

may cause to be stained, damaged, deteriorate from frequently use of all such daily functional activities of Lessee retail Restaurant, Food, beverages, bar and lounge activities.

16. Appliances or furniture in the unit at date of lease per the attached Exhibit "A", are loaned, not leased to Tenant. Maintenance of appliances or furniture is the responsibility of Tenant who will keep them in good repair.

17. Tenant is responsible for all glass, screen, and storm door repairs.

18. No money is to be deducted by Tenant from rent payment for any reason without express written permission of Landlord.

19. Tenant accepts entirely the responsibility for recharging air conditioner compressor and the cleaning of furnace or replacement of furnace filters.

20. All parties agree that termination of this Agreement prior to termination date will constitute breach of the tenancy and all Security Deposits and one full month's rent shall be forfeited in favor of Landlord as liquidated damages plus you will be charged the cost of restoring the property to rental condition plus advertising and rent loss incurred until the new resident moves in. Your liability for rent loss is limited to thirty (30) days after restoration is complete.

YOU SHOULD READ AND UNDERSTAND THIS LEASE, IT IS A LEGAL AND BINDING CONTRACT.

Signing below means you have read the Lease, are in full agreement with it and have received a copy of the contract.

ACCEPTED THIS 4th DAY OF June 2013
at Embassy Court Hotel Lekki 1, Lagos.

(Address, City and State)

Elvis I. Okpaleke esq

Landlord, Property manager or Agent

Tenant 1

Dan E. Austin MD Dan Austin MD
[Signature] [Signature]
7/6/13

(B) DA [Signature]