

September 26, 2023

Dear Mr. Success Ogebe

INSTRUCTION TO PROSECUTE 15A ADMIRALTY WAY LEKKI LAGOS TENANT
ELVIS OKPALEKE, CHARLES OKPALEKE, OGBOGU OKPALEKE, BLD LTD, FOR
RENTAL CONTRACT VIOLATION

Referring to our brief discussion on BLD contract violation, we therefore instructed you to institute a legal action against BLD after no response and unwarranted disregard to all official communications and below are the legal actions for filling.

- To report property trespass, renovation without due approval as stipulated in contract as well as ensuring total access blockage to decking behind their apartment as it wasn't within contract specification to Maroko Police Station.
- To write a voluntary eviction notice to BLD and BLD counsel
- To immediately do necessary proceedings for eviction following all their disregards to the under listed:
 - ✓ Unpaid property rents from 2021 and 2022 - (N800,000)
 - ✓ Unpaid Rental fees for Jan - June 2023 (N2.2M)
 - ✓ Unpaid Rental Fees for July - Sept 2023 (1.4M)
 - ✓ Continued violation of the negotiated 90 days agreement to remove your generators from the property, which ended May 21st 2023.
(Est. Damages N2.5M)
 - ✓ Unauthorized and illegal water connections, with tanks and the subsequent property damages caused by the illegal water connection.
(Estimated N1.5M)
 - ✓ Unauthorized placement of AC in the roof of Embassy Court Hotel and the subsequent property damages caused by the illegal AC placement to the roof water leakages, damages and subsequent unpaid repairs to the property management. (N1.2M - Roof and unit repaired April 2023 - pending billing)
 - ✓ Repeat physical and verbal assaults of property owners' security guards and management staff of the landlord by your facility managers and staff
Est Damages (N750K).
 - ✓ Unauthorized Use of decking Area in property, unpaid Deck Rental Charges 2021, 2022, 2023 and the subsequent property damages and leakages to units of other tenants and their unit in the building.
Est Damages (N22.7M).

Payment Term:

1. We agree to pay a total of N1.5M for the entire case from filling in Magistrate court until judgment proceeding is completed.
2. Post judgment collection will be paid as 17% of any collection obtained by counsel on behalf of Plaintiff (Property Owners) from Tenant Elvis Okpaleke and co-defendants
3. Payment is 33.5% at inception to commence work, 33.5% on or about case trial date and 33% upon judgment for the eviction or not exceeding 30 days of the eviction judgment.

Your Confirmation receipt of this Instruction will be appreciated.


Sincerely Yours

OLADELE suraju olawale

Assistant Director, Technical Operations.

Stallion Technologies Limited

15, Admiralty way lekki phase1, Lagos State, Nigeria

 0802 906 4750

 soostalliontech@gmail.com

advanceqt.com

 ipropstore.com

questcts.com