

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 5<sup>th</sup> 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 26<sup>th</sup> day of March

2008

CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

34/3028

I NANA KOFI ENNIN NSAFUI

CHAIRMAN OF

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Dated this 26<sup>th</sup> day of March

2008

CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

34/2028



REPUBLIC OF GHANA

I NANA KOFI ENNIN NSAFUI

CHAIRMAN OF

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Dated this 26<sup>th</sup> day of March

2008

Chairman of the Central Regional Lands Commission

34/3008



REPUBLIC OF GHANA

I NANA KOFI ENNIN NSAFUI

CHAIRMAN OF

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Dated this 26<sup>th</sup> day of March

2008

*[Signature]*  
**CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION**

3/1/2008



I NANA KOFO ENNIN NEAFUI

CHAIRMAN OF

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Dated this 26<sup>th</sup> day of March

2008

*[Signature]*  
CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

34/308



REPUBLIC OF GHANA

I NANA KOFI ENNIN NSAFUI

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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 26<sup>th</sup> day of March 2008

*[Handwritten signature]*  
CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

34/2028

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

dule above referred 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 5<sup>th</sup> 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.

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 referred to:

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2. The rent hereby reserved shall be ₦ 8,800.00 per annum subject to revision every 5<sup>th</sup> year of the term.
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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:

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IN ACCORDANCE WITH SECTION 12 OF THE STAMP ACT 1965  
I CERTIFY THAT IN MY OPINION THIS INSTRUMENT IS CHARGEABLE  
WITH A DUTY OF GH¢ 9.50 (NINE GHANA CEDIS FIVE  
PENCE)

CAPE COAST 4-06-08



COMMISSIONER OF INCOME TAX

Stamp duty Paid on receipt No. 16-2584654 & 5868

AND REGISTRY ACT 1962

2560

Dated this day of

20

Chairman of the central lands commission



IN WRITTEN INSTRUMENT WAS REGISTERED  
609/08 AT 10:10

ON THE 6<sup>th</sup> DAY OF JUNE 2008

REGISTRAR OF LANDS

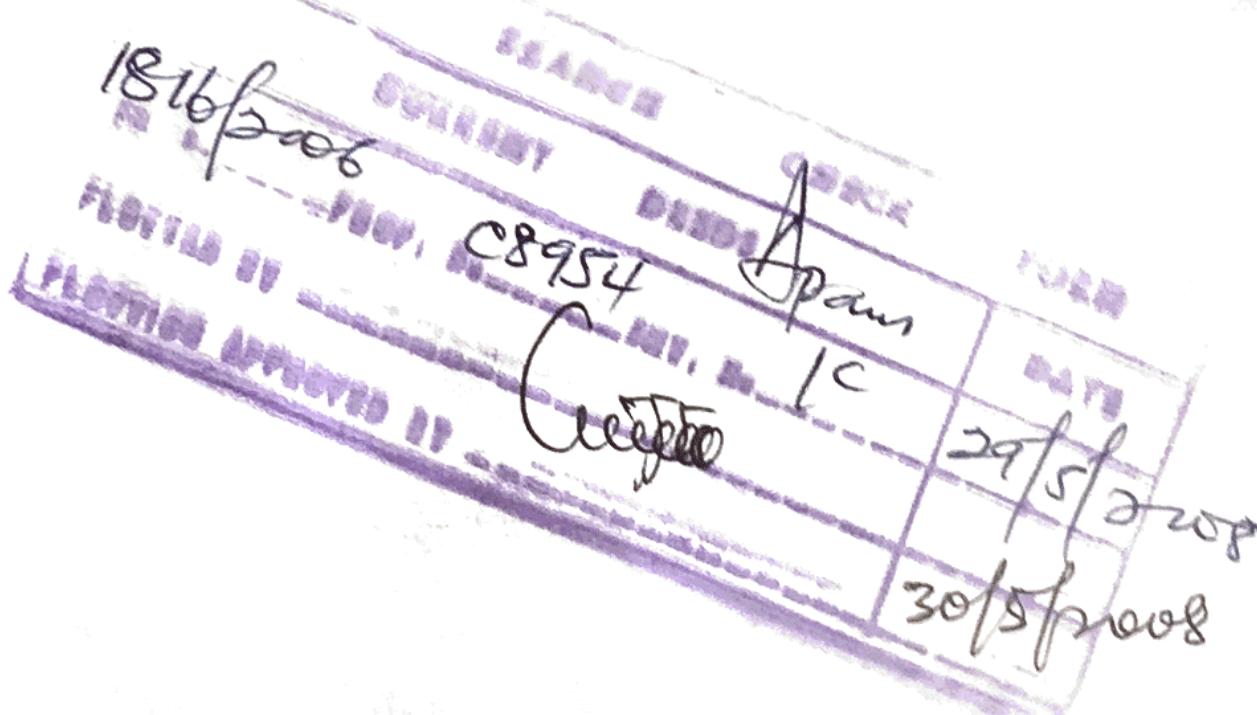
Dated this 25<sup>th</sup> day of JUNE 2008

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

DC/607/2008

IN ACCORDANCE WITH SECTION 12 OF THE STAMP ACT 1965  
I CERTIFY THAT IN MY OPINION THIS INSTRUMENT IS DRAFTED  
WITH A DUTY OF ONE 9.50 (NINE SHILLINGS FIFTY PENCE)

CAPE COAST 4-06-08

## COMMISSIONER OF INCOME TAX

AND REGISTRY ACT 1962

2560

SEARCHED NO. 609108 IN WRITTEN INSTRUMENT WAS REGISTERED  
AT 10-10  
SEARCHED NO. 609108 AT 10-10

AM ON THE 6<sup>TH</sup> DAY OF JUNE, '08  
OUR.....

Dated this \_\_\_\_\_ day of \_\_\_\_\_

21

### **Chairman of the central lands commission**

REGISTRAR OF LAND

215 t

day of

~~Feb. 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**

ESc/Dc 607 / 2007

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

REGISTRY OF HIGH COURT

REGISTRY OF HIGH COURT  
ACCRA CENTRAL

Sworn before me.

20 08

The day of 1st  
2008

# THIS INDENTURE

DATED THIS *20<sup>th</sup>* DAY OF *May*, 2008.

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 -

lease 99



**WITH DR. ROBERT**

I have written John Major  
and he has sent me \$10.  
He says the instrument was per-  
mitted and will be

I was present and saw NANA EDWEY X  
and me and noted "A" and that the said

*John Smedley*  
SWORN AT ASTORIA THIS 20<sup>th</sup> DAY OF JUNE,

四

19

DEPENDENT

BEFORE ME

**REGISTRAR OF LAND-  
REGISTERED  
WILDCAT COURTS  
ALASKA DIVISION**



**CERTIFICATE OF ROOF**

On the 2nd Day of Feb:

2008-91020

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



**REGISTRAR OF LANDS—  
JURISDICTIONAL  
COURT (OVER)  
ADMIRALTY DIVISION**

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

The day of 1st 20 08

REGISTRY OF HIGH COURT

REGISTRAR  
HIGH COURT

Sworn before me.

# THIS INDENTURE

DATED THIS 28<sup>th</sup> DAY OF May 20 08

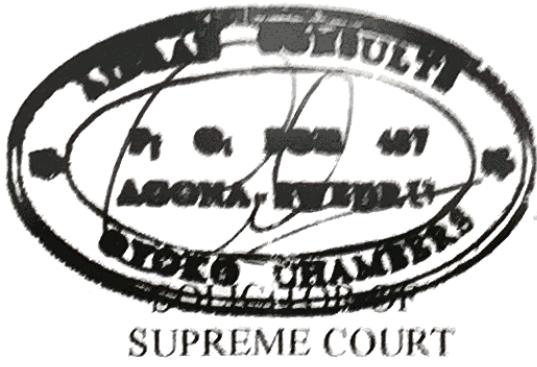
BETWEEN

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 -



Case # 99

# THIS INDENTURE

DATED THIS ..... *28<sup>th</sup>* DAY OF *May* 20<sup>06</sup>.

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 -

*lease 29*



This the instrument marked "A" refused to the Oath of  
The day of *25<sup>th</sup>* 20<sup>08</sup>

Sworn before me.

REGISTRY OF HIGH COURT

*LAW LIBRARY*  
*JACOT COURT*  
*AGONA, GHANA*

*25<sup>th</sup>*

This the instrument marked "A" referred to the Oath of  
The day of October 20 08

REGISTRY OF HIGH COURT

REGISTRATION  
RECEIPT COURT

Sworn before me

The day of October 20 08

# THIS INDENTURE

DATED THIS

28<sup>th</sup>

DAY OF

May 20 08

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

Case 99

- LEASE -



LVB/CR/943/2008

5/6/08

THIS INDENTURE<sup>RECEIVED</sup> deed of lease made the Twenty-eighth (28<sup>th</sup>) 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~~ <sup>0.32</sup> <sup>c. 215</sup> ~~Gulf of Guinea (Sea)~~ <sup>200</sup> 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