



OGUN STATE OF NIGERIA

Land Use Decree, 1978

IRS. OGUN

19 JUL 2010

ZONE-B

N9 0030960

0013722

CERTIFICATE OF OCCUPANCY

STRATEGIC SHELTER DEVELOPMENT COMPANY LTD.

THIS IS TO CERTIFY THAT
OF 297.1 ROAD D CLOSURE, HOUSE 9, FESTAC TOWN, LAGOS STATE

hereinafter called the holder/holders is/are entitled to a statutory right of occupancy in and over the land described in the Schedule, and more particularly delineated in the plan annexed hereto, for a term of **Ninety-Nine (99) Years** commencing from the **1st** day of **January**, **2010** according to the true intent and meaning of the Land Use Decree and subject to the provisions thereof and to the following special terms and conditions:

- (1) To pay in advance without demand to the Executive Governor or other person appointed by him in that behalf:
 - (a) the proportion of rent at the rate of **₦ 32,775.00** per annum applicable to the period (if any) from the said date of commencement to the thirty-first day of December, 2010. Within two months from the date of this Certificate; and thereafter,
 - (b) the yearly rent of **₦ 32,775.00** on the first day of January in each year; and
 - (c) the revised rent as hereinafter provided.
- (2) To pay and discharge all rates, assessment, and impositions whatsoever which shall at any time be charged, assessed, or imposed on the said land or any part thereof or any building thereon or upon the occupier or occupiers thereof.
- (3) To pay forthwith without demand to the Executive Governor, or other person appointed by him in that behalf, on the issue of this Certificate (if not sooner paid) all survey fees, registration fees and other charges due in respect of the preparation and issue and registration of this Certificate.
- (4) Within **Two (2)** years from the date of the commencement of this right of occupancy to erect and complete on the said land the buildings or other works specified in detailed plans approved by the **Ota Zonal Planning Authority** or other officer appointed in that behalf, or to be approved by the **Ota Zonal Planning Authority** or other officer appointed in that behalf, by the Executive Governor, such buildings or other works to be ***(of the value of not less than ₦2,000,000.00 (Two Million Naira only) or more)*** or of such a value as will bring the total value of all those on the land to **₦2,000,000.00**. And to be erected and completed in accordance with such plans to the satisfaction of the said **Zonal Planning Authority** or other officer appointed as aforesaid by the Executive Governor.
- (5) To maintain in good and substantial repairs to the satisfaction of the **Director of Lands Services** or other Officer appointed as aforesaid by the Executive Governor all buildings on the said land (whether now erected or to be erected in pursuance of sub-clause (4) hereof).

*Delete whichever is inapplicable.

AO/PL/C79

(6) To clear and the keep clear the said land of stagnant water, long grass, rank weeds and bush and accumulations and deposits of rubbish and other unwholesome matter, and to keep the same in all respects in a clean and sanitary condition, and for such purposes to do and execute all such acts and works as the Executive Governor or any officer authorised by him may reasonably require.

(7) To conform to all rules laid down from time to time in regard to the location of buildings, refuse, pits and latrines.

(8) After the period specified in sub-clause (4) above, not to allow the said land to be un-occupied for any period exceeding six months at any one time, or eight months in any year.

(9) Upon the expiration of the said term to render up to the Executive Governor in good and substantial repair to the satisfaction of the Director of Lands Services all buildings on the said land erected in pursuance hereof which have not been removed with the consent of the Executive Governor and all buildings already upon the said land at the commencement of the said term which have not been removed.

(10) Not to erect or build or permit to be erected or built on the said land any buildings other than those covenanted to be erected by virtue of this Certificate of Occupancy nor to make or permit to be made any addition or alteration to the said buildings to be erected or buildings already erected on the land except in accordance with plans and specifications approved by the Director of Town Planning Services, Bureau of Lands, Survey and Town Planning or other officer appointed by the Executive Governor in this behalf.

(11) Not to alienate the right of occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sub-lease or bequest or otherwise howsoever without the consent of the Executive Governor first had and obtained.

(12) To use the said land only for the purposes of:

COMMERCE / HOUSING ESTATE

2. (1) For the purpose of rent to be paid under this Certificate of Occupancy, the term of the right of Occupancy shall be divided into periods of Five(5) years, and the Executive Governor may as near as conveniently may be to the expiration of each period of Five(5) years revise the rent and fix the sum which shall be payable for the next period of Five(5) years, or, if less than Five(5) years of the term shall remain, for the remainder of the term. If the Executive Governor shall so revise the rent, he shall cause a notice in writing to be sent to the holder/holders informing him/them of the revision of the rent, and the holder/holders shall thereupon within one month of the date of receipt of such notice or within seven days of the commencement of the period for which the rent had been revised, whichever shall last happen, without further demand pay to the Executive Governor or other person appointed by him in that behalf, the difference between the un-revised rent and the revised rent for the period (if any) between the date of revision and the thirty first day of December in the year then current; and thereafter the holder/holders shall pay in advance on the first day of January in each year without demand to the Executive Governor or other person appointed by him as aforesaid in lieu of the said yearly rent N 32,775.00 such revised rent as may for the time being be payable in respect of the said land.

PLAN SHEWING PROPERTY
SAID TO BELONG TO

STRATEGIC SHELTER DEVELOPMENT COMPANY LTD

ALONG BADAAGRY/SOKOTO ROAD, AKIMUNMI VILLAGE VIA IGRESA
ADD-ODO/OTA LOCAL GOVERNMENT AREA

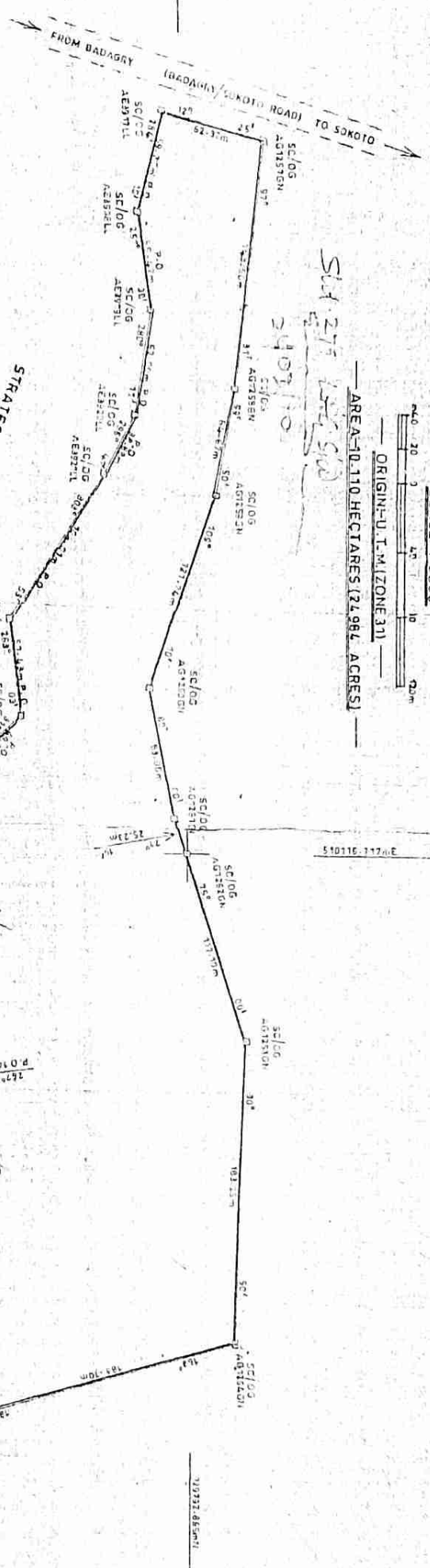
OGUN STATE

SCALE: 1:2000

ORIGIN: U.T.M. (ZONE 31)

AREA: 10.110 HECTARES (24.981 ACRES)

SL 27 252 510
2407/10



THIS PLAN IS A MERGER OF
PLAN NO. 02/193/2009/0681A.B.I.
MADE BY ME ON 19/05/2009

SANMI OJEWANDE & ASSOCIATES,
43 QUARRY ROAD,
IBARA, ABEOKUTA.

PLAN NO
06/1193/2009/068

OLASUNMI OJEWANDE MNS
SURVEYOR
13-11-2009

(2) If the yearly rent for the time being payable in respect of the said land or any part thereof shall be in arrears for the space of three months, whether the same shall or shall not have been legally demanded, or if holder/holders become bankrupt or make a composition with creditors or enter into liquidation, whether compulsory or voluntary, or if there shall be any breach or non-observance of any of the occupier's/occupiers' covenants or agreements herein contained, then and in any of the said cases it shall be lawful for the Executive Governor at any time thereafter to re-enter upon the said land or any part thereof in the name of the whole and thenceforth hold and enjoy the same as if the right of occupancy had not been granted but without prejudice to any right of action or remedy of the Executive Governor for any antecedent breach of covenant by the holder/holders.

DATED this 28th day of May, 2010

GIVEN under my hand at Abeokuta the day and year above written.


Executive Governor of Ogun State of Nigeria

IRS. OGUN

19 JUL 2010

ZONE - B


Chima Balantire
INTERNAL REVENUE SERVICE
OGUN STATE, ABEOKUTA

Fee No 1192931

of 28/07/10

SCHEDULE

All that piece or parcel of land situate, lying and being along Badagry/
Sokoto Road, Akinwunmi Village Via Igbesa, Ado-Odo/Ota Local Government
Area of Ogun State Nigeria, measuring approximately 10.110 Hectares
edged red on survey plan No. CG/1193/2009/088 dated 13/11/2009 and
demarcated with survey beacon Nos. SC/OG/AG1257GN to SC/OGAG1265GN, and
SC/OGAE3917LL to SC/OGAE3935LL (all inclusive).

This Instrument is registered as No. 53 at page 53 in
Volume 127 (Certificates of Occupancy) of the Lands Registry
in the Office at Abeokuta

is Services of the Executive Governor's Office, Abeokuta at
12:00 o'clock in the afternoon this 29th day of JUNE 2010

53

CG/1193/2009/088

Chief Registrar

Chief Registrar

CG/32008

23/08/10