

LVB/CR/943/2008

5/6/08

THIS INDENTURE^{RECEIVED} deed of lease made the Twenty-eighth (28th) day of May, In The Year of Our Lord Two Thousand and Six (2006) BETWEEN NANA EDWEY X of Mumford near Apam in the Central Region of the Republic of Ghana acting for himself and on behalf of the principal members of the Oman Mumford with the consent and concurrence of the said principal members which assent is testified by the execution here of by some of the said Principal members (hereinafter called "the LESSOR") which expression shall where the context so admits or allows include his heirs successors administrators and assigns) of the ONE PART:- and Sebastian Giwa and Dominic Giwa of Post Office Box 3737 Accra Central in the Greater Accra Region of Ghana (hereinafter and "the LESEE") of the other part.

- WHEREAS the Lessee is desirous of taking a lease from a the Lessor for Residential purposes and whereas the Lessor being the absolute owner of the PIECE OR PARCEL OF LAND situate lying and being at Mumford the boundaries whereof commencing from 1.418 Acres (0.574 Hactare) and hath the boundaries as follows: on the North by Lessor's land measuring 203.02 feet more or less on the South by ~~Plot~~ ^{0.32} ^{c. 215} ~~Gulf of Guinea (Sea)~~ ²⁰⁰ measuring 272.77 feet more or less on the west by Lessor's Land measuring 331.44 feet more or less which piece of land is more particularly delineated on the site plan attached hereto and thereon shown edged PINK
- NOW THIS DEED WITNESS that in consideration of cash the sum of ₦ paid by the Lessee ALL THAT piece or parcel of land described above to the Lessee for a period of NINETY – NINE (99) years with effect from the day and year first above written subject to payment of yearly rent of ₦ ~~150,000.00~~ which payment an advance of ₦ has hereby been made and this Deed further witnesseth that in pursuance to this agreement the Lessor hereby covenants that the Land which he has agreed to lease out to the Lessee is free from all encumbrances and all adverse claim.
- And that the Lessor further covenants to protect the right and title of the Lessee during the subsistence of this agreement and ensure quite enjoyment which lease agreement is subject to renewal first at the instance of the Lessee and at the expiration of the term of Ninety-Nine (99) years hereby granted the Lessee may

exercise his option to renew the lease for a further term of years upon terms covenants

PRESENTED AT

CAPE COAST

DOC. NO. CR

1816 / 2006



**MAGISTERIA
MAGISTRA
AGONIA SWEDISH**

REGISTRAR OF LANDS



executed by the wife-unnamed NANA EDWEY X

Instrument was proved before me by the act of the within-named to have duly

1900-01-16 8:00

On the 21st day of

CERTIFICATE OF HOOL

REGGAE SWEDEN
REGGAE COUNTRY
REGGAE TALK

INSTITUTE OF INDIA

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thus excessing the instruments now prepared to use and numbered. A small card die will

... in which the author has made much more than any other man

POON JOSHEV

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands
and seals the day and year first above written.



SIGNED SEALED AND DELIVERED BY

The said **NANA EDWEY X**

in the presence of: - *Ebusuapanyi*

John Whyle p.o. Box 1 Mombasa

Ernest Menech-Athon of Mombasa

Post Office Box 1 Mombasa

SIGNED SEALED AND DELIVERED by the

within-named **SEBASTIAN GIWA**

AND **DOMINIC GIWA**

in the presence of: - *fsl*

Ernest Menech-Athon *Mombasa*

Box 125 Mombasa - Kenya

) **NANA EDWEY THE TENTH**

) CHIEF DOMESTIC OFFICER

) *Signature*

S-101

O. K. L.



Chairman of the central lands commission acting for and on behalf of the Lands Commission hereby certify that I concur to the disposal of rights and interest in the land evidenced by the within-written document subject to the conditions set out in the schedule hereunder:

Schedule above refereed to:

1. The rent payable under the Lease shall be paid to the administrator of stool lands or his representative.
2. The rent hereby reserved shall be ₦ 8,800.00 per annum subject to revision every 5th year of the term.
3. The Lessee shall not assign underlet or part with the possession of demised premises or any part thereof without the prior consent in writing of the Lessor.
4. If the Lessee shall omit or be unable to erect a building on the demised premises within the period specified in clause 2(b) of these presents then it shall be lawful for the Lessor to re-enter upon the premises or any part thereof.

IN ACCORDANCE WITH SECTION 10 OF THE STAMP ACT 1962
I CERTIFY THAT IN MY OPINION THIS INSTRUMENT IS A
WITNESS TO A CONTRACT MADE ON THE 29TH DAY OF JUNE 2008
WITH A DUE DATE OF 29TH JUNE 2010
(NINE GHANA)

CAPE COAST 4-06-08

COMMISSIONER OF INCOME TAX



DEPARTMENT OF INCOME TAX
GHANA

Stamp duty Paid on receipt 06-28846547 5000

LAND REGISTRY ACT 1962

2560

IN WRITTEN INSTRUMENT WAS REGISTERED

609/08 AT 10:10

REGISTRATION NO.

Am. ON THE 6th DAY OF June 2008

REGISTRAR OF LANDS

Dated this day of

20

Chairman of the central lands commission



Dated this 21st day of June 2008

BETWEEN:

NANA EDWEY X. Chief of Mumford near Apam in the Central Region of the Republic of Ghana.

And

Sebastian Giwa and Dominic Giwa
Box 3537 Accra Central

DEED OF LEASE

FILE NO. 40

1816/2008

REGISTRATION NUMBER: C8954

FLAT 18, 2ND FLOOR, 101, A/C

PROPERTY ADDRESS: 17, CECILIA

DATE: 29/5/2008

30/5/2008

TSC/DC 607/2007

LAND VALUATION BOARD

ORIGINAL



NCRLV No 0012616

Station.....

Ghc

100
Gp

*Cheque No.

Money/Postal Order No. }

Received from

The sum of

Sebastian Givew & Dominec Givew

Five

Ghana Cedis

and

Ghana Pesewas on account of

Pesewas given, 166 Pounds
on 20th Oct on 9/4/2008

LAND VALUATION BOARD



ORIGINAL

NCRLV No 0012616

Station.....

GHC : 00 Gp

*Cheque No.
Money/Postal Order No. }

Acts Commercials Ltd. Accra Tel: 30 09 40 / 31 26 20

Received from

The sum of

and

Ghana Cedis

Ghana Pesewas on account of

Possessing too paid
on do c to the date at 9/3/08

*Delete where inapplicable

Signed.....

Cash/Cheque No.....



TOTAL GH₵

300	100	50	20	10	5	2	1
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(payer) •

D 2884654



INTERNAL REVENUE SERVICE

TAXPAYER'S RECEIPT

REPUBLIC OF GHANA

Date

District Taxpayer's File No./Tin

Received from Sasikumar

The Sum of Eleven

.....Ghana Cedis.....Pesewas

being *Stamp Am* paid as follows:

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20..... Year of Assessment

20..... Year of Assessment

20 Year of Assessment

Penalty/Interest

INTERNAL FEATURES

(Name of Cashier)

(Signature of Cashier)

GOMOA DISTRICT ASSEMBLY

APPLICATION FOR BUILDING PERMIT

MR / MAD. SEBASTIAN DOMINIC GNA of p.o.Box 3537 ACCRA
applies for permission to: FACTORY SITE at: MUMFORD

(1) The proposed work shall be completed within:.....2 YEARS.....
and carried on in accordance with current building Regulations, and in conformity with schedule and
plans attached hereto, and to the entire satisfaction of the Assembly's ENGINEER and BUILDING
INSPECTOR.

(2) I understand that permission does not confer any right or title to the above premises, lands or
building or the right to occupy such.

A. B.K. G

Signature of Applicant

Date: 14/07/08

Witness to the Signature above:

Signature.....Haffo.....

PRICE PER SET ₦.....7.50.....

Name.....Marcus K. Henry

Assey
DISTRICT ENGINEER
PUBLIC WORKS DEPT.
AGRA

OFFICIAL USE ONLY

ESTIMATED COST.....

BUILDING NUMBER.....

FEE COLLECTIBLE.....

PERMIT NUMBER.....MUM/173/2008-09

RECEIPT NUMBER.....

DATE.....07-04-2008

GONGA DISTRICT ASSEMBLY

APAH

RECEIPT
BE HANDED TO
PAYER



NCRG 204243

ation..... Apear

30 - 06 - 20

GH¢ 30. 00 Gp

*Cheque No.

Money/Postal Order No.

Cash

Received from Sebastian & Dominic Givewa
sum of Thirty Allasses
Cedis.

'HCedis and Gpesewas on account of

.....
Development Levy.

Signed.....

Delete where inapplicable

J. J. Dargy

RECEIPT
BE HANDED TO
PAYER



GONGA DISTRICT ASSEMBLY
APAM

CERTIFICATE OF AUTHENTICITY OF THIS BOOK
BOOK CERTIFICATE

NCRG 204243

ation..... Apam.....

30 - 06 - 2008

GHC 30. - Gp

*Cheque No.

Money/Postal Order No.

} Cash

Received from Sebastian & Dominic Guiva
sum of Thirty Alana
Cedis.

H Cedis and Gpesewas on account of

Development Levy,

Delete where inapplicable

Signed.....

Mass Concrete

VINDOWS

Type

RECEIPT
BE HANDED TO
PAYER



NCRG

204241

tation..... *Afam*

26 - 06 - 2008

GHC 7.00 Gp

*Cheque No.

Money/Postal Order No.

Cash
Guar

Received from Mr Sebastian & Dominic

the sum of
*Seven Alang
Cedis*

GHC cedis and *→* Gpesewas on account of

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Permit form