8. Governing Law: This Agreement has been executed under and shall be governed by the laws of the Federal Government of Nigeria without regard to the state's conflict of law principles.

9. Force Majeure: In the event that either party shall be delayed or hindered in or prevented from doing or performing any act or thing required in this Agreement by reason of strikes, lock outs, casualties, acts of God, labor troubles, inability to procure materials, failure of power, governmental laws or regulations, riot, insurrection, war or other causes beyond the reasonable control of such party, then such party shall not be liable or responsible for any such delays and the doing or performing of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

10. Severability: If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable parts had not been included in this Agreement.

11. Complete Agreement: This Agreement contains a complete expression of the agreement between the parties and there are no promises, representations or inducements except such as are herein provided.

The parties agree to execute this Agreement as of the first date written above

Emmanuel Obiguru
LandLord/Owner Name

11/11/2021
Landlord/Owner Signature/Date

Michael Osigbemeh, Esq.
Property Director Name

8/11/2021
Property Director Signature/Date