa winjiri mi pangu kabedo eni bi bedo I akiewa.

(c) Lembe moko ci mu makere ku winjiri eni bi bedo I akiewa man ebi mikere I akiewa ibang:

Rwodngom : _____
_____ (Ni ai kud)

Japang ngom _____
_____ (Ni ai kud)

6. CIK MA GWOKE MAN DARU KARU KARU

(a) Winjiri eni bi lubiri ku cik pa Uganda.

(b) Kan nyu karu karu uwok nyuke wec moko ikum weku kabedo eni nyuke winjiri eni utim tic pare, gibi dare ma woi upe man ebi bedo I winjiri.

(c) Ka nyu karu karu eni copo dar ungo ingei nindu 30 ma nwango ngati ukwayo nia gi bedi wec, gibi cwalo lembe ne malo ibang ngati moko macopo kubu kind gi.

(d) Kubu kind dano eni gi bitimire I Wang Ic acel (Ic1) ma ebitimere tap kama kabedo ne ma de ni l've.

(e) In the event that no fair and agreeable agreement is reached, the Parties may resort to courts of law for dispute resolution.

7. TERMINATION

(a) The tenancy may be terminated by either party giving to the other _____ weeks/months(s) notice in writing of his/her desire to terminate the tenancy.

(b) Any breach of part or all of this agreement shall entitle the aggrieved Party to terminate the agreement, and the same shall be communicated to the other Party in writing.

8. AMENDMENTS/VARIATION

(a) Any amendments/variations to this agreement must be in writing and agreed upon by both Parties.

IN WITNESS WHEREOF, the Parties hereto have signed on the day, month and year mentioned above.

Signed by the Said:

LANDLORD/ RWODNGOM

NAME/NYING

In the presence of/ Iwang

WITNESS/SADENI

NAME/NYING

TENANT/ JAPANG NGOM

NAME/NYING

In the presence of/Iwang

WITNESS/SADENI

NAME/NYING

All in the presence of/ Zo iwang

WITNESS/SADENI

NAME/NYING

(e) Kanyu winjiri ujai asu ikindgi, lembe eni gicwalu malu dong gici pidu I Wang Iwak I kot.

7. NGONDU

(a) Winjiri eni joo eni gicopo ngondu tekere sawa moko cii ma gi maru ma gi miyo yenga/dwi _____mapodi ngati weku ngo kabedo ne man umaku thelembe ma ju be ngondu winjiri eni used I akiewa.

(b) Kan nyo teng winjiri eni moko uturire nyo ke uturire zo,gi copo ngonde cen man umaku ngondu winjiri eni utuc ibang ja ture I akiewa.

8. YUBU/TUNG TUNG

(a) Yubu/TUNG TUNG moko I I winjiri eni umaku ubed I akiewa man umaku Jo ariozo gi yiy I wiye.

I bedo sadeni Jo egi zo gi ketho cing gi inindu dwiy man oru mukiewere malo no.

Jaketh cing utie:

SIGNATURE/KETHU CING

SIGNATURE/KETHU CING

SIGNATURE/KETHU CING

SIGNATURE/KETHU CING

SIGNATURE/KETHU CING