|  |  |
| --- | --- |
| **Form LRA 64** | **(r. 77(1)** |

**REPUBLIC OF KENYA**

**THE LAND REGISTRATION ACT**

**THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Date Received | | Presentation Book | Official Fees Paid | |
| ………………… | | No…………………. | Kshs. | |
|  |  |  | |  |
|  |  | **LEASE (Long Term)** | | |
|  | **TITLE NUMBER: ..................................................** | | |  |
|  |  |  |  |  |
|  | **Date of Lease** |  |  |  |
|  | **Lessor** |  |  |  |
|  | **Lessee** |  |  |  |
|  | **Demised Premises** | *(Details of the floor where applicable)* | | |
|  | **Term** |  |  |  |
|  | **Rent / Stand Premium** |  |  |  |

**Service Charge**

**Management Company** *( Where applicable give details , Registration particulars and Address of Service in Kenya)*

**Cadastral** **Plan** **of** **the**

**Demised Premises** **(where**

**applicable)**

**Sectional Plan(s) of the**

**Demised Premises** **(where**

**applicable)**

**THIS LEASE** witnesses as follows:

The Lessor as legal and or beneficial owner of the above noted Title **HEREBY LEASES** to the Lessee the Demised Premises for the Term subject to the payment of the Rent and the Service Charge and subject to the conditions set out in this Lease.

*Insert Additional Provisions as required by the law and the contract between the parties including in the case of long term leases provisions on extension of lease and transfer of reversionary interest.*

**IN WITNESS** this Lease has been duly executed as a deed by the parties hereto.

**Execution**

*All parties including the Guarantor(s) must execute.*

|  |  |  |
| --- | --- | --- |
| **SEALED** with the Common Seal of the Lessor | | ) |
|  |  |  |
| in the presence of:- | | ) |
|  |  | ) |

Coloured

Coloured

Photograph

**Director** )

)

)

Name:……………………..,,)

) Common Seal

ID/Passport No……. …… )

PIN No…………………… )

)

Signature…………………….. )

)

**Director/Secretary**

Name:……………………. )

ID/Passport No……………… )

)

PIN No……………………….. )

)

Signature……………………... )

)

)

)

Person Certifying the Execution )

**Certificate of Verification under Section 45 of the Land Registration Act**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **I CERTIFY** that ……………………………… and ……………………… being the | | | | | | |  |
|  | persons witnessing the affixing of the Common Seal of the Lessor appeared before me | | | | | | |  |
|  | on ……………………………. and being known | | | | | to me/being identified by | |  |
|  | \*..……………………………………. of……………..……..………… acknowledged | | | | | | |  |
|  | the above signatures or marks to be theirs | | | | and that they had freely and voluntarily | | |  |
|  | executed this instrument and understood its contents. | | | | |  |  |  |
|  |  |  |  | ……………………………………………… | | | |  |
|  |  |  |  |  | Name and signature of person certifying | | |  |
|  |  |  |  |  | |  |  |  |
| **SIGNED** and **SEALED** by the Lessee in the ) | | | | | |  |  |  |
|  | |  |  |  |  |  |  |  |
| presence of:- | | | | | ) |  |  |  |
|  |  |  |  |  | ) | Coloured |  |  |
|  |  |  |  |  | ) |  |  |
|  |  |  |  |  | ) | Photograph |  |  |
|  |  |  |  |  | ) |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  | Name……………………… | | | |  |
|  |  |  |  |  | ) ID/No……………………… | | |  |
|  |  |  |  |  | ) PIN No………………….… | | |  |
|  |  |  |  |  | ) Signature………………….. | | |  |

**Certificate of Verification under Section 45 of the Land Registration Act**

**I CERTIFY** that the above-named………………………………………..appeared before

me on the …………….. day of ……..……………. 20…. and being known to me/being

identified by\*………………………………. of ……………………………… acknowledge

the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

………………………………………

Signature and Designation of

Person Certifying\*\*

**REGISTERED** this ……………….day of …………………………20.…

**LAND REGISTRAR**

Seal…………………………………………………..

Name:…………………………..…..… Registrar’s Stamp / No………….…

Signature: …………………………………………..

**DRAWN BY:**

**Notes:**

\*Delete whichever is not applicable.

\*\*The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.”