

This the instrument marked "A" refused to the Oath of

The day of *Sebi* 20 *88*

Sworn before me.

REGISTRY OF HIGH COURT

**HIGH COURT
REGISTRY
ACCRA
GHANA**

THIS INDENTURE

DATED THIS *28th* DAY OF *May* 20*88*.

BETWEEN

**NANA EDWEY X OF MUMFORD
APAM
CENTRAL REGION
OF THE REPUBLIC OF GHANA**

AND

**SEBASTIAN GIWA AND DOMINIC GIWA
POST OFFICE BOX 3537
ACCRA CENTRAL**

- LEASE -



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 called "the LESEE") of the other part.

1. WHEREAS the Lessee is desirous of taking a lease from 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 Gulf of Guinea (Sea) 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
2. 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.
3. 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

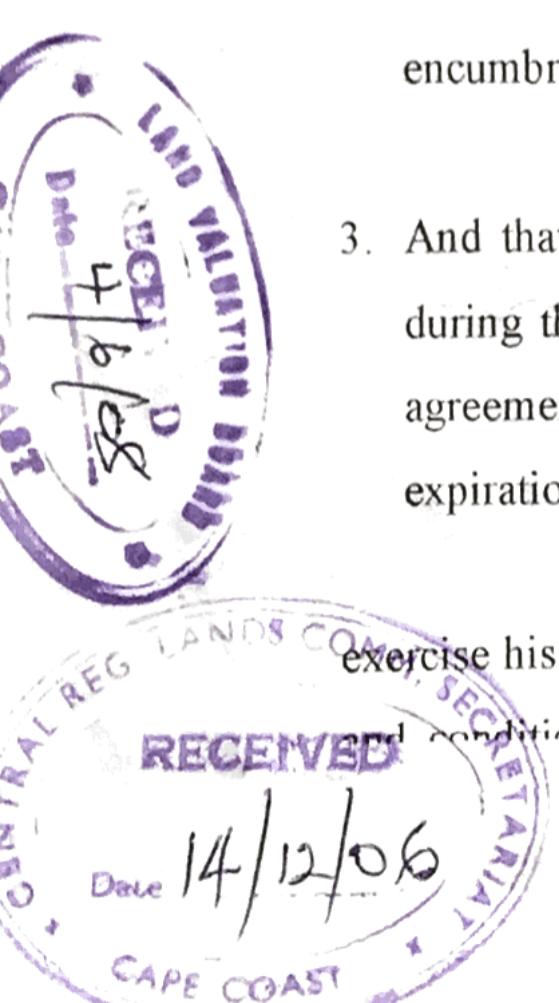
exercise his option to renew the lease for a further term of years upon terms covenants

PRESENTED AT

CAPE COAST

DOC. NO. CR

1816 / 2006



LVB/ER/943/2008

5/6/08

THIS INDENTURE

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
called "the LESEE") of the other part.

1. 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 Gulf of Guinea (Sea) 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
2. 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,
3. 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

PRESENTED AT

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

RECEIVED

conditions to be agreed

between the Lessor and the Lessee

CAPE COAST

DOC. NO. CR

1816 / 2006

14/12/06

CAPE COAST

THIS INDENTURE

dated at Accra under the Great Seal of the
REPUBLIC OF GHANA,
on the day of the month of November and year of our Lord, NINETEEN HUNDRED AND EIGHTY EIGHT, between NANA
KODZO KODZO of Mumford and Accra in the Central Region of the Republic of Ghana acting
as lessor and on behalf of his son and successor the CHIEF MINISTER with the consent
and concurrence of his next of kin and members which consent is manifested by the execution
of this instrument of lease by the said CHIEF MINISTER thereafter called "the LESSOR" which
executive said where the parties or either of them include the wife, immediate
descendants and successors the CHIEF MINISTER and NATHANIEL CLEAVELAND DOMINIC OLIBA
of Post Office Box 438 Accra Central in the Greater Accra Region of Ghana thereafter
called "the Lessee" of the other party.

WHEREAS the Lessee is desirous of taking a lease from the Lessor for Residential purposes and whereas the Lessor being the absolute owner of the PINK OR PARCEL OF LAND situate lying and being at Mumford the boundaries whereof
commencing from 1.418 Acres (0.574 Hectare) and hath the boundaries as follows
on the North by Lessor's land measuring 203.02 feet more or less on the South by
Gulf of Guinea (Sea) 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

2. 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,
3. 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

PRESENTED AT

Exercise his option to renew the lease for a further term of ~~one thousand~~ terms covenants

to be agreed upon between the Lessee and the Lessor

CAPE COAST

RECEIVED

On 14/12/06

CAFE COAST

REG. NO. CR

1816 / 2006

OATH OF ROOF

I, Abereapengin John Whyley

of Accra make oath and say that on

Day of JANUARY 2008, I

duly execute the instrument now produced to me and marked "A" and that the said LESSOR read and write:-

SWORN AT ACCRA THIS 215th DAY OF Feby

2008

19)

BEFORE ME,

[Signature]
DEPONENT

[Signature]
REGISTRAR OF LANDS:-

REGISTRAR
CIRCUIT COURT
AGONA SWEDISH



CERTIFICATE OF ROOF

On the 215th day of Feby

2008 9:00 AM
19)

Instrument was proved before me by the oath of the within-named to have duly executed by the within-named **NANA EDWEY X**

[Signature]
REGISTRAR OF LANDS:-

REGISTRAR
CIRCUIT COURT
AGONA SWEDISH



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:- Ebusua Parayin

John Whyley P.O BOX 1 Mumford

Emmanuel Mensah-Abboe of Mumford

Post Office Box 1 Mumford

SIGNED SEALED AND DELIVERED by the

within-named SEBASTIAN GIWA

AND DOMINIC GIWA

in the presence of:-

Emmanuel Thorin Kuderna
Box 125 Accra - Accra

) NANA EDWEY THE TENTH
CHIEF OF STATE

) *Signature*

) *Signature*

) *S = Mef*

) *R. A. J.*

) *Abdulai*



*In case of reply the
number and date of this
letter should be quoted*
My Ref No ESC/DC607/2007
Your Ref. No.
Tel No. 32746 &34597



LANDS COMMISSION SECRETARIAT
P. O. Box 183
Cape Coast
Central Region
Ghana

10th June, 2008

Dear Sir,

CENTRAL REGION- SITE FOR BUILDING PLOT
AT MUMFORD

I return herewith the Lease dated 28th May, 2006 made between Nana Edwey X of Mumford near Apam and Sebastian Giwa and Dominic Giwa of Accra which was registered at this office on 6th June, 2008 under Lands Registry Act of 1962 as document No. CR 1816/2006, Deeds Registry No. 2560 and serial No. 609/08.

Please acknowledge receipt.

Yours faithfully,

for: REGIONAL LANDS OFFICER
BONSU PETER
PRIN EXECUTIVE OFFICER

SEBASTIAN GIWA AND DOMINIC GIWA
P. O. BOX 3537
ACCRA CENTRAL

PLAN OF LAND
FOR SEBASTIAN GIWA & DOMINIC GIWA
Shewn Edged Pink...

AREA = 1.418 Acre (0.574 Ha.)

SCALE = 1 / 2500

LOCATION
MUMFORD

DISTRICT
BOMOA

REGION
CENTRAL

212000



GULF OF GUINEA

N

211000

985000

986000

ACCRA 20/08/2008

APPROVED BY
THE REGIONAL SURVEYOR
GTEATER ACCRA

I, ALHAJI R. BRIMAH LICENSED SURVEYOR CERTIFY
THAT THIS PLAN IS FAITHFULLY AND CORRECTLY
EXECUTED AND ACCURATELY SHOWS THE LAND WITHIN
THE LIMITS OF THE DESCRIPTION GIVEN TO ME BY MY
CLIENT.

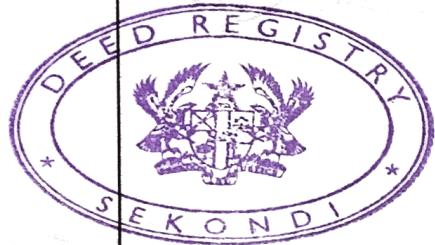
ALHAJI RIDWAN BRIMAH
SURVEYING & MAPPING CONSULTANT LTD. NO. 362
Date: LIC. No. 002, off. O. Box 6
ACCRA

Approved by:

R.
for Director of Surveys
Regional Surveyor C.R.

Date: 01 - 09 - 2008

212000



SGC 152/06/2

85°33'13"
203.02'42°11'36"
142°47'55"

SGC 152/06/3

SGC 152/06/1

1/2/2
2011.691

SGC 152/06/4

GULF OF GUINEA

PLAN NUMBER 37

DATE 30/8/2008

211000

985000

986000

I, ALHAJI R. BRIMAH LICENSED SURVEYOR CERTIFY THAT THIS PLAN IS FAITHFULLY AND CORRECTLY EXECUTED AND ACCURATELY SHOWS THE LAND WITHIN THE LIMITS OF THE DESCRIPTION GIVEN TO ME BY MY CLIENT.

R. Brimah
ALHAJI RIDWAN BRIMAH
 SURVEYING & MAPPING CONSULTANT
 Date: LIC No. 362, P. O. BOX 6
 ACCRA

Approved by:

R. Brimah
 for: Director of Surveys
 Regional Surveyor, C.R.

Date: 01 - 08 - 2006

8 Aug 06

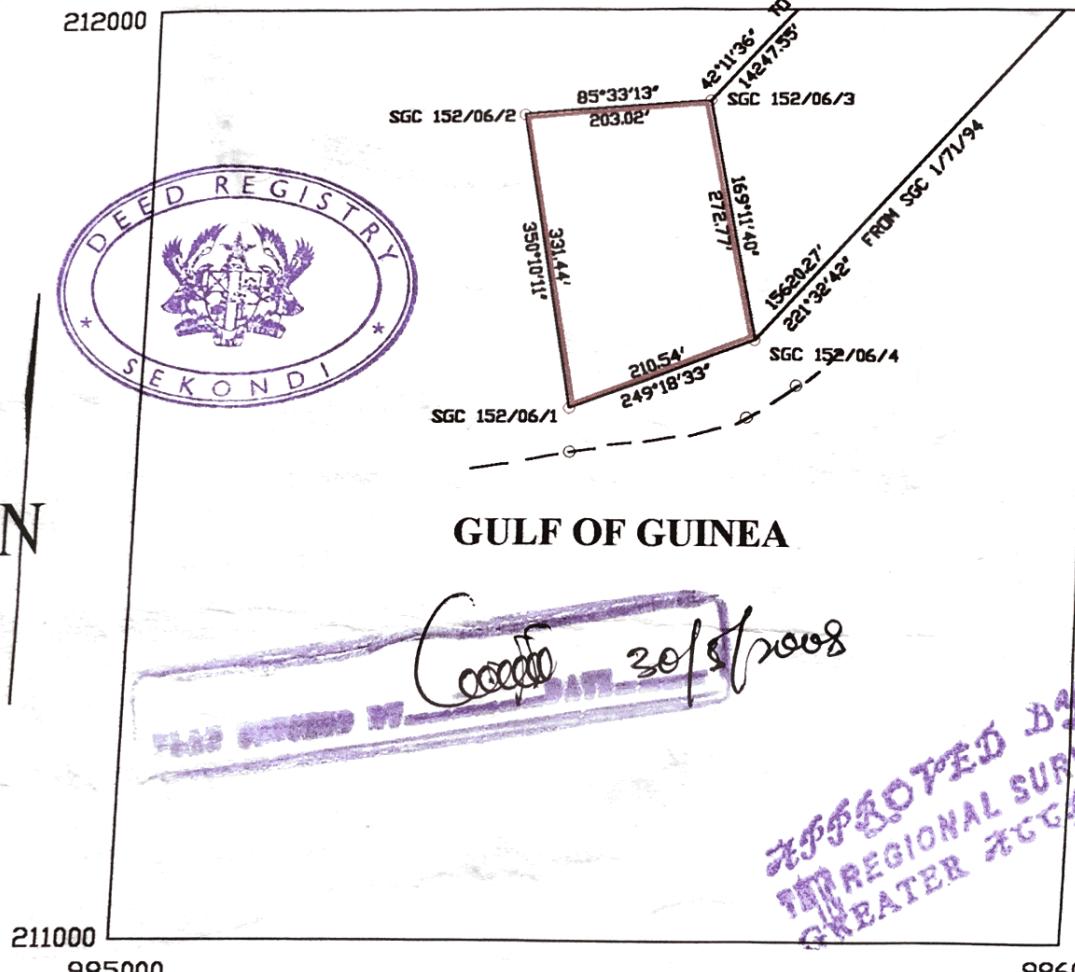
PLAN OF LAND
FOR SEBASTIAN GIWA & DOMINIC GIWA

....Shewn Edged Pink....

AREA = 1.418 Acre (0.574 Ha.)

SCALE = 1 / 2500

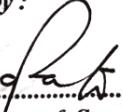
LOCATION MUMFORD	DISTRICT GOMOA	REGION CENTRAL
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APPROVED BY
THE REGIONAL SURVEY
GREATER ACCRA

I, ALHAJI R. BRIMAH LICENSED SURVEYOR CERTIFY
THAT THIS PLAN IS FAITHFULLY AND CORRECTLY
EXECUTED AND ACCURATELY SHOWS THE LAND WITHIN
THE LIMITS OF THE DESCRIPTION GIVEN TO ME BY MY
CLIENT.

ALHAJI RIDWAN BRIMAH
LICENSED SURVEYOR NO: 262
SURVEYING & MAPPING CONSULTANT
Date: LIC No 262, P. O. BOX 6
ACCRA

Approved by:

.....
for: Director of Surveys
Regional Surveyor; C. R.

Date: 01 - 08 - 2006

PLAN OF LAND
FOR SEBASTIAN GIWA & DOMINIC GIWA

....Shewn Edged Pink....

AREA = 1.418Acre (0.574Ha.)

SCALE = 1 / 2500

LOCATION
MUMFORD

DISTRICT
GOMOA

REGION
CENTRAL

212000

SGC 152/06/2

05°33'13"
203.08'

42°11'36"
14247.55'

SGC 152/06/3

11.01.055
11.11.132

210.54'
249°18'33"

SGC 152/06/4

11.12.13
11.11.551

15639.27'
221°32'42"

SGC 152/06/1

SGC 152/06/2

SGC 152/06/3

SGC 152/06/4

SGC 152/06/1

P.O. Box 5537
Kumasi Central
Ghana

WEST-CENTRAL
GHANA

Ghana



1. SORI JAMES KOFI ADDY
House No. C/267A
MUMFORD. C/R.

2. MARTIN KINEKU AMENSAH
HOUSE No.
MUMFORD. C/R.

3. STEPHEN CHARLES AKROMA ADDY
HOUSE No. 87D
MUMFORD. C/R.

4. DRAYIN KINEKU AKOSTEY



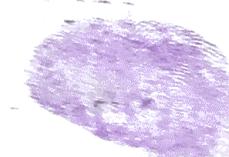
HOUSE No.
MUMFORD. C/R.

5. NKOSENHEN KOFI AFRINSAH
K-ARTES

HOUSE No.
MUMFORD. C/R.

6. DRAYIN KOSINA ATTAH

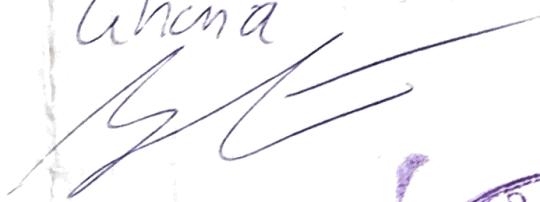
House No. C/61
MUMFORD. C/R.



KTP

30/5/2008

Sebastian Gwia
P.O. Box 3537
ACCRA-Central
Ghana



1. SUPR JAMES KOJO CORFE EKOND
HOUSE No. C/267A
MUMFORD, C/R.

2. ORANYIN KWEKU MENSAH
HOUSE No.
MUMFORD C/R.

3. SAFOHEN CHARLES AKROMA ADDY
HOUSE No. 87D
MUMFORD. C/R.

18/6/2006

C8954

Giese

Spans
IC

29/5/2008
30/5/2008

DOMINIC GWIA
P.O. BOX 3537
ACCRA-CENTRAL
GHANA



4. ORANYIN KWEKU AKOOKEY

HOUSE No.
MUMFORD. C/R.

5. NKOSOHEN KOFI AMINSAH
K-Aminsa

HOUSE No.
MUMFORD. C/R.

6. ORANYIN KOBINA ATTAH

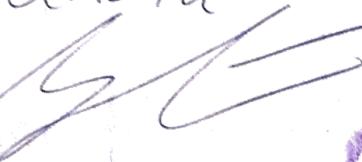
HOUSE No. C/61
MUMFORD. C/R.



K+A

Sebastien Giwa
P.O. Box 3537
ACCRA-CENTRAL

Ghana



DOMINIC GIWA
P.O. BOX 3537
ACCRA-CENTRAL
GHANA



1. SURI JAMES KOJO CARIE EKONDY
HOUSE No. C/267A
MUMFORD, C/R.

2. ORANYIN KWEKU MENSAH
HOUSE No. F
MUMFORD, C/R. ✓

3. SAFOHEN CHARLES AKROMA ADDY
HOUSE No. 87D
MUMFORD, C/R.



18/6/2006

C8954

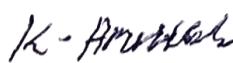


Apon
LC

29/5/2008
30/5/2008

4. ORANYIN KWEKU AKOOTAY

HOUSE No. P
MUMFORD, C/R.

5. NKOSOHEN KOFI AMINSAH


HOUSE No. P
MUMFORD, C/R.

6. ORANYIN KOBINA ATTAKH

HOUSE No. C/61
MUMFORD, C/R.



✓ + P

I NANA KOFI ENNIN NSAFUI

CHAIRMAN OF

THE CENTRAL REGIONAL LANDS COMMISSION in accordance with Section 4
(1) of the Lands Commission Act 1994 (Act 483) hereby record my concurrence to the
within-written document subject to the conditions set out in the schedule hereunder.



SCHEDULE ABOVE REFERRED TO;

1. The rent payable under the lease shall be paid to the Administrator of Stool lands or her duly authorized agent.
2. The rent reserved shall be GH¢35.5 Per annum subject to revision every 5th year of the term.
3. The Lessee shall not assign underlet or part with possession of the demised premises or any part thereof without the prior consent of the Lessor.

Dated this 26th day of March

2008

CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

34/3028

I NANA KOFI ENNIN NSAFUI

CHAIRMAN OF

THE CENTRAL REGIONAL LANDS COMMISSION in accordance with Section 4
(1) of the Lands Commission Act 1994 (Act 483) hereby record my concurrence to the
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Dated this 26th day of March

2008

CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

34/2028