

CONTRACT AND AGREEMENT BETWEEN

OLA JOHNSON HOLDINGS

a.k.a THE SHIP DECK a.k.a THE HOTEL a.k.a ROOF GARDEN CINEPLEX a.k.a THE LESSOR
&

a.k.a THE INVESTOR a.k.a THE LESSEE a.k.a. PASSIVE HOTELIER

for the [] month part ownership of

a.k.a THE PROPERTY

from

____/____/____ to ____/____/____

1. The Hotel shall consist of at least 5 rooms, a viewing room, a restaurant, an array of shops and a drinks / coffee bar on its landscape designed roof.
2. The Hotel attracts individual investment in the form of (a) outright purchase, or (b) a quarterly ownership of a furnished hotel room within the complex, for the purpose of being a passive hotelier.
3. The investor shall, to profit as a passive hotelier, agree for The Hotel to furnish and decorate the room to hotel standard, and sublet the room during unoccupied times.*
4. The sublet room shall attract a fee of up to 60% of the total charged to the hotel guest per overnight, or short, stay. *i.e. the investor shall be paid N4,000 for every N10,000 paid by guest.*
5. The Roof Garden shall promote its complex and hotel facilities as rigorously as budget allows, and will from time to time issue printed or web promotional material to investors to share with their contacts.
6. The investor shall do their best to promote their hotel room on a word-of-mouth basis, as well as through material and social media links that the Roof Garden may make available from time to time.
7. The Investor agrees to always inform The Hotel about any access, or intentions to access, the leased property, as this will affect the ability to rent out the room. Alternative rooms may also be booked where actual leased room is unavailable.
8. While The Hotel undertakes to ensure the electrification, the water supply and overall maintenance of and repairs to the property, The Investor shall be responsible for any damage intentionally or inadvertently caused during their or their guests' occupation of the room.

9. The Investor shall ensure they do not cause any other part of the property including adjoining rooms, shops, walls, or any part not attached to their room to be damaged, and shall reimburse The Hotel costs of any subsequent repairs.

10. The Investor agrees to sublet the room only through The Hotel's main booking channels, even and especially where the investor's family is occupying the room for any period of time. Where no payment is made to rent the room, 60% of current room rates will be due where the room needs servicing on a daily basis.

11. Where the property is owned only on a quarterly basis, i.e. for only three months of the year, the above agreement only applies to that quarter or period of year for which The Investor lays ownership to the property. At all other times, The Investor is considered a guest.

12. The Hotel shall insure the entire property against damage through fire, flood and theft, and shall split ensuing insurance premium amongst all investors, on a yearly basis.

13. Ground rent of at least N50,000 per quarter, per annum shall be payable on each property and on a pro-rata basis.

14. All daily, weekly or monthly payments for the room shall initially go through The Hotel, out of which The Hotel shall deposit the balance into the Investor's designated account, after deducting its service fee (for booking, cleaning and maintenance). This payment is usually done within one week.

15. The Property may be inherited by The Investor's benefactor, who shall continue to abide by the agreement of this contract.

Signed on behalf of The Investor	on behalf of The Hotel
[] Own between January 1 and March 31	for 4 years from January 2020 - £2000 (N1m)
[] Own between April 1 and June 30	for 4 years from April 2020 - £2000 (N1m)
[] Own between July 1 and September 30	for 4 years from July 2020 - £2000 (N1m)
[] Own between October 1 and December 31	for 4 years from Oct 2020 - £2000 (N1m)
[] Own between January 1 and December 31	for 4 years from January 2020 - £8000 (N4m)
[] Ground Rent from January 1 to March 31	for 1 year from Jan 2020 - £100 (N50K)
[] Ground Rent from April 1 to June 30	for 1 year from April 2020 - £100 (N50K)
[] Ground Rent from July 1 to Sept 30	for 1 year from July 2020 - £100 (N50K)
[] Ground Rent from October 1 to Dec 31	for 1 year from Oct 2020 - £100 (N50K)
[] Property Insurance	TBA

FOR ILLUSTRATION PURPOSES, A ROOM LET AT N10,000 PER DAY **WILL YIELD THE INVESTOR N3,650,000 PER YEAR GROSS** P.S. *No investment figures are absolute, and depend on the market, or intensity of promotions*