

Tenancy agreement

BETWEEN

Engr. AHMED ABIODUN

(LANDLORD)

AND

ADESINA ADEREMI OLUWADAMILOLA

(TENANT)

This day of, 2026

Prepared by

Fatai Abiodun Esq
Equity Chambers,
Plot 51, California Estate,
Idu, Industrial Layout, Abuja

THIS **TENANT AGREEMENT** is made this ...1st..... day of July 2026 between **Engr. AHMED ABIODUN of No 45, Charlotte Adesiyen, Kubwa Fc1, Abuja FCT.** (hereinafter referred to as “**The Landlord**” which expression shall where the context so admits include his heir, successors-in-title, executors, administrators and assigns) of the one 3- Bed room Duplex flat and **ADESINA ADEREMI OLUWADAMILOLA of Kubwa, Abuja** (hereinafter referred to as “**The Tenant**” which expression shall where the context so admits include his heir, successors-in-title, executors, administrators and assigns) of the other part.

WHEREBY IT IS AGREED AS FOLLOWS:

1. The Landlord demises UNTO the Tenant All THAT 3-BED ROOM Terrace Duplex (F4) contain lying, being and situate at **No 45, Charlotte Adesiyen, Kubwa Fc1, Abuja FCT** to hold the same for a year certain YIELDING AND PAYING the rent of **₦7,000,000.00 (Seven Million Naira)** only per annum commencing from **August 2026 to July 2026** whereof the Landlord acknowledges the receipt of the total sum of **₦ 7,000,000.00 (Seven Million, Naira)** only being the one (1) year rent paid in advance, with an option to renew for a further term at an upward reviewed rent at the pleasure of the landlord **ONLY**.

2. THE TENANT AGREES WITH THE LANDLORD AS FOLLOWS:

- (a) To pay the rent as at the time due and manner aforesaid.
- (b) To bear, pay and discharge all rates with respect to water rate, electricity bills and neighbourhood security levies now or to be levied in the future on the occupier with respect to the demised premises.
- (c) At all times during the term, to keep the interior of the demised premises including all windows, doors, paint and drains in good and substantial

- repairs and tenantable conditions and to do all repairs and work necessary to put and keep them in such repair and tenantable condition.
- (d) To keep in repair and replace when necessary all water pipes, wire ducts and any other thing installed for the purposes of supplying or in connection with water (cold or hot), electricity and other services and for the purposes of draining away water and soil from the demised premises in so far as such pipes, wires ducts or other things are solely installed or used for the purpose of the demised premises by the tenant.
 - (e) To permit the Landlord and his agents and workmen during the tenancy at all reasonable hours and day time to view the condition of the demised premises and to do any necessary repairs to the exterior or roof or other parts of the said building.
 - (f) Not to make any alteration in the demised premises without previously obtaining the written approval of the Landlord, and such alteration shall be at the tenant's expense.
 - (g) Not to use the demised premises as a commercial premises.
 - (h) Not to sublet the property under any form without the consent of the landlord.
 - (i) Not to do or permit to be done in or upon the demised premises anything which may be or become a nuisance, annoyance or cause damage or inconvenience to the Landlord or other Tenants of the Landlord or neighbouring owners or occupiers or as a result of which any insurance for the time being effected on the building or individual suite therein (including the demised premises) may be rendered void or voidable or the rate of premium may be increased.
 - (j) To be responsible for the insurance of all personal property, including chattel, plant and machinery, against theft, fire and/or other miscellaneous perils.

- (k) Not to throw or deposit rubbish and refuse otherwise than in the containers provided therefore and not to put anything in the sinks or lavatories, which can lead to a stoppage in the pipes or drains serving the building.
- (l) To bear the cost of maintaining, cleaning and dislodging of septic tanks and soak-away pits serving the demised premises.
- (m) Not to assign, underlet, or otherwise part with possession of the demised premises or any part thereof without the consent of the Landlord and such consent not to be unreasonably withheld in the case of a reasonable and respectable person.
- (n) To pay for the interior redecoration and replacement of missing or broken or damage fixtures and fittings at the termination or expiration of the term hereby granted.
- (o) At the expiration or determination of the term hereby granted to peaceably yield up possession of the demised premises with all additions thereto (except the tenant's fixtures) to the landlord or his agents in good and tenantable condition, fair wear and tear expected.
- (p) A (3) Three month notice shall be given by the **TENANT to the LANDLORD** of its intention to renew or vacate the demised premises before the expiration of the tenancy agreement, and failure to give notice of renewal would mean no intention of renewal, and key should be handover to the landlord or lawyer on or before expiration of the rent.
- (q) Parties have agreed that the tenancy shall be for a one year fixed certain determinable by the operation of law or issuance of a seven days notice of owners intention to recover possession by the landlord.
- (r) Not to affix signs to the exterior of the demised premises without the consent of the Landlord in writing.

- (s) To carrying out or cause to be carried out at the expiration of the rent all reasonable repairs, renovations, replacements, paintings, in order to make the house as clean and as habitable, as it was at the commencement of the tenancy.
- (t) Not to carry out any structural removal or addition, alteration on the property.
- (u) Not to raise domestic animals such as Birds, Fowl, Chicken, Sheep, Goats, Pig, Dogs and other related animals on the property without the written consent of the Landlord.
- (v) Not to install grinding engine of whatsoever type within the premises.
- (w) Not to install Solar Panel on the roof of the building.
- (x) Not to engage in any act that can cause nuisance to the neighbors and its environment.
- (y) Not to deface the building or gate of the building in any form.
- (z) Any breach of any of the fore goings shall entitle the Landlord/Attorney/Agent to immediately determine this agreement before its expiration and the tenant shall forfeit the unexhausted part of their rent and such shall entitle the Landlord/Attorney/Agent for an action in damages.
- (aa) That any breach of any of the fore-goings by the tenant shall automatically and/or immediately determine the term hereby granted and shall entitle the Landlord/Attorney/Agent to commence recovery proceedings and claims damages against the tenant thereof.**
- (ab) The tenancy shall be yearly terminable by either party by not less than one month's notice in writing to the other.

THE LANDLORD CONVENANTS WITH THE TENANT AS FOLLOWS:

- a. That the Tenant having paid the rent herein reserved and performing and observing all the covenants herein on his part contained shall peaceably hold and enjoy the demised premises during the term hereby granted without any interruption by the Landlord or any person lawfully claiming under or in trust for him.
- b. To keep the demised premises structurally sound, wind and water tight and the exterior of the building and additions thereto and all drains (except such parts thereof as serve the demised premises exclusively) and the boundary walls and fence thereof in good and tenantable repair and condition and the exterior of the building in a reasonable state of decorative repair.
- c. To pay the tenement rate reserved on the demised premises in the manner therein provided or as stipulated by the government.
- d. That the **LANDLORD** will on the written request of the **TENANT** make (1) one calendar month before the expiration of the term hereby created and if there shall not at the time to such request be any existing breach or herein before contained at the expenses of the **TENANT** grant to he/she a lease of the demised premises for a further term from the expiration of the term hereby granted at the rent to be agreed upon by both parties.
- e. The Landlord shall have power to increase the said rent on the premises, according to prevailing circumstances during the tenancy. However, before the Landlord increases the rent on the premises he shall first of all give one month's notice in writing to the tenant of his intention to increase the rent and the amount to be increased. The said notice is to enable the tenant

make up his mind whether to pay the new rent or to vacate within the stated month's period.

* **PROVIDED ALWAYS:** and it is hereby agreed that if the rent hereby agreed or any part thereof shall remain unpaid for 1 (one) month after becoming due and payable and whether formally demanded or shall not be performed then and in any of the said cases it shall be lawful for the Landlord or his agents at any time thereafter to re-enter and re-possess the demised premises or any part thereof and thereupon this demise shall absolutely be determined but without prejudice to the right of the tenant herein contained. That failure of the Landlord to insist upon the strict performance of any of the terms, conditions and covenants on the part of the Tenant herein contained shall NOT be or be deemed a waiver of any right or remedies that the Landlord may have against the Tenant.

IN WITNESS WHEREOF the Landlord and the Tenant have set their hands and caused their date and year first above written.

**SIGNED BY THE WITHIN NAMED
LANDLORD**

Engr. AHMED ABIODUN

In the presence of:

NAME:.....

ADDRESS:.....

OCCUPATION:.....

SIGNATURE:.....

SIGNED BY THE WITHIN NAMED _____
TENANT ADESINA ADEREMI OLUWADAMILOLA

In the presence of:

NAME:.....

ADDRESS:.....

OCCUPATION:.....

SIGNATURE:.....

