

Hi Mr. Elvis Okpaleke BLD,

BLD December Rent Invoices and Notification of Facility Updated Ordances

Hope this email finds you well.

1. Notice of last month of rental contract from Dec 1 - 31st 2024 and here is the Final rental invoice for Dec 2024.
2. We expect you to deliver to us all unit keys to units occupied namely units 15a cleaned and peacefully in accordance to your rental agreement as signed, and you should evacuate the premises, handing over to the property owners a clean secure facility on or before December 31st 2024. Please notify us of the date you intend to vacate and hand over the unit in your reply.
3. If for any reason in obstinance and in violation of your rental contract agreement or such desire exist to delay evacuation of the premises on or before December 31st 2024 when you legal tenancy is terminated, please note that the following facility ordinances as applied to all other tenants in the building would now be in effect for your unauthorized month to month rental occupancy.

Facility Ordinances in Effect for Unit 15a BLD Mr. Elvis Okpaleke from Jan 1 2025.

1. The rental occupancy for Unit 15a would be a month to month tenancy until the property owners obtain a court eviction judgment and enforce such for the unit or until such a time when the tenant vacates the said unit.
2. The rental cost would be as already offered to you previously at N78M per annum paid in full for 2 years at N156M or a month to month rental of N6.5M which will be invoiced and expected paid on the 1st of each month, with a monthly 2% late fee plus interest charge once payment is not received by the 5th of every month.
3. No tenant at the facility is authorized to conduct any form of repairs, alterations, renovations in the property unit, both inside the unit and or outside except any repairs done by the property owners and its management. Any such needed repairs by tenants in good standing, may be requested to the property management, who may approve and cost out the request, and charge the tenants for the cost and authorize the architectural team of the property owners to conduct such repairs at the tenants cost which would have been paid to the property owners in full.

Tenants are only authorized to replace electric light bulbs and fix plumbing clogged kitchen and toilet water systems, and such items must be reported on or shortly after such repairs have



been conducted to the property owners to inspect and ascertain the veracity of such item repairs or replacement.

4. Facilities are open daily only from 7am - 9pm only for office commercial use and non residential usage, except in specific units so authorized for residential use by the property owners, which may use such units as specified.

5. No tenant is authorized to have any security staff outside or inside their unit, as this is reserved only for the property management to provide security for the facility. If in certain cases additional security is needed for tenants business operation, such must be approved in writing by the property owner to the tenant and all such security personnel must operate within the inside unit of the tenant in subjection to the control by the facility security and must follow the dictates of the facility security and not disrupt the facility security team whose responsibility is to handle all facility security.

Please note that these ordinances may be updated monthly to add or update any aspect as deemed fit by the property owners, as their management deem necessary to operate and manage the facility.

Regards.

Terkuma Shoja

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