

SHORT-TERM OCCUPANCY AGREEMENT

[SHORT-LET]

Version 2026.1

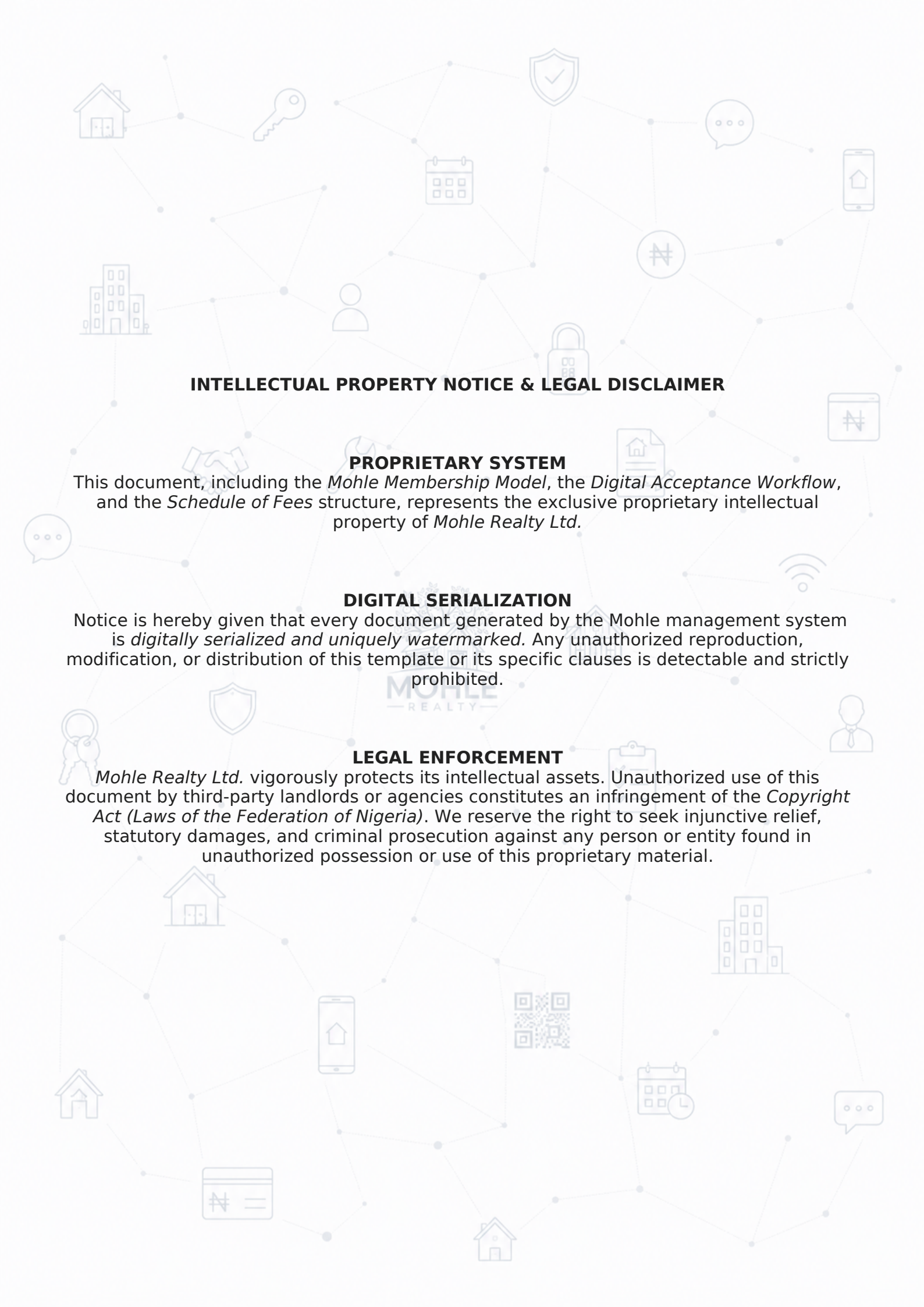


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PROPRIETARY SYSTEM

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LEGAL NOTICE: This Agreement constitutes a *License to Occupy* for a temporary stay and does not create a periodic tenancy, leasehold interest, or a landlord-tenant relationship under the applicable laws, including the Recovery of Premises Act. By making payment, the *Guest Member* irrevocably accepts all terms of this agreement. Payment shall constitute valid electronic acceptance.

1. PARTIES, MOHLE GUEST VALUES & VETTED COMMUNITY

1.1. **Parties:** This Short-Term Occupancy Lease Agreement is made between:

- **Property Manager:** *Mohle Realty Ltd.*
- **Guest ("Guest Member"):** As identified in the *Offer Letter/Invoice* (hereinafter referred to as "*the Guest Member*"), who is jointly and severally liable for all payments and performance of obligations.

1.2. **Verification Requirement:** All bookings are subject to successful completion of Know Your Customer (KYC) verification by the primary guest and all adult occupants. Access shall only be granted upon successful verification.

1.3. **Community Assurance:** Mohle operates a vetted guest community to enhance safety and trust. No membership fee is required for short-term stays; the vetting process serves as a value-added safeguard.

1.4. **House Rules:** Refers to operational guidelines provided upon onboarding. These rules form an integral part of this Agreement.

1.5. **Defined Terms:** Terms italicized or capitalized in *Appendix A - Short-Term Schedule of Fees* have the same meaning throughout this document. *Appendix A* is incorporated into and forms an integral part of this Agreement.

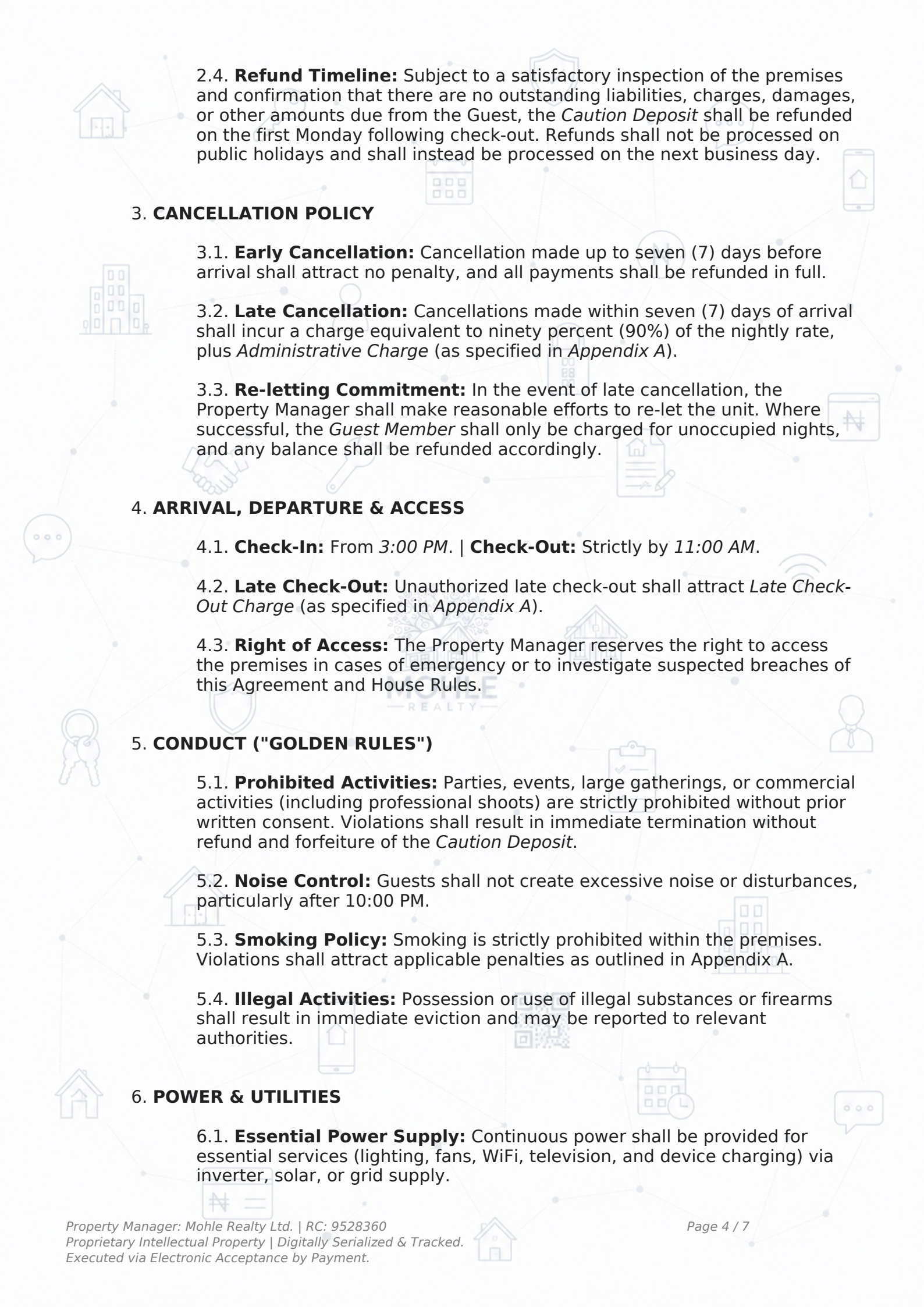
2. BOOKING TERMS

2.1. Payments & Deposit:

- A deposit of twenty percent (20%) of the total booking value is required to secure reservation dates.
- The remaining eighty percent (80%) balance shall be paid no later than seven (7) days prior to arrival.
- Where KYC verification failed, the Property Manager reserves the right to cancel the booking and refund the payment, less any applicable *Booking Amendment Fee*.

2.2. **Third-Party Payments:** Payment made by a third party on behalf of the *Guest Member* does not relieve the *Guest Member* of any obligations. the *Guest Member's* subsequent possession of keys or occupancy constitutes a ratification of the contract.

2.3. **Caution Deposit:** A refundable security deposit shall be held against damages, violations (including smoking), or *late check-out charges*.



2.4. **Refund Timeline:** Subject to a satisfactory inspection of the premises and confirmation that there are no outstanding liabilities, charges, damages, or other amounts due from the Guest, the *Caution Deposit* shall be refunded on the first Monday following check-out. Refunds shall not be processed on public holidays and shall instead be processed on the next business day.

3. CANCELLATION POLICY

3.1. **Early Cancellation:** Cancellation made up to seven (7) days before arrival shall attract no penalty, and all payments shall be refunded in full.

3.2. **Late Cancellation:** Cancellations made within seven (7) days of arrival shall incur a charge equivalent to ninety percent (90%) of the nightly rate, plus *Administrative Charge* (as specified in *Appendix A*).

3.3. **Re-letting Commitment:** In the event of late cancellation, the Property Manager shall make reasonable efforts to re-let the unit. Where successful, the *Guest Member* shall only be charged for unoccupied nights, and any balance shall be refunded accordingly.

4. ARRIVAL, DEPARTURE & ACCESS

4.1. **Check-In:** From 3:00 PM. | **Check-Out:** Strictly by 11:00 AM.

4.2. **Late Check-Out:** Unauthorized late check-out shall attract *Late Check-Out Charge* (as specified in *Appendix A*).

4.3. **Right of Access:** The Property Manager reserves the right to access the premises in cases of emergency or to investigate suspected breaches of this Agreement and House Rules.

5. CONDUCT ("GOLDEN RULES")

5.1. **Prohibited Activities:** Parties, events, large gatherings, or commercial activities (including professional shoots) are strictly prohibited without prior written consent. Violations shall result in immediate termination without refund and forfeiture of the *Caution Deposit*.

5.2. **Noise Control:** Guests shall not create excessive noise or disturbances, particularly after 10:00 PM.

5.3. **Smoking Policy:** Smoking is strictly prohibited within the premises. Violations shall attract applicable penalties as outlined in *Appendix A*.

5.4. **Illegal Activities:** Possession or use of illegal substances or firearms shall result in immediate eviction and may be reported to relevant authorities.

6. POWER & UTILITIES

6.1. **Essential Power Supply:** Continuous power shall be provided for essential services (lighting, fans, WiFi, television, and device charging) via inverter, solar, or grid supply.

6.2. **Heavy Load Usage:** High-energy appliances (including air conditioning and water heaters) shall be powered via grid supply or generator (where applicable), at the *Guest Member's* cost.

6.3. **Energy Conservation:** Guests are required to switch off high-energy appliances when not in use to support sustainability efforts.

7. HYGIENE, HOUSEKEEPING & LINEN

7.1. **Self-Catering Standard:** A starter kit (essential toiletries, fresh towels, and basic supplies) shall be provided at check-in. Replenishment during the stay shall be the responsibility of the *Guest Member*.

7.2. **Linen Policy:**

- Stays of 1-5 nights: Linen refresh available at additional cost.
- Stays of 6+ nights: One complimentary weekly refresh is provided.

7.3. **Damage Liability:** the *Guest Member* shall be liable for the cost of repair or replacement of any damaged property. Where such costs exceed the *Caution Deposit*, the balance shall be payable by the *Guest Member*.

8. LEGAL PROVISIONS

8.1. **Limitation of Liability:** The *Property Manager* shall not be liable for the loss of personal property or injury sustained during occupancy, except where required by law.

8.2. **Indemnity:** The *Guest Member* agrees to indemnify and hold harmless the *Property Manager* against all claims, damages, or losses arising from their use of the premises.

8.3. **Priority of Documents:** In any dispute, the *Version Number* stated on the *Offer Letter / Pro Forma Invoice* is the final authority in determining which specific edition of this Agreement (including *Appendix A*) governs the occupancy. In the event of a discrepancy in fees or specific terms, the *Offer Letter/Invoice* generated by the *Property Manager's* system shall prevail over all other communications.

9. GENERAL PROVISIONS

9.1. This Agreement constitutes the entire understanding between the parties.

9.2. Any amendments must be made in writing by the *Property Manager*.

9.3. This Agreement shall be governed by the laws of the Federal Republic of Nigeria.

APPENDIX A

SHORT-TERM SCHEDULE OF FEES

1. INTRODUCTION

This Appendix outlines the applicable fees, charges, and administrative costs associated with services, compliance requirements, and operational enforcement under the *Short-Term Occupancy Lease Agreement (Version 2026.1)* to which it is attached and of which it forms an integral part.

2. SCHEDULE OF FEES

Category	Amount	Description
Caution Deposit	25% of Total Booking Fee (Minimum ₦20,000 / Maximum ₦200,000)	A fully refundable security deposit held against potential damages, losses, or breaches of the terms and conditions of occupancy. Refunds shall be processed subject to inspection and compliance verification.
Late Check-Out Charge	11:01 AM-2:00 PM: ₦20,000 After 2:00 PM: Full Nightly Rate	A recovery charge applied for late check-out beyond the agreed time, to cover cleaning team rescheduling and operational disruptions.
Smoking Violation Penalty	Full Deposit Forfeiture	A penalty applied where smoking occurs within prohibited areas of the premises. This fee covers deep-cleaning, odor removal (including ozone treatment), and restoration of the property.
Extra Linen Package	₦10,000	A charge applied for additional linen provision or refresh requests outside the standard or agreed cleaning schedule.
Booking Amendment Fee	₦10,000	A fee charged for any modification to booking dates, duration, or unit allocation after confirmation has been made.
Administrative Charge	₦10,000	Compensatory charge for the actual administrative labor.

3. GENERAL PROVISIONS

- I. All fees are payable as stipulated and may be deducted from deposits where applicable.
- II. The *caution deposit* shall be refunded within a reasonable period following check-out, subject to inspection and confirmation of no breach or damage.
- III. All charges are exclusive of applicable taxes unless otherwise stated.
- IV. Repeated or severe violations may result in termination of the booking without refund, in accordance with the primary agreement.

