

Part I: The Parties to this Agreement & the Premises

THIS AGREEMENT IS MADE on the 15TH day of SEPTEMBER 2008.

THIS AGREEMENT IS MADE BETWEEN

A. **Chief Alex Adoghe**
of Stoneridge Villa, 1 Deng Xiaoping Street, Asokoro, Abuja
("The Landlord") **AND**

B. **NIGERIA GOVERNORS' FORUM**
of 6 Salt Lake Street, off Gana Street, Maitama, Abuja
("The Tenant")

AND IS MADE IN RELATION TO PREMISES AT:

Stoneridge Villa, No. 1 Deng Xiaoping Street, Asokoro, Abuja
("The Demised Premises")

Part II: The Main Terms of the Tenancy

1. Term of Tenancy:
The Landlord lets to the Tenant the Premises for a period of two years. The Tenancy shall start on the 1st September 2008 and end on 31st August 2010 (Both dates inclusive).
2. Description of the Demised Premises:
3-Bedroom duplex with a two-room guest chalet and three-room boys' quarters with well apportioned compound and a functional swimming pool/spa.
3. The Rent:
The Rent for the Premises is N9, 000, 000 per annum, totalling N18, 000,000 for two years, the receipt of which the Landlord hereby acknowledges. The tenancy shall run from 1ST of SEPTEMBER 2008 to 31ST of AUGUST 2010.

4. Fixtures & Fittings:

The Tenancy shall include the fixtures & Fittings in the Premises including all matters specified in the Inventory & Schedule of Condition.

5. Type of Tenancy:

This Agreement creates a yearly tenancy as defined by the FCT Rent Control and Recovery of Premises Law.

Part III: Definitions & Interpretations

Landlord means anyone owning an interest in the premises which entitles him to possession of it upon the termination or expiration of the tenancy and anyone who subsequently acquires ownership of the premises.

Tenant includes anyone entitled to possession of the premises under this Agreement.

Premises includes any part of the building boundaries fences garden and outbuildings within the land space known as 1 Ding Xiaoping Street, Asokoro.

Fixtures & Fittings relate to any of the Landlord's furniture, furnishings, decorative features, other equipment or any floor, ceiling or wall coverings and includes anything listed in any inventory and/or schedule of condition supplied

Inventory & Schedule of Condition is the document drawn up prior to the commencement of the Tenancy by the Landlord which shall include the Fixtures & Fittings in the Premises including all matters specified in the Inventory and schedule of condition which will be given to the Tenant after the check in.

Term or Tenancy (set out in paragraph 1 of this Agreement) includes any extension or continuation of the contractual Tenancy or any statutory periodic tenancy arising after the expiry of the original Term.

Month or Monthly means a calendar month.

Notice Period is the amount or length of notice that the Landlord must give to the Tenant and vice versa.

Consent of the Landlord – Where consent of the landlord is required for the Tenant to carry out some action it is strongly recommended that where such consent is granted, the tenant obtains confirmation in writing so as to avoid misunderstanding or disputes at a later date.

References to the singular include the plural and references to the masculine include the feminine.

Part IV: WARRANTIES

The Landlord warrants that he is the lawful owner of the premises and has the sole authority to enter into this lease and perform all the obligations thereto.

Part V: TENANT'S OBLIGATIONS

The Tenant hereby covenants with the Landlord as follows:

- i) To keep the premises in good and tenantable condition (reasonable wear and tear excepted).
- ii) To pay for electricity, water and waste collection services on the demised premises to the appropriate authority. To pay all the present and future rates (including tenement rate), taxes, assessment and outgoing in respect of the premises.
- iii) To yield up the premises, fixtures and any additions thereof at end or sooner on determination of the term hereby created.
- iv) To permit the Landlord or his duly authorised agents at all reasonable times to enter upon the demised premises and inspect same.
- v) Not to assign, sublet or part with possession of the demised premises or any part thereof without the written consent of the Landlord and such consent not to be unreasonably withheld.
- vi) Not to erect or permit any nuisance on the premises or to use the same for any illegal, immoral or improper purpose.

Part VI: LANDLORD'S OBLIGATIONS

The Landlord hereby covenants with the Tenant as follows:

- i) The Landlord shall ensure that the tenant shall peaceably hold and enjoy the premises without any interruption by the Landlord or any person claiming through or in trust for him.
- ii) The Landlord shall, at his own cost, be responsible for all major maintenance, structural work and major repairs including but not limited to, maintenance and repair of structural elements and systems.

PROVIDED ALWAYS and it is expressly agreed as follows:

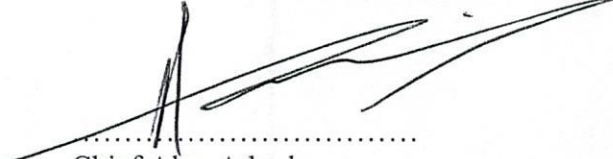
- i) All Notice required to be given under the term of this tenancy shall be in writing and if addressed to the Tenant shall be deemed good service if left in the demised premises or sent to him by registered post and any notice addressed to the Landlord shall be sufficiently served if left at his last known address in Nigeria or served on his authorised agent.

- ii) If at the expiration of the term agreed, the Tenant is desirous of continuing in occupation of the premises; notice of such desire shall be given to the Landlord in writing at least six (6) months to the expiration of the extant term.
- iii) The tenancy hereby agreed may be determined by either party by giving to the other party six (6) months notice in writing before the expiration of this present Agreement. Such notice shall be without prejudice to any claim by either party against the other in respect of breach of any covenant herein.

PART VII: INVENTORY AND SCHEDULE OF CONDITION:

1. 13 Nos Air conditioners
2. Functional Swimming Pool & Spa

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR HANDS
THE DAY AND YEAR FIRST ABOVE WRITTEN.



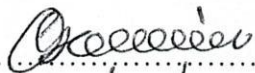
.....
Chief Alex Adoghe
Landlord

IN THE PRESENCE OF:

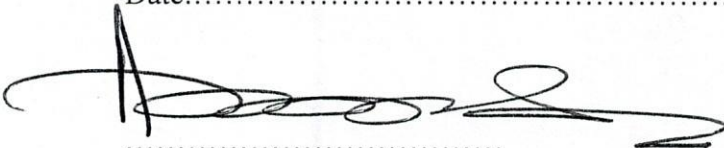
Name: OSARO ONANONY EARL

Address: RED CARPET PROTOCOL

1259 AMINY KINTO ST COUBE II ABUJA

Signature: 

Date: 15/9/2008



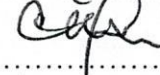
.....
Aminu Mustapha Ibrahim
ED/CEO Nigeria Governors' forum
Tenant

IN THE PRESENCE OF:

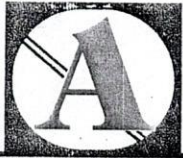
Name: Chukwu, Chigoke Eze

Address: 6 SALT LAKE STREET,

Maitama, Abuja

Signature: 

Date: 15/9/08



AMALGAMATED TRADING COMPANY LTD.

RC: 281874

CORPORATE HEADQUARTERS:

Suite 4, Asokoro Shopping Mall
No. 4, T.Y Danjuma Street,
Asokoro, Abuja, Nigeria.
Tel:+234-803-6388-629
Fax:+234-803-5910-780
E-mail:amalgamatedgrouplimited@yahoo.com

BENIN CITY OFFICE:

No. 17 Tony Anenih Street
G.R.A Benin City,
Edo State

ABUJA CENTRAL BUSINESS DISTRICT

Plot 514
Central Area, Abuja.

Our Ref:

Your Ref:

Date

30TH SEPT. 2009

**THE DIRECTOR- GENERAL,
NIGERIA GOVERNORS' FORUM
STONERIDGE VILLA
1 DENG XIAOPING STREET
ASOKORO- ABUJA.**

RENT INCREASE AND OTHER MATTERS.

1. We write to inform you that we have decided to increase the rent of the property known and called **STONERIDGE VILLA, NO 1 DENG XIAOPING STREET ASOKORO ABUJA**, which you currently occupy from **₦9,000000.00 million per annum to ₦25,000000.00 per annum**. This increase is as a result of the current rental value of ambassadorial type houses such as "Stoneridge Villa" in Asokoro area. The Landlord was ill advised as to its true rental value in 2007 when you rented the property for **₦9,000000.00 million per annum**.

As you are well aware, the Landlord resides in Lagos and has only recently become aware of the true rental value of the said property. Therefore, we advise that you make a bankers draft of **₦25, 000.000**

million in the name of Chief Alex Adoghe at the expiration of your present tenancy which terminates on the 31st day of August 2010.

OTHER ISSUES.

1. The Landlord was dismayed to note that the main entrance door was badly damaged and even removed from its hinges on his last visit to the premises. The said entrance door which is an imported bullet proof door from Israel cost several millions of Naira and the Landlord is desirous that the exact same replica of the door is bought and replaced back immediately.

2. The POP ceiling was badly damaged and cut in several places during the cause of your partitioning the sitting room, bedroom and other spaces in the house into office spaces. The Landlord demands an undertaking in writing that these damages will be repaired or replaced where necessary to put the property back to the condition it was when it was rented.

3. The Landlord is alarmed that despite several discussions and caution on the matter, the swimming pool and spa in the property is still not filled with water and maintained. The consequence of letting a swimming pool and spa lie fallow without water and use was discussed with the Director General on the Landlord's last visit. The elements, viz rain, Sun, heat will make the pool and spa to crack and brittle, thereby leading to leakage and eventual total disintegration of the swimming pool and spa. The pumping Machines, filtration machines and the engine room will become stiff and corrosive due to lack of use. The

average cost of maintaining the pool and spa in a Month is ₦20, 000 including labor cost of materials (chemical like chlorine, agicide etc). Even if nobody is swimming in the pool, a functional pool adds a lot of beauty to the compound and preserves the lifespan of the pool. I therefore urge the management to fill up the pool with water and make it functional.

Yours Sincerely 

Chief Alex Adoghe
08036060801

You can reach me through my hotel address below.
Noah's Ark Hotel and Suites
Plot 14 Lai Yusuf Crescent
Off Admiralty way Lekki 1
Victoria Island-Lagos.
01-2799050, 08036060801
alexadoghe@noahsarkhotelandsuites.com