



REF: KRA/HQS/NCB-032/2024-2025

15th April, 2025

LEASE OUT OF SPACE FOR CANTEEN AT ISEBANIA CUSTOMS, MIGORI COUNTY FOR A PERIOD OF SIX (6) YEARS.

ADDENDUM SET: 1

EXTENSION OF TENDER CLOSING DATE

Kenya Revenue Authority hereby notifies prospective bidders that the Tender particulars have changed as follows;
Query number 1;

S/no	Query	Response to clarification
1.	Pages 21, ITT21.1 <i>[Note: The date and time should be the same as those provided in the Specific Procurement Notice - Request for Tenders, unless subsequently amended pursuant to ITT 22.2.] Tenderers or shall not have the option of submitting their Tenders electronically.</i> The electronic Tendering submission procedures shall be: N/A Query: <u>Confirm whether submission of tender is electronic via your supply Chain portal or physical document to be dropped at the specified tender box</u>	Submission of the tender is electronic via the KRA e-procurement portal
2.	<u>Page 22 – Instructions to Bidders</u> 1. Bidders MUST complete the Table below in the format provided.	Table provided below with an additional column where the bidder can provide their response Refer to table 1 below.



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	2. Bidders are allowed to use I UNDERSTAND AND AGREE as response. Query; <u>Table not provided in the tender document</u>
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Table 1: SPECIFICATIONS FOR THE LEASE OUT OF SPACE AT ISEBANIA CUSTOMS CANTEN- ISEBANIA ONE STOP BORDER POST

PREVIOUS TABLE		NEW TABLE		Bidder Response
1. LETTABLE AREA	The total lettable space is 1,405 Sq. ft	1. LETTABLE AREA	The total lettable space is 1,405 Sq. ft	
2. LEASE TERM	Six (6) years	2. LEASE TERM	Six (6) years	
3. RENT	Rent will be payable quarterly in advance	3. RENT	Rent will be payable quarterly in advance	
4. RENT DEPOSIT	A three (3) month's rent deposit MUST be paid by the tenant and shall be refundable upon expiry of the lease term.	4. RENT DEPOSIT	A three (3) month's rent deposit MUST be paid by the tenant and shall be refundable upon expiry of the lease term.	
5. RENT ESCALATIONS	Rent will escalate at a compound rate of 10% after every two years throughout the lease term	5. RENT ESCALATIONS	Rent will escalate at a compound rate of 10% after every two years throughout the lease term	
6. SERVICE CHARGE	In addition to the rent, a service charge of Kshs 20.00 per square feet MUST be paid by the tenant.	6. SERVICE CHARGE	In addition to the rent, a service charge of Kshs 20.00 per square feet MUST be paid by the tenant.	

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	The service charge will cater for;		The service charge will cater for;	
	• Land rates and ground rent; • Water for common areas; • Insurance of the building; • Electricity for common areas; • Cleaning of common areas; • Security for common areas; • Periodic maintenance and decoration of common areas;		• Land rates and ground rent; • Water for common areas; • Insurance of the building; • Electricity for common areas; • Cleaning of common areas; • Security for common areas; • Periodic maintenance and decoration of common areas;	
7. ELECTRICITY & WATER	The tenant will pay for his/her own Water & electricity bill	7.	ELECTRICITY & WATER	The tenant will pay for his/her own Water & electricity bill
8. USER	The tenant shall use the facility as staff canteen and related purposes only.	8.	USER	The tenant shall use the facility as staff canteen and related purposes only.
9. SECURITY	The Landlord will provide day and night	9.	SECURITY	The Landlord will provide day and night security

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	security services to the compound			services to the compound	
10.	SUB-LETTING	No sub-letting is permitted.	10	SUB-LETTING	No sub-letting is permitted.
11.	PARTITIONING	The landlord's prior written consent will be required before the Tenant erects any partitions, fixtures or fittings in the Premises. All works carried out by the Landlord's consultants in assessing and approving the Tenant's fitting out plans will be at the cost of the Tenant. Any alterations to the power supply will require verification by the Landlord's appointed Electrical Engineers at the cost of the Tenant.	11	PARTITIONING	The landlord's prior written consent will be required before the Tenant erects any partitions, fixtures or fittings in the Premises. All works carried out by the Landlord's consultants in assessing and approving the Tenant's fitting out plans will be at the cost of the Tenant. Any alterations to the power supply will require verification by the Landlord's appointed Electrical Engineers at the cost of the Tenant.
12.	BREACH OF COVENANTS	If the rent or any part of thereof shall at any time remain unpaid for twenty one (21) days after becoming payable, whether formally demanded or not, or if at any time	12	BREACH OF COVENANTS	If the rent or any part of thereof shall at any time remain unpaid for twenty one (21) days after becoming payable, whether formally demanded or not, or

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	thereafter the Tenant is in breach of any of the covenants or conditions referred to in the lease, it will for the Landlord to re-enter the Premises and thereupon the Lease will determine and cease immediately but without prejudice to any rights and remedies which may have accrued to the landlord against the Tenant in respect of any breach of covenant.		if at any time thereafter the Tenant is in breach of any of the covenants or conditions referred to in the lease, it will for the Landlord to re-enter the Premises and thereupon the Lease will determine and cease immediately but without prejudice to any rights and remedies which may have accrued to the landlord against the Tenant in respect of any breach of covenant.	
13.	POSSESSION	13	POSSESSION	The tenant will take possession of the premises subject to the tenant acceptance of an award from KRA, signs lease agreement and all requisite payments made.
14.	LEGAL FEES	14	LEGAL FEES	The Tenant will be responsible for both parties' legal costs incurred in the preparation,

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15.	DECORATION	execution and registration of the Lease including stamp duty, registration fees and other disbursements		execution and registration of the Lease including stamp duty, registration fees and other disbursements	
15.	DECORATION	On termination of the Lease or earlier determination for whatsoever reason, the Tenant will be required to redecorate the Premises in terms that will be contained in the Lease for the Premises. During the term of the Lease, the Tenant will be required to keep the premises and fixtures in good repair, order and condition.	15	DECORATION	On termination of the Lease or earlier determination for whatsoever reason, the Tenant will be required to redecorate the Premises in terms that will be contained in the Lease for the Premises. During the term of the Lease, the Tenant will be required to keep the premises and fixtures in good repair, order and condition.

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The closing date has been extended as follows;

Description	Previous Closing Date	New closing date
KRA/HQS/ NCB-032/2024 – 2025 LEASE OUT OF SPACE FOR CANTEEN AT ISEBANIA CUSTOMS, MIGORI COUNTY FOR A PERIOD OF SIX (6) YEARS.	15 th April, 2025 at 11.00 am	22 nd April, 2025 at 11.00 am

Confirmation of the tender closing date forms part of the bidding document and is binding to all bidders.

All other terms and conditions of the tender remain the same.

Regards,

Yvonne Elijah

For: Deputy Commissioner - Supply Chain Management

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