



## GUEST HOUSE TERMS AND CONDITIONS

This is a legally binding agreement between the

### 1. Length of the Tenancy

The tenancy is for a fixed term commencing on the November 5, 2020 and ending on the February 13, 2021. At the expiration or sooner determination of the Term, the Tenant will vacate and surrender the Residential Premises in the condition in which it was required to be kept pursuant to this Agreement.

### 2. Benefits

1. There will be no rent paid.
2. The following items are covered by Genesys Tech Hub:
  - Electricity
  - Water
  - Refrigerator
  - Gas Cooker and oven
  - Garbage dumpsters
  - Window coverings
  - DSTV
  - High Speed Internet
  - Shared laundry facilities located outside the building
  - Bed space

### 3. Breach or Non-performance - If at any time:

1. the Tenant destroys properties in the guesthouse or
2. the Tenant or any of the Occupants of the Residential Premises breach or fail to observe or perform any other covenant, agreement or obligation in this Agreement,

then Genesys Tech Hub, in addition to any other available remedies, may at its option, without prior notice, immediately re-enter and take possession of the tenant's Residential Premise by force if necessary, remove all persons and property and use such force and assistance as the Tech Hub deems necessary to recover possession of the Residential Premise.

### 4 Occupants

The Tenant represents and warrants that only the Tenant occupies the residential premise. The Tenant will not permit any person other than the Tenant to reside in the Residential Premises without proper identification.

### 5. Eligibility

1. It is a fundamental condition of this Agreement that the Tenant:

- a. not have a place of abode in Enugu metropolis
- b. be vetted and approved by Genesys Tech Hub in charge of the Residential Premises
- c. If the Tenant, by a change in their status as an intern, contract staff or full-time employee, no longer meets the eligibility requirements set out in this section, (examples include but are not limited to ceasing to be a full-time staff, or completion of internship) he or she will within seven (7) days of such change notify Genesys Tech Hub and vacate the premises in at most five working days (5).

2. The use of any false or misleading information in any application for residency in the Residential Premises is a breach of this Agreement.

#### 6. Guests

The Tenant is responsible for the behavior all guests of the Tenant in the Residential Premises and on the Residential Property. Any behavior by a guest that breaches a term of this Agreement is deemed to be a breach of the Agreement by the Tenant. The Tenant must be staying at the Residential Premises while guests are present.

No guest, or series of guests, may stay at the Residential Premises for more than 1 nights in any 30-day period without the prior written consent of the Tech Hub.

#### 7. Vacating

The Tenant will provide vacant possession of the Residential Premises, follow all check-out procedures, and return all keys to the Residential Premises, no later than 12:00 pm (noon) of the Move-Out Date unless prior written authorization to do otherwise has been received from Genesys Tech Hub.

Vacant possession means removing all persons and the Tenant's personal possessions from the Residential Premises and Residential Property. If the Tenant fails to provide vacant possession when required pursuant to this Agreement then in addition to Genesys Tech Hub's other remedies, the Tenant will pay all the costs arising from such failure to vacate including, without limitation, the cost incurred to clean the Residential Premises and to provide hotel and meals for the incoming tenant who is scheduled to take possession of the Residential Premises.

The Tenant acknowledges that in the case of any of the Tenant's personal property remaining in the Residential Premises or elsewhere on the Residential Property after the Tenant provides the Tech Hub with vacant possession, the Tech Hub will remove and dispose of the Tenant's personal property without compensation to the Tenant. The Tenant agrees that Genesys Tech Hub will be under no obligation to store any such belongings remaining in the Residential Premises or on the Residential Property or to sell them or otherwise recover their value.

#### 8. Condition of the Guest House

- a) The Tenant will maintain ordinary health, cleanliness and sanitary standards throughout the Residential Premises. The Tenant shall maintain the interior and exterior of Residential Premises in a reasonable state of tidiness.
- b) The Tenant is responsible for the cost, using the workforce provided by Genesys Tech Hub, of repairing damage to the Residential Premises caused by the Tenant or guests of the Tenant. The Tenant is not responsible for reasonable wear and tear to the Residential Premises or Residential Property.
- c) The Tenant will not allow conditions to exist that, in the opinion of Genesys Tech Hub, may encourage the infestation or propagation of insects, rodents or other vermin. The Tenant is required to report the presence or suspected presence of such pests (including bedbugs) in the Guest House to Genesys Tech Hub. The Management of Genesys Tech Hub may enter the Residential Premises, without notice, if necessary, to inspect for insects, rodents or other vermin. Should, in the opinion of the Tech Hub, treatment of the Residential Premises be required, the Tenant will comply with the prescribed treatment methods and protocol. This may include treatment, cleaning, relocation and/or removal and disposal of furnishings or personal possessions. In such an event the Tenant shall not be reimbursed for any disruption, relocation, loss or loss of use of personal possessions or furnishings.

#### 9. Renovations and Alterations

The Tenant will not alter, redecorate or change in any way the Residential Premises except as authorized in writing by Genesys Tech Hub. Without limiting the foregoing, the Tenant will not cause spikes, hooks, screws or nails to be put into walls or woodwork of the interior or the exterior of the Residential Premises. Examples include the attachment or installation of bookcases, shelving, hanging planters, nail racks etc. The Tenant will pay to the cost, using the workforce provided by Genesys Tech Hub, of rectifying any damage the Tenant causes to the Residential Premises or be suspended/Evicted from the Guest House.

#### 10. Authorized Personnel Right of Entry

- a) The Tenant acknowledges that Genesys Tech Hub have the right to enter the Residential Premises at any time without notice in the event of an emergency for the purpose of investigating and taking the necessary measures to address the emergency, or when they have a reasonable belief that the Tenant is in breach of a material term of this Agreement, for the purpose of investigating the allegation of a material breach.
- b) Except when otherwise permitted pursuant to sections above and below, the Tenant will be provided at least 24 hours' notice prior to entering the premises for the purposes of conducting renovations, alterations or repairs (other than emergency repairs) which in the sole discretion of the Tech Hub are necessary or desirable.

#### 11. Locks and Keys

The Tenant will not place additional locks upon any door of the Residential Premises or alter the locks in any way without the written consent of the Tech Hub.

#### 12. Notification of Repairs

The Tenant will provide Genesys Tech Hub with prompt notification of any repair work or maintenance needed to the Residential Premises.

### 13. Maintenance Requests

If the Tenant requests repairs or maintenance to be carried out in the Residential Premises, the tenant without further notice to the entry into the Residential Premises by any artisan at such times as the artisan is available to carry out such work whether or not the Tenant is at the Residential Premises at that time.

### 14. Utilities

Genesys Tech Hub will endeavor to supply an uninterrupted supply of water, high-speed internet and electricity to the Guest House. In the event of a breakdown of the plumbing, electrical or mechanical systems, Genesys Tech Hub will not be liable for damages for personal discomfort or any other damages, but will carry out repairs with reasonable diligence.

### 15. Conduct on Property

- a) The Tenant and their guests are expected to engage in conduct that facilitates the quiet enjoyment of the Residential Property by all tenants. Upon request to discontinue any offensive conduct that is brought to the Tenant's attention by the Tech Hub, or any other person, the Tenant will immediately cease and desist from the conduct, until such time as a determination on the reasonableness of the conduct is determined by the Tech Hub.
- b) The Tenant and their guests shall not engage in any conduct that in the opinion of the Genesys Tech Hub:
  - o causes or permits unreasonable noise or nuisance; or
  - o significantly interferes with, or unreasonably disturbs other persons in the Guest House; or
  - o damages or destroys the property of others in the Guest House or leads to a reasonable belief that there is a threat to the safety of property of others in the Guest House; or
  - o harms another person in the Guest House;
  - o is threatening or leads to a reasonable belief that there is a threat to the safety or security of any person in the Guest House; or
  - o causes self-harm or leads to a reasonable belief that individual engaging in the behavior is at risk of serious harm to himself or herself;
- c) The Tenant and/or their guests shall neither engage in Sexual Acts and Sexual Misconducts.
- d) where an investigation of conduct under this Agreement involves individuals under the age of 19 Genesys Tech Hub may be unable to adequately investigate the matter and, in its sole discretion, may elect to refer the matter, or the complainant, to police or other appropriate government authorities.

### 16. Use of Premises

The Tenant will use the Residential Premises solely for residential purposes. The Tenant will not use the Residential Premises for any illegal purposes. The Tenant will not carry on or permit an Occupant or any other person from carrying on any business in the Residential Premises without the prior written consent of Genesys Tech Hub, it being understood that Genesys Tech Hub is under no obligation to approve any business activity at or from the Residential Premises and the decision by the Managing Director of Student Housing and Hospitality Services on this matter is final.

#### **17.No Additional Major Appliances**

The Tenant will not use or install any major appliances other than those provided by Genesys Tech Hub without the written consent of Genesys Tech Hub. Major appliances include, but are not limited to, washing machines, clothes dryers, stoves, air conditioners, refrigerators, freezers and dishwashers.

#### **18.Safety and Security**

The Tenant will take every precaution to avoid fire hazards in and around the Residential Premises and will observe all safety regulations communicated by Genesys Tech Hub.

The Tenant is responsible for taking reasonable precautions to ensure that the Residential Premises, and other buildings on the Estate, are protected from a breach of security. This includes, but is not limited to, locking doors and windows, not forcing or propping building entrance doors open, not permitting unknown persons into the residence buildings, and immediately reporting strangers or security concerns to Genesys Tech Hub.

#### **19.Weapons**

The Tenant will not, and will not permit a guest to, at any time bring or keep on the Residential Premises or Estate any of the following (each of which is described as a "weapon"):

any real or replica projectile weapons, including but not limited to real or replica firearms, bows, cross-bows, sling shots, paint-ball guns and air guns (which includes without limitation BB guns, pellet guns and airsoft guns);

- a. blades, other than kitchen knives, including but not limited to swords, bayonets, daggers, and blades used in martial arts;any other weapons, whether used for martial arts or other forms of combat training, or otherwise.

#### **20.Additional Policies, Rules and Regulations**

Genesys Tech Hub may create additional policies, rules and regulations to address matters that have arisen subsequent to the execution of this Agreement. The Tenant agrees to observe and comply with any such rules or regulations that are communicated by the Tech Hub.

#### **21.Smoking**

The Tenant acknowledges that smoking is not permitted in the Guest House.

Smoking outside the Guest House must take place a minimum of eight (8) meters from the outermost exterior of the Residential Premises.

#### **22.Head of House**

There shall be weekly appointments of a person to superintend the house, this designation for this person shall be "Head of House". The Head of House shall maintain the orderliness and cleanliness of the Guest House throughout the duration of his/her tenure and is answerable to Genesys Tech Hub and shall be held accountable for any misdemeanor carried out in the Guest House that goes unreported or unresolved.

### 23. Headings

The headings appearing in this Agreement have been inserted for reference and as a matter of convenience and in no way define, limit or enlarge the scope of any provision of this Agreement.

### 24. Extended Meanings

This Agreement is to be read with all changes in gender or number as required by the context.

### 25. Emergency Contact

In the event of an incident, kindly provide us with details of your emergency contact:

Full Name: Ayobami Usman

Email: u.ayobami@genesystechhub.com

Mobile: 08036137042

Relationship: Intern

### 26. Protection of Privacy

Personal information in the possession of Genesys Tech Hub about the Tenant will not be released to persons outside Genesys Tech Hub's administration, including family members or friends, without the written consent of the Tenant, unless permitted or required by law.

This is to certify that I, Ayobami Usman agrees to the tenancy agreement for my stay in the Guest House. I have read through the terms and conditions as listed in this agreement and understand that a violation of any of the terms above voids this contract and releases Genesys Tech Hub from any further obligation or responsibility, with the consequences borne by me.



