

Tenancy Agreement

A quick guide and template for urban areas



Toruket na Kujong

Waraga na Kasi'denit lo ujura

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.

Na manini takindya yi jujuwesi i kulya ti tomoret i kulya na ujurani pirit nagwon do mindi si'da kata i pirit nagwon ntulu jore si'da kata kode town. Kilo wuresi wajina a ti ntutu logwon a ko mose jur, se 'dupi, se ko ntutu lo meddya kulya ti kadijik ti ujura, nti ti miri logwon gwon i njina pirit nagwon do si'da kata njina. njina manini koti jambu kulya ti saresi lo metani kine kulya logwon a tetena, gwodiet ako to'diri na kilo lo momoroja i tomoret na kulya ti ntulu lo mindyo ujurja kilo ko, ko mose ti kak kode ko mose ti kadijik.



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.



Sanduku togeleng: Tiyesi ti ntutu lo mindi ujurja pirit 'duket kode kadijik

Tomoret na kulya ti kak gwon a tojulin na ntulu ko tomoret na ntutu (Guru'be) i loki na saresi logwon a peta ajo i swot lo keru lo ko mose pirit. Kulya na ujurani kak kine meta l swot lo money kak, koloki na kak i kitanikin, kametak ti kadijik, kadijik nagwon do si'da kata ko dirit ana'dit ko kak nagwon do si'da kata ko dirit na'dit. I Uganda ni, ujura na kak gwon l kikolin ka'de ka'de gwoso l kiden na si'da na'but, i keru, ko i kikolin ti toro'bo, kulya ti piriton momoresi ko kikolin jujuwesi ti miri, kegga l piriton nagwon ko ntutu jore parik (town) Tiyesi i kulya ti ujura na kak nyonyogu adi gayesi ti ntutu i kulya ti dono na ntutu kano l pirit nagwon to ujurja kata ko rinjit, konesi narok nagwon konaki do ko money pirit a ko tokujonesi na tokujononi do ko money pirit ma'di ko money pirit lo a na. Tiyu na ntutu lo ujurja pirit 'bayin mindyo kune kulya asut ama mindyo nagwon adi ntutu lo ujurja pirit kode kadi ti rumbi to'diri nanyet. gwoso kadi kode pirit nagwon jujukin leperj, kinyo ako kitajin nagwon nye kokon anyen nye roroju gurut koti.

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. Na manini gayet gwon a loje kade ama 'bain a saresi ti miri logwon a tetena a jujuwesi. Ti Kakenanit lo na manini lo wuti ko ntutu logwon deden saresi ko a todino saresi 'bura i kulya nagwon a mogga leperj kine kogwon kulya kine gwon ka'de ka'de, ko koti gwon ko kukuwesi kase ka'de ka'de. Gwoso nagwon yi yubo adi kilo jujuwesi a gwak i dirit na wuroni kine jujuwesi na, ama gwo'diet ko to'diri nase ti dena.

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Ngina 'doket na po ko ngaret na po:

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

Tuden na tomoret na ujuaragin

Tomoret na ujura na pirit a nyo?

Tomoret na ujurani pirit kode kadi a manini kode waraga nagwon tetena i kiden na money pirit (Monye kak) ko ntu lo ujurja pirit (ntu lo Ujura) tokorju kikolin logwon ujurani njina pirit kode kadi i dijit nagwon a rukö na ka'de. I manini katayu gurusu nagwon roropa kine wuwurö, dijit ropet, dijit nagwon do si'dani i njina pirit ako rukesi ti money pirit kode kadi, ko ti ntu lo ujurja njina pirit kode kadi na de kata i na waraga.

Saresi logwon a petaki kak i jur lo Uganda lo

I Uganda ni, njina waraga nagwon wurö i kiden na money kak ko na ntu lo ujurja pirit naga a si'daet kode kadi nagwon a tugworet na tiyu ko saresi ti jur lowon wure i 2022 (Landlord and Tenant Act of 2022). I njilo saret lo jur 'dek adi njina tetenet na ujura na kadi kode pirit 'dek wuwurö kak i waraga, kode 'dek tetena 'bura ko kut ama tetena i kiden na ntulu jore. Ama kegga tetenet nagwon roropani gurut nagwon lölon UGX 500,000 i yapa gelen 'dek wuwurö bura I waraga kata.¹

'busan na njina tetenet nagwon a wuröki kak i waraga na

Ma'di kodo tetenet nagwon jama ko kut na koti kikita i nene saa ama nagwon a wuröki kak na a na'but parit riritun do i dijit na nerot parik parik. njina tetenet nagwon awuröki kak njina de tindu money kadi kode pirit ko ntu lo ujurja kadi kode pirit lo i dendya 'bura na kikolon logwon 'dek nye kekep kulo a kulon ko koti to'diri nanyet na gwon ada. Koti njina tindu money kadi kode money kak ko ntu lo ujurja kadi kode kak lo i gwon ko no nagwon a wuröki kak a gwe yöbö i gawero koti asut i nene saa. njina tetenet nagwon a wuröki kak na a no na'but nagwon ti jonda renyesi kode mörö i nene dijit kogwon njina waraga a kijibiti (no telet na go) na go parik.

¹ Geleng Gurut gwon a lipan meriya murek

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).
- **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

Kikolin logwon 'dek wuwuro i waraga na tetenet na ujura na pirit kode kadi

Ko tetenet na kulya ti kadi na ujura kode pirit na ujura na wurö ño kata nagwon ñanarakindya 'bura i metet na yenesi, ko tiyu na to'diri na kulya kode ti money kadi kode ti ñutu lo ujurja ñina kadi i diñitan liñ nagwon ñilo ñutu ujurji ñina kadi kode pirit.

- **Nyonyokesi ti kak/turu'buti:** ti kak na tokoroni 'bura ko lokori kanyet liñ, Karin ti ñina pirit, kenet na ñina pirit, karen ti ñina kötumit, ko Karin ti district nagwon do gwon kata na.
- **Titimba na guru'beki:** Ti karin ti Monye kak ko ti ñutu lo ujurja kak kulo wuröki ne kak 'bura, pirit naga kilo ñutu si'da kata ako kenesi (numba) ti simulan kase kilo wuröki ne kak anyen se bubulö rye 'de'de.
- **Diñit na torukokine i ropa (Ujura):** ti perok ti sullet na ñina tetenet na ropani pirit (Ujura) ñina ko diñit nagwon ñina ropa (Ujura) 'duddyö kata tuköni tuko gwonja.
- **Gurusu ropesi ko kikolin ropesi:** Gurusu na roropa kune, ko diñitan ropesi kune ti tuköni tukö ko ti denani dena ko kine guru'bejin murek. Kine ropesi ropa i yapa i mukök na ropakindya na ropesi (Gurut) ti yapala musala. Gurusu ti kune ño gwoso kimañ 'bain 'yalaki i kine ropesi katanjini do roba ka'de. Ti do gwe ko temet lo temani pionj, ko temet lo temani kimañ ka'de anyen do robba gurut nagga ropa ko do gwak ka'de.
- **Diñit nagwon do tiki denet:** ko money kadi kode kak mindyö 'ya'yu gurut ti kadi kune kode mindyö adi ti do kolöki kadi kode kak nanyet na mindyö nagwon adi ti money kadi lo tiki ñutu lo ujurja kadi lo denet 'beron gwoso i saresi lo 'depani jur lo Uganda.
 - ✓ **Loñe lo 'yalani gurut na ropa a ujuresi ti kak:** ko money pirit lo midyo 'ya'yu gurut na ujurani kak kune, kode lepenj mindyö riköddu ñutu lo ujurja kadi lo kano mindyö nagwon adi ti money kak lo tikii ñulu lo ujurja pirit lo, denet . ñina denet 'dek tiki ñutu lo ujurja kak lo i ñerot na perok 60 (60 days). Kine 'yalesi ti ropa na kak na ujura koddyö ti löñ 10% i kiña gelenj, ko köti kine 'yalesi kona dan gelenj i kiña.
 - ✓ **Denet na togwo'dani tetenet na ujura:** diñit na loñe lo togwo'dani tetenet na ujura gwon ko tuka'de, diñit na ñilo loñe gwon i gweyari lo ñutu lo ujurja kak lo. ñutu logwon

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.

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.

Sanduku tomurek: Tiyu na wate i kulya ti ujurja na kadi kode kak

Gwoso nagwon wate jore nagwon gwon i to'dupient kine se nagwon a kusik ti medijik na, a do rumbi nagwon adi jore kase ko reni i kine kulya ti ujura na kadijik kode kak. Wate kata ko tolien i tatadu kenisi kase i kine warajin na tetena a ti ujura na kadijik kode kak kine, tolien i mogga na toro'be ti mede ko lalet lonyet aje tuan kode ko se njo tuyan ko lalet lonyit. Kweja adi kine kulya gwon a kulya dumalak i dijit nagwon yoyonjesi aje 'dukin i mede lukata ko i nene saa koti wate na meddi mo'di njwajik kanyit ko kule njutu lo gwon kase lagga kilo. Nyena ti metet tikini tiki i meddya adi ti njaresi tikini tiki i kine wate i loki na kak kode kadijik nagwon a ti ujura kode a kase.

ujurja pirit na ropa i yingajin tiki njilo loje a kokwe na perok 7, njulu lo robba gurut ti ujura temba i yapa tiki loje lo a kokwe na perok 30 a njutu lo robba gurut ti pirit na ujura temba i kinja tikini njilo loje a kokwe na perok 60. njina koti mindyo nagwon adi kine guru'beki murek totorukokin i kine kulya ti loje lo kulya ti rikö na njutu i pirit na ujura

- **Tirikwet na ujurani kak:** mindyo nagwon adi ti njutu lo ujurja kak lo tuketuk njo na tindu lepen i ujurja na kak na. pirit na a'dukeyet kode a na kukuru.
- **njo nagwon/logwon do bubulö konda i njina kak na ujura na:** mindyo nagwon adi ti kine guru'be murek toruköki torukökin i kulyan ti tiyu, ko na tetena na njina kadi ko a njalo lo tetendya ko njo köröju.
- **Ropa na Usur i Miri:** mindyo nagwon adi ti tuköni gwonja adi money kak lo, lo robba usur lo miri sojina ko i perok ti njerot tomorja ko gurut ti Municipal linj.
- **Rerenyesi kode möröjin ko kikolin lo joweni talinj i kiden na kine guru'beki murek:** Torukokita torukökin i kikolin logwon alo'but ko a loke lo joweni talinj anyen 'busan po kasuk kide.
- **Nya'doddu na konin:** 'mindyo nagwon adi ti kine guru'beki murek kine, monye kak ko njutulu lo gwo'dikin ko lepen ki'dinj ko njutu lo ujurja pirit ko njutulu lo gwo'dikin ko lepen ki'dinj tandi tandu kenisi kase in tomoret nagwon a tetena ko a wurö na. njina njo de na tiju njutu wate kegga nagwon lyan kase a twatwa kode tindu njina mede na njo tolikindyö lalet lonyit na gwogwon ko talinj i pirit na gelenj.

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.

Denesi jore ko ngaresi

Norwegian Refugee Council (NRC)

Kadi nase kampala gwon mengo, nsambya Ndejje, Kawape, kerka i kiko lo salama. (PPDRU)

Kadi nase Arua gwon Mvara i kiko lo oluko ko piriton ti ICLA nyona ko pirit na pion duma na miri lo arua keji na 'bijo i kiko lo pojullu.

Refugee Law Project (RLP)

Kadi nase gwon kamapala na 'beroi sukulu.

Kadi nase Arua gwon nyona ko pirit na piog ti mount mvara.

Ugandan Law Society (ULS)

Kadi nase Kampala gwon a Block 216 Plot 610 kiko lo Buye Wamala.

Kadi nase Arua: gwon Bureau a Plot 12 Junior Quarte i pirit na wele.

FRRM Helpline 0800 32 32 32

Template Tenancy Agreement / Toruket na ujura waga kitet – (ENG/BARI)

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.

JUR LO UGANDA

I KULYA TI SARESI LO TETENET NA MONEY KAK KO NA
ηUTU LO UJURJA KAK NAGWON TETENA 2022

A ko

I KULYA NAGWON A TETENA A TOMORET NA MONEY KAK
KO NA ηUTU LO UJURJA KAK

TORUKET NA KUJONG

Toruketna a tetenaiperok ____yapa to_____, 20__.

I DIDINGIT

Nase monyekak____ko torukesikasegwonsona
ko katokok ko nya'dotesikasejojo ko

KU

Gbo ko namba ti singila

Ngini a lunguni a ujuret(gwon ko ki'dijin,kanyonyo'dekat,ko lo
momodi I nginu suwot.

Ko ngina kwe,monye mede lo ko ka ujuranit mo; moret ama a
lo gelen lo moret".

KU GWON NA GWON

(a) Monye kakgwon ko
to'dirikokujongkodetoro'bokanyet____ipirit naga
lungu a____koji na 'bijong

(b) Kasi'danit ko gurusutetgwon ko be'yanapiritnamonyakak,
ko a rugorobanagurusutet ko monyetoro'bo.

(c) Kasi'danit ko gurutgwon a jo iturukasikase ko
monyewenyakodetoro'bo ko jamesisona

(d) Kinegurbijinmurek a gwekindya 'borikadi se de titi
nyilosaretjojo ko konongwosonagwonlepengat a torukokin.

NYENATORUKESINAGWON A ruko

1. GELENG: RUKETTETENET

(a) Kasi'danit ko gurut de roropmonyekaki yapa
gwoso____, back nguketnakulyewenyan ko
gurutropesitikiteyesi. Kine a
rukesikasengwonadiropesibayinnyoko bot.

Ti ropa kwon

(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) I dingit the nyinatorukesi, kasi'danit a roba _____ gwoso a yupet _____ lagadi _____.

(c) Gurutropesititoro'bokodekakkine de roropaidingitnagwonlepenghat a torukokin ko 'beri. Togoleiyapajinmusala ko bayin. Ti longuperok pouk and ropettogeleng ama ku'dekineropaji i yapa gelenggeleng.

(d) Gurutnaroropakinegwoniugandasiiling

(e) Gurut ujuresi mo 'jalane 'jala geleng tung l kinga ko 10% gurut ti kinga koti ko perok yapajin murek a kokwe lo ngutu lo ujura.

2. DINGIT

(a) Nyina dignitnatoruket 'do'do'yaiperokkodekingalogwon a wuro ki yu kilo? Gwosonagwon a turukokini ko julinmure kilo.

3. KASIDANIT KO GURUT RUGO SONA KO MONYE KAKA KODE TORO"BO

(a) Rurukrobarukesikase

(b) Totokitakitananyet kata in piritnatikinilepeng

(c) Roropkulya 'dukesilogwon a miyologwoso ropanaguruttipiong, ko kimangipiritnagwonlepeng 'dekkitari kata.

(d) Lepengtirugokondanenenyonagwon a ko wurokikakitorukesikase ko monyipirit.

(e) Lepengarugotiju kadi namonyekaknaana'but, koti tete teten ko koresi kata.

(f) Rurukokinmonye kadi iluboimedyana kata nanyetna kadi ko ngonakulyakoresi kata. Ko perokmurek

(g) Ti gwon towuwusesi, kode 'jalet, kukundya na kadi ingo gwoso, gorom, kakasi, kabadilan kilongo ko akokoroju kak na Kadin, groom, subabu kode kwe na Kadin, 'bak yenet na monye kadilo, ti tolirakin kata.

Ko l rikokindo ngutu lo ujura lo pirit i perok 'dutet ama l 'dungokindyo ngutu lo ujura.

4. RUKESI TI NGUTU MUREK GWON SONA

(a) Lepenghat a torukiniropesi, ko garamesitigilya ko kulengungesilogwonmimiyolo ka kimaktikonajin. A kokwenagwon kune kitesikodekonesi.

(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.

(b) I dignitantnogwon kilo julinmurekatorukinina, toro'bokodekakna de titiyu 'bora, gwosenagwonlepenghatajetorubi nu. Nye lo makunapirit lo de titi se 'bura ama tikokoro se.

(c) Ko rukesiti kilo ngutumurekkoti ko tutuwesitiropesikasa, kasi'danit lo dee kokonkitesikanyetgwosonagwon nye mimindyorina, back yoyongesikuni. Gwegwosaret lo miri a 'duteni.

(d) Koti lepengatde'gwon ko koresiniinamanene ko 'borik, nogwnajenya'dotona.

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.

(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

5. RUKESI TI SWOTO MUREK

(a) Ko turukesitiropesigwon ko yapajinmusalaiperoklogwon a tetenikode a torukokinilepeghat ama a ko ropa, ngina de jowundagariyesititeneetnatorukesikase ko monye piritkodetoro'bo. Gwosoisaret lo miri, nagwontindumonyekakkodepiritrightkanyetwenya.

(b) Ko kune garesi kata titurukesikase, kara detetenakiwuresi kata, ko longelogwonkwekindya kilo julinmurek ko toro'bo/ kujongkase.

(c) Kweyietnalonge de titi kilo ngutumurek ko iwuret kata. Ko monyetoro'bokodekak ko kasidanitkugurut.

Monye mede: _____ (pirit si'det)

Kasi'danit: _____ (pirit si'det)

6. KUKUJU LO PO I MIRI KO METET LO KUKUNARI RERENYESI

(a) Rurukesi mo titiki ko metet lo po i saresi ti miri lo uganda.

(b) Ku rerenyesi, kode julumosi i pirit ujuret, i mukok na ngina, mo totukuyakin madang, a jamane jama.

(c) A ngina rerenyet ko ban tutungo I mukok na ti perok mereya musalak (30) na ngina warag na nene jamet, ko jame nagon jamanikin madang, a kilo ngutu murek a sonyo sonyo ko ngutu lo jakinda ko taling I pirit na geleng.

(d) Ngina tomoret mo kokona ko monye si'det i ngina pirit kode lo lungu a LC lo ariyalo.

(e) A ko ruket naga madang, a ko kon 'borik I ngina jamet, kulo ngutu murek kulo a jongani I makama a 'dutet lo kulya 'dumane 'dume.

7. 'DUNGESI

(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/ MONYE KADI
NAME/ KAREN

In the presence of/ Ngina i puru na
WITNESS/ KI'DIN NONU
NAME/ KAREN

TENANT/ KA UJURANIT
NAME/ KAREN

In the presence of/ Ngina i puru na
WITNESS/ KI'DIN NONU
NAME/ KAREN

All in the presence of/ Kilo ling gwon I puru na

WITNESS/ KI'DIN NONU
NAME/ KAREN

(a) A kaujuranit lo mo 'dungokini perok ropet lo ujura,ama ko.

(b) _____yingajin/yapajin/kulye lonyet/kode nanyet I wurjo na ngina waraga ko ngilo ka ujuranit.

8. TORUKOKIN/TOKORESI

(a) Ku torukesi/tokoresi apo ingina ruket,amo wuroniwuro,a torukokini ko kilo ngutu murek.

I KONYE TI SUWUDIN KU NGONA, kulo ngutu murek a tinkindye konin,i perok/yapa ako kinga.

ka jujukoni lo koni gwoso a jamana:

SIGNATURE/ NYO'DOTE

SIGNATURE/ NYO'DOTE

SIGNATURE/ NYO'DOTE

SIGNATURE/ NYO'DOTE

SIGNATURE/ NYO'DOTE