



RC 993167

# BULLION GO-NEAT GLOBAL LIMITED

## TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_

### BETWEEN:

MR. AJADI OLUFEMI OGUNTOYINBO of No. 01, Amras Crescent, Torotoro Quarters, Ibafo, Ogun State (hereinafter called the Landlord), which expression shall, where the context so admits, include his heirs, assigns, legal representatives, and successors in title, of the one part;

### AND:

MR./MRS./MISS \_\_\_\_\_, Lagos/Ogun State (hereinafter called the Tenant), which expression shall, where the context so admits, include his/her heirs, assigns, legal representatives, and successors in title, of the other part.

### NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the payment of the sum of

\_\_\_\_\_ Naira only per \_\_\_\_\_, the Landlord lets to the Tenant all that property with its appurtenances lying, situate, and being within the Landlord's building described as \_\_\_\_\_, for the use of the Tenant as Commercial Premises only.

### THE PARTIES HEREBY COVENANT AS FOLLOWS:

(a) The Tenant has paid \_\_\_\_\_ year's rent in advance commencing from \_\_\_\_\_ day of \_\_\_\_\_ to the \_\_\_\_\_.

(b) The Tenant has paid an agreement fee of \_\_\_\_\_ on the execution of this agreement.

(c) The yearly payment, when it becomes due for payment, shall be paid in advance not later than the 21st day from the month it becomes due, and the Tenant shall not be permitted to be in arrears of any rent; otherwise, the tenancy shall forthwith terminate, and the Tenant would be issued a Notice of Owner's Intention to recover possession ONLY.

(d) The Tenant shall not assign, sublet, or transfer the premises or any part thereof without the written consent of the Landlord.

(e) The Tenant shall maintain the premises in good sanitary condition to the satisfaction of the Landlord and public health law enforcement authorities and keep the interior, doors, windows, fittings, and fixtures in good and tenantable repair (reasonable wear and tear exempted).

(f) The Tenant shall pay and discharge all electricity, water rates, and other charges that may become due and payable in respect of the rented property during the tenancy.

(g) The Tenant shall permit the Landlord and authorized persons to examine the premises at reasonable times and execute necessary repairs.

(h) The Tenant may use a generator provided it's used reasonably, safely, and without disturbance, and shall adhere to agreed-upon shut-off times. Overnight generator use is prohibited.

(i) The Tenant shall not make structural alterations or additions without the Landlord's written consent.

(j) The Tenant shall engage only in agreed-upon commercial activities and avoid disturbing other tenants.

(k) The Tenant shall participate in sanitary cleanup and septic tank evacuation.

(l) The Tenant shall not use the premises for illegal purposes.

(m) The Tenant shall abide by the 10:00 pm lock-up time unless circumstances dictate otherwise.

(n) The Landlord shall pay rates, taxes, and assessments except for gas, water, and electricity charges.

(o) The Landlord shall maintain the roof, main walls, drains, and septic tank structure in good repair.

(p) Three months' notice by either party terminates the tenancy. Unexhausted rent shall be refunded upon vacant possession.

### ACCOUNT DETAILS

- **ACCOUNT NAME:** Bullion Go-Neat Global Limited
- **ACCOUNT NUMBER:** 1212256812
- **BANK NAME:** Zenith Bank

### LANDLORD



Olufemi Ajadi Oguntoyinbo  
MD/CEO

### TENANT

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_