25th September 2023

**Mallam Sani Bako,**

Awele Street,

Dakwa,

Niger State

Dear Sir,

**RE: LETTER OF DEMAND**

We are writing to you on behalf of our client, Messrs. Kayqaf Investment Company Limited (hereinafter referred to as "the Landlord"), the owner of the 2-bedroom, 1-bedroom, and self-contained apartments (hereinafter referred to as "the Premises") which you are currently occupying as a tenant at Awele Street, Dakwa, Niger State.

We refer to the lease agreement ***dated 24 January 2022*** which you signed with the Landlord (hereinafter referred to as "the Lease"). In particular, we draw your attention to the following clause in the Lease:

*If any rent hereby reserved or any part of it shall remain unpaid for twenty days (20 days) after becoming due (whether or not formally demanded), or if any covenant on Tenant's part under this tenancy shall not be performed or observed, the Landlord may at any time thereafter re-enter upon the demised premises and thereupon the Tenancy shall absolutely be determined but without prejudice to the rights of the Landlord in respect of any arrears of rent or breach of covenant.*

We are instructed to inform you that you have an outstanding balance of ₦100,000 out of the rent of ₦1,000,000 which became due for payment on [DATE]…...

In addition to your outstanding rent, we have also been instructed to inform you that there has been damage to the Premises. These damages encompass various parts of the Premises, including but not limited to [Specify Damages, e.g., broken windows, damaged walls, and plumbing issues].

We remind you of your obligation, as outlined in paragraph (vii) of the Lease, to keep in good condition all the fixtures and fittings and equipment in the demised premises and not to remove from the demised premises any of the effects.

In view of the foregoing, we hereby demand the immediate payment of the outstanding balance of ₦100,000 and the prompt repair of the damage caused to the Premises.

**TAKE NOTICE** that if our client's demands are not met within 14 (fourteen) days certain, from the date of receipt of this letter, we have our client's further instruction to proceed and commence legal action against you without further notice.

Thank you for your attention.

Yours faithfully,

Lukman Asinmi, Esq.