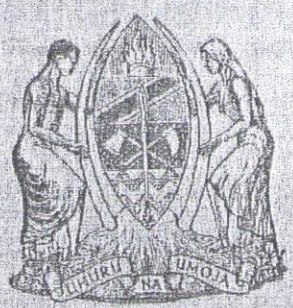


The Land Registration Ordinance (Cap. 334)



Certificate of Title

Number 186081 / 23

Copy of the Original  
C. M. KAPITA, Esq.  
Assistant, Nairobi Public and  
Commissioner for Ombuds  
22-09-2026

*This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.*

*Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.*

*The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry...*

10 October 68

10 Oct 68

*Sanbaga*

L.O. No.22579.

L.D. No.60198.

CERTIFICATE OF OCCUPANCY

27-1-66

428/2  
53/64/4/5

The *Twenty-sixth* day of *October* *Sanbaga*

One thousand nine hundred and sixty-eight.

Title No. 186681/23

|                             |
|-----------------------------|
| Certificate No. 1988        |
| <i>W. S. M. M. M.</i>       |
| Advocate, Notary Public and |
| Date 16.1.98                |

THIS IS TO CERTIFY that TWIGA CHEMICAL INDUSTRIES (TANZANIA) LIMITED a Company having its registered office at York Street Nairobi (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety-nine years from the First day of January One thousand nine hundred and sixty-six according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 1966, shall thereafter pay rent of One thousand three hundred and eighty Shillings (Shs.1,380/-) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1986, 2006, 2026 and 2046 or within five years thereafter in each case.

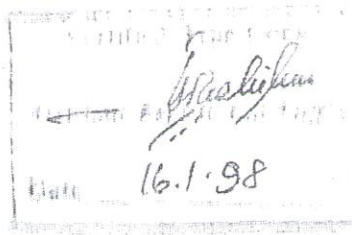
2. In this Certificate the City Council of Dar es Salaam is called "the Authority".

3. The Occupier shall :-

(i) Erect on the land buildings (hereinafter called "the buildings") to the value of not less than Shs.600,000/- designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Authority;

(ii) By the thirtieth day of June 1966, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in subparagraph (i) above which said plans and specifications shall be submitted in triplicate;

Certified True Copy of the Original  
 Sign: *[Signature]*  
 Advocate, Notary Public and  
 Date: 22-09-2020



- 2 -

- (iii) Within three months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty-first day of December 1967;
- (v) At all times after the thirty-first day of December 1967, have on the land approved buildings to the value of not less than Shs.600,000/- and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall first have been approved by the Authority as hereinbefore provided.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

4.(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or its employees or agent or contractor shall be deemed a dealing with the land or buildings.

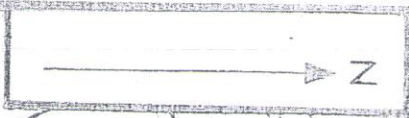
5. The Commissioner shall have an absolute discretion to give or withhold consent under condition 4. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 3(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

6. The Occupier shall further :-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and ... to the satisfaction of the Authority;



DAR ES SALAAM CITY



E.A. Tuhuru Co.

Co.

Africa Ltd.

INSET SHOWING DETAILS OF PLOT

Block .....

Plot No. ....

L.O. No. ....

Area .....

The issue of this plan implies no guarantee or admission of title by the Government.

Certified True Copy of the Original  
Signature of  
Advocate, KARIWA ESSE  
Commissioner for Lands and  
Survey  
Date 22-10-2020

This plan, prepared in accordance with Registered Plan No. 3448 is approved for the purposes of the Land Registration Ordinance.  
Commissioner for Lands and Survey  
Survey Division, Ministry of Lands, Housing & Urban Development, Dar es Salaam

16:1:98  
Signature  
Certified True Copy

Date 16.1.98

- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

7. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf :-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land or the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before, during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

8. The land and the buildings to be erected thereon shall be used solely for General Industrial purposes.

9. The President may revoke the Right for good cause

Certified Copy of the Original  
 Sign: \_\_\_\_\_ Date: 20-09-2020  
 Advocate, Notary Public and  
 Solicitor General for the State

SCHEDULE

Plot No.15, In-offensive Factory Area, Pugu Road in the City of Dar es Salaam containing Two decimal point eight three five (2.835) acres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 13448 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.