KENNY HOSTEL

Muslim Community, Beside CAIS, Ilorin, Kwara State
Mobile: 08055803641, 07066925865
e-mail: bakare.ar@unilorin.edu.ng

31st August, 2012.

Dean,
Students Affairs Unit,
Al-Hikmah University,
Ilorin.

AL-HIKMAH UNIVERSITY
ILORIN, NIGERIA
STUDENT AFFAIRS UNIT
RECEIVED
Sign. Date 31/08/

Dear Sir,

Letter of Offer for a 20-Bedroom Hostel Facility

The above refers, please.

I write to offer the University Management a four-building of five rooms each (totaling 20 Standard Self Contain Rooms) for the students of the University, especially Law students. The hostel is very close to the Atere Campus of the University.

The Hostel is built in a serene environment with the following facilities:

i. Each room is en-suite with personal toilet and kitchen (with cooking cabinet) and separate balcony
ii. Each room has wooden cloth cabinet (wardrobe) and kitchen cabinet
iii. A prepaid meter for five rooms
iv. A detached room and parlour self contain
v. Two boreholes and two well
vi. Private electricity transformer (separated from the community transformer)
vii. Central Library/Reading room
viii. Sporting ground (suitable for football, base ball, table tennis, dart, etc.)
ix. Hostel Mosque

The total rent value for each room is One hundred and twenty thousand naira only (N120,000.00) per annum/academic session. This fee comprises of the rent fee and general cleaning of the compound. However, it should be noted that this fee excludes PHCN bill.

The Hostel is available for inspection at your request and the condition of transfer is subject to negotiation with the University Management.

I look forward to a favourable response.

Thanks.

Bakare, Adebola Rafiu, Ph.D.
Hostel Manager

THIS TENANCY AGREEMENT is made this .....12TH.....day of .....OCTOBER..... Year 2022 DR. BAKARE, ADEBOLA RAFIU (on behalf of ALH. KEHINDE OLORUNOJE) of Gidado Olorunoje Street, Irewolede, Ilorin, (Hereinafter referred to as the" LANDLORD" (Which expression shall where the context so admits include his Heirs, Executors, Successors-in-title and / Personal or Legal Representatives and Assigns) of the one part.

AND

AL-HIKMAH UNIVERSITY Of ADETA ROAD, ADEWOLE HOUSING ESTATE, ILORIN,KWARA STATE (Hereinafter referred to as the "TENANT") of the other part.

WHEREAS:

1. The Landlord is the owner of the four blocks of self-contain rooms and all other appurtenances there in called Kenny Hostel, beside College of Arabic and Islamic Legal Studies (**CAILS**). Islamic Village Area, Ilorin, Kwara State.
2. The "**LANDLORD**" has agreed to let the "**TENANT**' 20 rooms self-contain and a detached room and parlor self-contain for residential use only and the "**TENANT**" has agreed to take upon the conditions and terms hereunder stated.

NOW THIS DEED IS WITNESSETH AS FOLLOWS:

1. In consideration of the total sum of #2,550,000 paid by the "TENANT" to the "LANDLORD" as shown on the receipt, the TENANT shall be entitled to quietly enjoy the said apartment with the facilities therein without interruption or disturbance from the "LANDLORD" or any person claiming by the title paramount, except where the tenancy has expired and/or as stated in this Agreement.
2. Upon the expiration of the tenancy/herein created and the refusal to renew the tenancy, the LANDLORD shall be entitled to recover the apartment from the TENANT and this agreement shall stand terminated.
3. The TENANT shall give the LANDLORD, three month notice of her intention to renew her tenancy and this shall be backed by payment of new rent fee, at least, a week before the expiration of the tenancy. Where the TENANT failed to notify the LANDLORD, the LANDLORD shall take it that the TENANT is no longer interested in retaining the apartment and shall vacate the apartment on the last day of the tenancy expiration.
4. The TENANT while handing over the apartment to the LANDLORD shall put it in order and intact as given to him/her by the LANDLORD at the first point of taking over as TENANT.
5. THE "TENANT" FOR THE INTENT THAT THE OBLIGATIONS HEREIN CONTAINED MAY CONTINUE THROUGHOUT THE TERM OF THIS TERM OF THIS AGREEMENT HEREBY CONVENANTS WITH THE "LANDLORD" AS FOLLOWS:

i. To use the room for residential purposes only and keep it in a good living condition.

IN WITNESS WHEREOF the parties hereto have executed this deed in the presents and manner hereinafter appearing the day and year first above written.

SIGNED AND DELIVERED

By the within-named "LANDLORD"

DR. BAKARE ADEBOLA RAFIU 07/15/2022

SIGNATURE & DATE

In the presence of:

NAME: Bakare Aishah Hamzah

ADRESSS: No 21, Lobalade Avenue, Tanke

OCCUPATION: Teacher

SIGNATURE & DATE: 7th of October 2022

THE COMMON SEAL OF THE WITHIN NAMED TENANT WAS AFFIXED IN THE PRESENCE OF:

VICE CHANCELLOR

REGISTRAR