# SPECIAL POWER OF ATTORNEY

## APPOINTMENT

**I, HHH**, of Post Office Box Number vvvv Gaboe, Botswana do hereby appoint my son **SABBB** of Post Office Box Number vvvv Gabo, Botswana (hereinafter called “the Attorney”) to be my attorney with authority to do all or any of the acts and things hereunder specified on my behalf in relation to the Property known as L.R. No. 1,,,, and comprised in a Certificate of Title No. I.R. ,,, (hereinafter called “the Property”)

## AUTHORITY

The Attorney has authority in my name and on my behalf and on such terms and conditions as seen to him expedient to:

1. to sell to any person all or any of my interest in the Property;
2. to charge or mortgage all or any of my interest in the Property for any sum at any rate of interest;
3. to lease all or any portion of the Property for any term of years at any rent;

4. to demand collect receive and take all necessary steps to recover all rents and other sums owing to me in relation to the Property;
5. to obtain or accept the surrender of any lease in which I am or may be interested in relation to the Property;
6. to exercise and execute all powers which are now or shall hereafter be vested in or conferred on me as a lessee or chargee under any Act of Parliament in relation to the Property;
7. to represent me and to appear in my name and stead and on my behalf, before any Land Registry in the Republic of Kenya and before any other official government or municipal officer or competent local council or any other administrative officers or before any other authority in all matters pertaining to or connected with the Property and to sign and execute all certificates documents contracts and declarations before such authorities or offices and to perform all actions and matters which may be required by law in connection with this power of attorney;
8. to enter and permit others to enter the Property;
9. to take any action to abate any nuisance;

10. to warn off prohibit and proceed against any trespassers;
11. to enforce any covenant condition and stipulation in any lease or tenancy agreement;
12. to exercise any right of re-entry or re-possession;
13. to give or receive notices for any purpose relating to the Property;
14. to oppose any application which may be detrimental to the Property its occupants its use enjoyment or its value;
15. to bring or defend continue or discontinue any legal proceedings;
16. to refer to arbitration any question affecting the Property;

17. to employ an estate agent Advocate accountant or other professionally qualified person to assist him in the performance of its function;
18. to appoint any agent to do any business which it is unable to do itself or which can more conveniently be done by an agent;

19. to make any payment which is necessary or incidental to the performance of its functions under this power of attorney;

20. for me, and in my name, to sign all such transfers and other instruments and to do all such act, matters and things as may be necessary or expedient for carrying out the powers hereby given and for recovering all sums of money that are now or may become due or owing to me in respect of the Property, and for enforcing or varying any contracts, agreements or conditions binding upon any lessee, tenant or occupier of the Property or upon any other person in respect of the same, and for recovering and maintaining possession of the Property and for protecting the same from waste, damage or trespass;

21. to do all other things incidental to the above powers or which it thinks necessary or expedient in relation to the Property as fully and effectually as I could do them myself.

## **REVOCATION**

I shall not revoke this Power of Attorney as long as I remain indebted in any manner to the Attorney.

**IN WITNESS WHEREOF** I have hereunto set my hand and seal today this … … … day of … … … … … 2000.

**SIGNED** and **SEALED** by me the said )

**HHHHHHHHHHHHHHHH** )

in the presence of:- )

)

Advocate )

**DRAWN BY:-**

SSSSSS and Company
Advocates
NAIROBI