

verbal discussion with Landlord and obtain an approval from the Landlord before the renovation can commence.

13. Tenant's obligations are as follows:

- A. Take affirmative action to insure that nothing is done which might place Landlord in violation of applicable building, housing, zoning, and health codes and regulations.
- B. Keep the dwelling clean and sanitary, removing garbage and trash as it accumulates, maintaining plumbing in good working order to prevent stoppages and leakage of plumbing fixtures, faucets, pipes, etc.
- C. Operate all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other appliances in a reasonable, safe manner. *which is in tenants case*
- D. Assure that property belonging to Landlord is safeguarded against damage, destruction, loss, removal, or theft.
- E. Conduct himself, his business, friends, guests, visitors in a manner which will not disturb others. *during reg hours.*
- F. Allow the Landlord or his agent access to the premises for the purpose of inspection, repairs or to show the property to someone else at reasonable hours, and to specifically authorize unannounced access anytime rent is late, or this Agreement is terminated or for pest control, maintenance estimates, serving legal notices, or emergencies. *in a manner that does not disturb business*
- G. Comply with all provisions of this Agreement, particularly with respect to paying the rent on time and caring for the property. Tenant warrants that he/she will meet the above conditions in every respect, and acknowledges that failure to perform the obligations herein stipulated will be considered grounds for termination of this Agreement and loss of all deposits.

14. No additional locks will be installed on any door without written permission from the Landlord. Landlord is to be provided duplicate keys for all locks so installed at Tenant's expense within 24 hours of installation of said locks. As a Function and Restaurant facility to an existing hotel, Landlord will retain the first right to request a space usage of leased space for a hotel function as follows:

1. Food and drinks price at 20% discount rates from Lessee standard price, this will include all purchases made by Landlord.
2. Unit space for 10-20 persons at N10,000 day not more than 12 hours *as per schedule*
3. Unit space for 20-50 persons at N20,000 a day not more than 12 hours. *on a less busy day*
4. Landlord as needed be granted rights to bring and serve additional foods, drinks for agreed and paid unit space for a specific function once booked with lessee.
5. Hotel facility paid room services orders for food and drinks from Lessee Bar and Restaurant charged by landlord or hotel facility, will be paid by hotel at 20% discount. Hotel may add room service charge to such rates. All other items not otherwise mentioned here if to be used by Landlord or hotel facility from Lessee operations will be paid at 20% discount. Hotel facility will also extend 20% discount usage of all hotel rooms and facility charges to Lessee.

*How frequent will the use be and am the notice according to our schedule?*

15. Tenant is responsible for all plumbing repairs including faucets, leaks, stopped up pipes, frozen pipes, water damage, and bathroom caulking. Tenant will also be responsible for any and all stain removal, cleaning, maintenance, painting, repairs on facility from retail customer usage, and extended into areas within the hotel entire facility where by course of Bar, Kitchen, food, drinks and restaurant function

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*[Handwritten signature]*