

## BHC LEASE AGREEMENT DO'S & DONT'S

The lease agreement outlines and details the obligations and responsibilities of the landlord (lessor) and the tenant (lessee). It explains what the landlord and tenant have agreed upon in regards to length of the lease, how much the monthly rent will be, and who will be responsible for upkeep of the property. It is important for tenants to understand that a lease agreement can be altered prior to being signed. If there is something that you do not understand or agree to, or if there is a provision that needs to be altered, discuss it with the landlord prior to signing the lease.

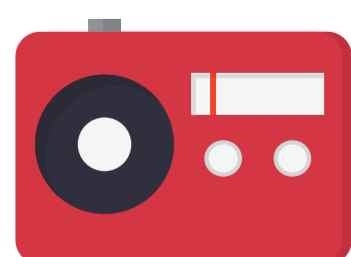
**BHC has a three-year lease agreement with its tenants with the following provisions;**

### DO'S

- Payment rent monthly in advance for individual and quarterly in advance for Corporates.
- Use property for residential only; no other operations allowed.
- Keep property maintained; take care of the property and keep all features and fittings intact, report also to BHC if need of maintenance; call centre 1167 or 3959902 from any line.
- Dispose off rubbish to designated place (dustbin, skip or dumping site depending of type of litter).
- Keep the premises preserved, garden, prune trees etc.
- Monitor functionality of apparatus like water meter to prevent misuse and loss. Detect leakage and report to BHC as early as possible.
- Renew the lease agreement upon expiry of the three years if interested in continued occupation of the BHC unit.

### DON'TS

- Do not sublet a BHC unit.
- An individual holding a BHC lease agreement is expected to be in occupation of the subject unit, hence not part with possession, subletting a BHC units constitute a criminal.
- A corporate body is expected to sublet to its employees only, no other person is authorised to occupy the unit.
- No antisocial behaviour expected from tenants; Tenants to leave in peace with other tenants and respect others rights. No noise or nuisance expected.
- Tenants shall not use the premises for any trade or any other use except residential.
- No unpermitted developments in the premises.



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