



THE REPUBLIC OF UGANDA

KB.BL.26
LEASEHOLD REGISTER

Volume 3724 Folio 7

REGISTRATION OF TITLES ACT

CERTIFICATE OF TITLE

DESCRIPTION OF LAND

The Leasehold land edged red on the plan attached hereto and situate and known as follows:—

FLET

Street Number: **315**

Road Name: **KIBUGA BLOCK 26**

Township/Municipality/City: **AT NVERI- BULANGE**

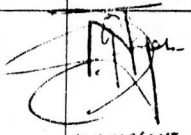
District: **KAMPALA**

Area: **APPROX.**

TERM from **5TH OCTOBER 2006** for **99-----** years and months
at the rent and subject to the covenants and conditions contained or implied in Lease
Number bound up herewith and to the incumbrances (if any) entered in
the Incumbrance Register.

Easements

PROPRIETORSHIP

Date, time and Inst. No.	Name and Address of Proprietor	Signature of Registrar
REGD.19.4.07 AT.2.02 P.M INST.KLA333316	FUJIRIKO ISHIMURA of P.O.Box 21619, KAMPALA	 Registrar of Titles

Date of issue: **19TH APRIL 2007**



and last No.
Date, time

Name and Address of Proprietor

Register
Signature of

INCUMBRANCES

Date, time and Inst. No.	Particulars	Signature of Registrar

COUNTY HIBURNIA
BLOOMING
HILLO
HILLO
HILLO

For: COMMISSIONER OF LANDS AND SURVEYS

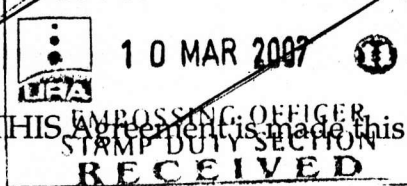
17 May 2007

THE REPUBLIC OF UGANDA

IN THE MATTER OF

REGISTRATION OF TITLES ACT (CAP 205)

AND IN THE MATTER OF KIBUGA BLOCK 26 PLOT 315 LAND
SITUATE AT NVIRI-BULANGE



LEASE

THIS Agreement is made this 5th day of October



BETWEEN

(1). FAITH NAMAZZI LUTWAMA of P.O. Box 4013 Kampala Uganda (hereinafter called "the Lessor" which shall where the context so admits include her heirs, executors administrators and assigns)

AND

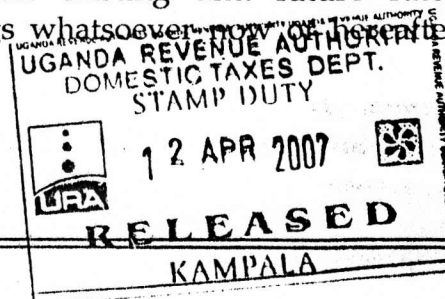
(2) FUJIIHIKO ISHIHARA of P. O. Box 21619, Kampala (hereinafter called "the Lessee", which expression shall where the context admit include his heirs executors, administrators and assigns) of the other part

WHEREAS the Lessor is the registered proprietor of the above described land measuring 0.25 acres

IN CONSIDERATION of Ushs 35,000,000/= (Thirty five million shillings only) now paid by lessee to the Lessor (receipt whereof the Lessor hereby acknowledges) HEREBY LEASES to the Lessee ALL THAT pieces or parcels of lands measuring 0.25 acre known as Block 26 Plot 315 being the Land comprised in the above-mentioned title. TO HOLD the same unto the Lessee for a period of 99 years with effect from the 5th October 2006 now past terminable as hereinafter provided YIELDING AND PAYING therefore the yearly rent of Ug Shs. 80,808/= (Eighty thousand eight hundred eight shillings) in advance by yearly payments effective on the first anniversary of this lease. Provided that the lessee shall have the option to pay ground rent for any number of years and has so paid the annual rent for 99 years receipt of which is hereby acknowledged.

1. THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:-

- To pay the said reserved annual rent on the days and in the manner aforesaid;
- To pay and discharge all existing and future rates, taxes, assessments and outgoings whatsoever now or hereafter during



the said term imposed or charged upon the demised premises or any part thereof or on the Lessor or the Lessee in respect thereof respectively;

- c) To maintain, repair, keep in tenantable repair all buildings at any time erected or standing on the demised premises and all sewers and drains and the fences or walls for the time being thereof;
- d) To perform and observe all the obligations which the Lessor in respect of being the owner or Lessor of the demised premises may be liable to perform or observe during the said term by virtue of any enactment or of any direction or requirement of any Public or Local Authority;
- e) To permit the Lessor and/or her duly authorized agents with or without workmen and others upon giving one week's previous notice in writing once in every year during the said term at reasonable times to enter upon the demised premises and the buildings thereon and every part thereof to examine the state and condition of the same.
- f) Not to make alterations or additions or to build or permit or suffer to be built or created any building on the demised premises without obtaining all necessary planning consents and permissions and all other requisite permissions from the local or other authorities before commencing such building.
- g) At the determination of the said term to yield up to the Lessor the demised premises together with the building thereon and all fittings and Lessor's fixtures therein tenantable repair in accordance with the Lessee's covenants herein contained.

2. **THE LESSOR HEREBY COVENANTS WITH THE LESSEE** that the Lessee paying the rent hereby reserved and performing and observing the covenants on its part and the conditions herein contained shall peaceably hold and enjoy the demised premises during the said term without any interruption by the Lessor or any person rightfully claiming under or in trust for them.

- (c) The Acceptance by the Lessor of any rent shall not be held to operate as a Waiver by the Lessor of its power of re-entry accruing by reason of the breach or non-observance of any covenant contained herein and on the part of the Lessee to be performed and observed;

Fluorescence

3. In this Lease the expression "the Lessor" shall where the context so admits include the person or persons firm or company for the time being entitled to the reversion immediately expectant upon the determination of the term hereby granted and the expression "the Lessee" shall include its successors in title and the expression "his" includes "its" "her" or "their" and words importing the singular number only shall include the plural number and vice versa and where there are two or more persons included in the expression "the Lessee" covenants and stipulations expressed to be made or binding on the Lessee shall be deemed to be made or binding by or on such persons jointly and severally.
4. Any notice under this Lease shall be in writing. Any notice to the Lessee shall be sufficiently served if left addressed to the Lessee on the demised premises or sent to the Lessee by post or left at the Lessee's last known address and any notice to the Lessor shall be sufficiently served if delivered to the Lessor personally or sent to the Lessor by post or left at the Lessor's last known address or served on any agent authorized by the Lessor to receive the same or who has on the Lessor's behalf collected the rent of the demised premises.
5. All costs and expenses of and incidental to the preparation of this Lease and the counterpart thereof including Lessor's Advocates charges shall be borne by the Lessor but costs of plans, consent fees, stamp duty, registration fees, and all other disbursements are to be paid by the Lessee.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their signatures on the day first above mentioned.

FAITH NAMAZZI LUTWAMA

In the presence of:-

FUJIIHIKO ISHIHARA

In the presence of

F. Lutwama
LESSOR
MUNANGAZI Isaac

WITNESS

30
LESSEE

Isuico Ishihara (173)
WITNESS