

THE COURT HOSTELS

RESIDENTIAL TENANCY AGREEMENT

THIS LEASE (the "Lease") dated this 17/08/2025 12:00 AM BETWEEN:

Omotayo Raji

(the "Landlord")

- AND -

Usman Abdullahi

(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION of the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

1. Leased Property

The Landlord agrees to rent to the Tenant the one bedroom self contained, municipally described as Abike-Ade Court. (the "Property"), for use as residential premises only. The Property is more particularly described as: Off Konigba Junction, Oko-Odo, Ago-iwoye, Ogun State. A photo of the Property is attached to this Lease.

2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenant may occupy the Property overnight or more than 24 hours without the prior written consent of the Landlord. The maximum duration allowed for a guest to occupy the property is at landlord's discretion.
4. No pets or animals are allowed to be kept in or about the Property.
5. Car park space is not provided under the terms of this Lease and no vehicle may park on or about the Property.

6. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.
7. The Property is provided to the Tenant without any furnishings or chattels.
8. The term of the Lease commences at August 17, 2025 and ends at August 17, 2026 (the "Term").
9. If after the end of the Term, the Tenant will remain in possession of the Property without an express written agreement as to such holding, then such holding-over will be deemed a month-to-month tenancy at the same rental rate provided in this Lease.

10. **Rent**

Subject to the provisions of this Lease, the rent for the Property is ₦100 per year (the "Rent").

11. The Tenant will pay the Rent on or before the 17/08/2026 12:00 AM of each and every year of the Term by direct transfer or deposit to the account supplied by the Landlord to the Landlord.
12. The landlord may review the rent from time to time and may increase the rent in accordance with the applicable laws of Ogun State.
13. In the event that the tenancy is canceled after payment has been made, or if the landlord terminates the rent due to a violation of its terms, the tenant will be required to pay 10% of the rent to the landlord for administrative fees

14. **Security Deposit**

On execution of this Lease, the Tenant will pay the Landlord a security deposit of ₦0.00 (the "Security").

15. During the Term or after its termination, the Landlord may charge the Tenant or make deductions from the Security for any or all of the following:
 1. repair of walls due to plugs, large nails, or any unreasonable number of holes in the walls including the repainting of such damaged walls;

2. repainting required to repair the results of any other improper use or excessive damage by the Tenant;
3. unplugging toilets, sinks, and drains;
4. replacing damaged or missing doors, windows, screens, mirrors, or light fixtures;
5. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
6. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
7. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects or other pests into the Property or building;
8. repairs and replacement required where windows are left open which have caused rain or water damage to floors or walls;
9. any other purpose allowed under this Lease or the applicable laws of Ogun State.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

16. The Tenant may not use the Security as payment for the Rent.

17. Quiet Enjoyment

The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the Term.

18. Inspections

The Parties will complete, sign, and date an inspection report at the beginning and at the end of this tenancy.

19. Tenant Improvements

The Tenant will not make improvements to the Property.

20. Services and Facility Costs

The Tenant is responsible for the payment of all the Tenant's services in relation to the Property.

21. On execution of this Lease, the Tenant will pay the Landlord a deposit of ₦0.00 for service charges.

22. Insurance

The Tenant understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

23. Governing Law

This Lease will be construed in accordance with and exclusively governed by the laws of Ogun State.

24. Assignment and Subletting

Without the prior, express, and written consent of the Landlord, the Tenant will not assign this Lease, or sublet or grant any concession or licence to use the Property or any part of the Property. A consent by Landlord to one assignment, subletting, concession, or licence will not be deemed to be a consent to any subsequent assignment, subletting, concession, or licence. Any assignment, subletting, concession, or licence without the prior written consent of Landlord, or an assignment or subletting by operation of law, will be void and will, at Landlord's option, terminate this Lease. The Tenant will pay any fees or other charges from solicitors or letting agents as a result of the assignment, subletting, concession, or licence.

25. Damage to Property

If the Property should be damaged by the Tenant's negligence or wilful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

26. Maintenance

The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the Term and any renewal of this Lease.

27. Major maintenance and repair of the Property not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.

28. The Tenant will also perform the following maintenance in respect to the Property:
Cleaning the property and Empty of the Bins.

29. Care and Use of Property

The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.

30. The Tenant will not engage in any illegal trade or activity on or about the Property.

31. The Parties will comply with standards of health, sanitation, fire, housing, and safety as required by law.

32. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address, and phone number of the person doing the inspections.

33. At the expiration of the Term, the Tenant will quit and surrender the Property in as good a state and condition as at the commencement of this Lease, reasonable use and wear and tear excepted.

34. Prohibited Activities and Materials

The Tenant will not keep or have on the property any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.

35. The Tenant will not perform any activity on the Property or have on the property any article or thing that the Landlord's insurance company considers increases any insured risk such that the insurance company denies coverage or increases the insurance premium.

36. The Tenant will not perform any activity on the Property that the Landlord feels significantly increases the use of electricity, water, sewer, or other services on the Property.

37. Rules and Regulations

The Tenant will obey all rules and regulations of the Landlord regarding the Property.

38. Disclaimer

The Landlord has conducted his investigation on the tenant before renting out the room to the tenant, and the landlord discovered that the tenant has a legitimate source of income. It is upon this premise that the Landlord rented out the room to the tenant. The Landlord therefore disassociate himself from any form of illegality that the tenant might be conducting in the apartment.

39. Address for Notice

For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below. After this tenancy has been terminated, the contact information of the Tenant is:

a. Name: Usman Abdullahi

b. Phone Number: _____

c. Post termination notice address: _____

40. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

a. Name: Omotayo Raji

b. Address: Meekad Hotel Ltd, No2 Obafemi Awolowo way, off OOU mini Campus, Ago-iwoye, Ogun State.

The contact information for the Property Manager of the Landlord is:

c. Name: Mr Hakeem Elias

d. Phone: +2348055453708/+2347030676720

e. Email address: meekadhotels@gmail.com

41. **Additional Clauses**

This is strictly a student accommodation and the following informations are required;

a. What University/College are you:

b. What Department are you: _____

c. Your Matriculation Number: _____

d. Is your Parent(s) aware of you renting this accommodation? If "Yes"

1. Parents Name: _____

2. Parents Address: _____

3. Parents Mobile: _____

42. The Witness to this Agreement must be one of this following;

- a. A Solicitor
- b. A Commissioner of Oaths
- c. Head of Your Department
- d. Parent to the tenant

Your Witness should include his/her;

- a. Mobile Number: _____
- b. Office Address: _____
- c. Office stamps: _____

43. General Provisions

All monetary amounts stated or referred to in this Lease are based in the Nigerian Naira.

- 44. The Tenant will pay all costs related to stamping and registration for this Lease.
- 45. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches, or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
- 46. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
- 47. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
- 48. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions, and liabilities pursuant to this Lease.

49. If there is a conflict between any provision of this Lease and the applicable laws of Ogun State, those laws will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with those laws. Further, any provisions that are required by those laws are incorporated into this Lease. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease.
50. This Lease may only be amended or modified by a written document executed by the Parties.
51. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the applicable laws of Ogun State.
52. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
53. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
54. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
55. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.
56. At six, five, four, three, two and one month(s) prior to the end of this lease, the tenant will be sent a monthly reminder as regarding the date of the expiration of the lease.
57. A day prior to the end of this lease, the tenant is sent a reminder to vacate the property on or before the date of the end of this lease as stated in prior clauses contained in this agreement. Failure or refusal of tenant to vacate the property on 24

hours after the expiration date without renewal of the lease, appropriate legal actions will be taken against such tenant as applicable by the laws of Ogun State.

58. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

59. Time is of the essence in this Lease.

IN WITNESS WHEREOF the Parties have duly affixed their signatures.

WITNESS:

WITNESS:

The Tenant acknowledges receiving a duplicate of this Lease signed by the Tenant and the Landlord on 17/08/2025.

Tenant's Signature: _____

Date: 17/08/2025