

**DEED OF LEASE**

This Deed of Lease is made the ..... day of .....

**BETWEEN**

AB of ..... (hereinafter called "the Landlord" which expression where the context so admits shall include his administrators, executors, and assigns) of the one part

**AND**

CD of ..... (hereinafter called "the Tenant" which expression where the context so admits shall include his administrators, executors and assigns) of the other part.

**WITNESSES AS FOLLOWS:**

1. In consideration of the rent and Tenant's covenants hereafter reserved and contained, the Landlord DEMISES unto the Tenant ALL THAT (description of the property) hereinafter called ("the Demised Premises") to hold unto the tenant for the term of ..... years from the ..... of 20..... to the ..... of ..... YIELDING AND PAYING therefore monthly / yearly ₦..... during the said term the rent of ₦ ..... clear all deductions by monthly / yearly payments in advance the first of such payment to be made on the ..... day of ..... next.
  
2. The Tenant covenants with the Landlord as follows:
  - (i) TO PAY all taxes, rates, duties, assessments, impositions and outgoings whatsoever now or hereafter payable in respect of the demised premises.
  - (ii) TO KEEP the demised premises and any additions thereto and the fixtures in good condition and repair.
  - (iii) To keep the demised premises insured against loss or damage by fire in any office approved by the Landlord in the sum of ₦..... and upon request to produce the insurance policy and receipt for the premium paid in respect of the year.
  - (iv) To allow the Landlord and his agent and workmen to enter and view; at all reasonable times during the term hereby granted.
  - (v) Not to assign, underlet or part with possession of the demised premises or any part thereof without the written consent of the Landlord, such consent not to be unreasonably withheld.
  - (vi) Not to earn on or permit to be earned on at any time during the term in the demised premises or part thereof any trade or business but to use the demised premises as a private dwelling house only.

Provided that if any part of the rent hereby reserved is in arrears for 21 days. Whether or not lawfully demanded or upon the occurrence or breach of any of the Tenant's covenants herein contained, the Landlord may re-enter the demised premises or any part and the term hereby granted shall absolutely cease and determine.

**THE LANDLORD HEREBY COVENANTS that:**

Tenant performing and observing all the other covenants herein contained may quietly hold and enjoy the demised premises during the term without interruption by the Landlord or any person claiming through or in trust for him.

**IN WITNESS WHEREOF** the parties hereto have hereunto set their hands and seals the day and year first above written.

**SIGNED, SEALED and DELIVERED**  
by the within named **LANDLORD**

In the presence of:

Signature of Witness:  
Full Name:  
Address:  
Occupation:

**SIGNED, SEALED and DELIVERED**  
by the within named **TENANT**

In the presence of:

Signature of Witness:  
Full Name:  
Address:  
Occupation: