

4. Tenant agrees to use said quarter for purpose of running a retail business and operate for 8am to 12pm nightly or later as business permits.

5. Tenant agrees to accept the property in its current condition and to return it in "moving-in clean" condition, and to pay a special cleaning charge of N275,000 upon vacating the premises, if deemed needed for additional cleaning by Landlord. Areas included in lease are Bar Reception room, double door entrance with bar hall, two added rooms to hall, bar room, double door entrance from Stallion mart frontage, entrance area, attached store room to entrance, entire area currently occupied by Stallion Mart store, two toilet room rooms, Bush bar outside area, with built in bar and small room kitchen area created from current hotel kitchen. Area does not include small front unit already leased out to Barber shop and spa and excluded all other areas within the Embassy Court Hotel grounds and facility. Signage currently place on unit for Embassy Court Hotel, ~~Stallion Mart~~ and other facility shall remain and Lessee may arrange to place its own business signage in addition to signage already placed on building unit. Tenant also agrees that during the cause of renovation and occupation of the building any repair, renovations, additions, modified building units, building fixture appliances and other building fixtures added to the building would remain as part of the building and can not be removed from property. Mobile appliances which are not attached to the building units, may however be removed only after inspection by Landlord to determine if such were not included in list of appliances included in property lease to tenant.

6. Tenant will be responsible for payment of all utilities, garbage, water and sewer charges, telephone, gas, association fees or other bills incurred during the term of this Lease. Tenant specifically authorizes Landlord to charge specified utility bills included in service charge fees upon determination of those fees and the portion the tenant or lessee may be consuming every month.

7. Any removal of Landlord's property without express written permission from the Landlord shall constitute abandonment and surrender of the premises and termination by the resident of this Agreement. Landlord may take immediate possession, exclude Tenant from property and store all Tenant's possessions at Tenant's expense pending reimbursement in full for Landlord's loss and damages.

8. Landlord has the right of emergency access to the leased premises at any time and access during reasonable hours to inspect the property or to show property to a prospective tenant or buyer. In the event that the property is sold, the lease/rental agreement between Landlord and Tenant is canceled on the date the new owner takes possession of property. Tenant has thirty days to vacate the property or sign new lease with new owner at new owner's option.

②

