

Lease Agreement

This Residential Lease Agreement is made and entered into on the 1 September 2025, by and between Old Mutual Zimbabwe., a registered property management company with address at Corner Robert Mugabe & Third Street, CBD, Harare, and king Agrippa, with ID 352352/registration number 325235.

1. Premises

The Landlord hereby leases to the Tenant the premises known as **Ground Floor33, Eastgate Mall Harare**, located at **Corner Robert Mugabe & Third Street, CBD, Harare**.

2. Term

The lease shall commence on the 31 August 2025, and shall continue for a fixed term of 432 months, ending on 31 August 2061, unless terminated earlier in accordance with this Agreement.

3. Rent

The Tenant agrees to pay the Landlord a monthly rent of **\$ 1290.00**. Rent shall be due on or before the 5th day of each month.

4. Security Deposit

Upon execution of this Agreement, the Tenant shall pay a security deposit of **\$ 43.00**, to cover damages beyond normal wear and tear. The deposit shall be refundable within 30 days after termination, less any deductions.

5. Utilities

The Tenant shall be responsible for payment of electricity, water, internet, and other utility services consumed at the Premises. The Landlord shall ensure availability of these services and facilitate access to meters and billing.

6. Use of Premises

The Premises shall be used solely for residential purposes and may not be used for any commercial activity without prior written consent of the Landlord. Subletting is strictly prohibited.

7. Maintenance and Repairs

The Tenant shall keep the Premises clean and in good condition. The Landlord shall be responsible for structural repairs and maintenance of electrical, plumbing, and drainage systems. The Tenant shall report issues promptly.

8. Right of Entry

The Landlord or its agents may enter the Premises upon giving 24 hours' notice to inspect, perform maintenance, or show the unit to prospective tenants or buyers. In emergencies, the Landlord may enter without notice.

9. Termination

Either party may terminate this lease with a 30-day written notice after the fixed term ends. Early termination by the Tenant without valid cause may forfeit the security deposit.

10. Renewal

This lease may be renewed upon mutual agreement for another term. Terms of renewal shall be discussed and documented in a renewal addendum no later than 30 days before expiration.

11. Rules and Conduct

The Tenant agrees to comply with all building rules and refrain from unlawful, noisy, or disruptive behavior. Pets are not allowed unless explicitly approved in writing.

12. Dispute Resolution

Any dispute arising out of this Agreement shall be resolved first by amicable negotiation. Failing that, the matter shall be referred to the Zimbabwean Police or courts of Zimbabwe.

13. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Zimbabwe.

14. Signatures

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

Old Mutual Zimbabwe
(Landlord)

king Agrippa
(Tenant)

Signatures

Manager Signature:

admin

Signed by: pboy blue (Manager)
Date: September 13, 2025 10:37
IP: ::1