

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 127511

Land Office Number: 525748

Land: PLOT NO. 1/2 ABERGAMBONI INDUSTRIAL AREA IN TANGANYIKA MUNICIPALITY

Certified true copy of the Original
Signed: *[Signature]* Date: 3/7/2000
GEOFFREY GARY PAUL
Director, Ministry of Lands & Communities
& Urban

Term:

NINETY NINE YEARS

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LRT/ 127591

LAND REGISTRY,
P.O Box 1191,
Dar es Salaam.
Date: 16 Dec, 2013

TANZANIA INTERNATIONAL PETROLEUM RESERVES COMPANY LTD(TIPER)
P.O Box 2608
DAR ES SALAAM
Sir/Gentlemen/Madam,

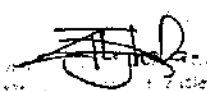

RE: TITLE NO. 127591 LAND OFFICE NO: 523718
PLOT NO. 1/2 BLOCK - AT Kigamboni

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.


REGISTRAR OF LANDS

Copy for Commissioner for Lands
Your LD File No: 317082 refers

Certified true copy of the Original
Sign: Date: 3/7/2020
GEOFFREY GEAY PAULI
Advocate, Notary Public & Commissioner
for Oaths

TITLE NO. 127591
 REGISTERED 11/12/2013
 AT 1:00 pm




Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty 100/2 Paid
 Receipt No. 0343548
 of 26/11/2013

 Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

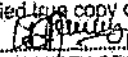
TANZANIA STAMP DUTY ACT
 Stamp Duty 845765/2 Paid
 Receipt No. 0343548
 of 26/11/2013

 Officer

Title No. 127591
 L.O. NO. 523718
 TMC/LD/1/2

The 3rd day of December Two thousand and Thirteen

THIS IS TO CERTIFY that TANZANIA INTERNATIONAL PETROLEUM RESERVES LTD (TIPER) of P.O. BOX 2608, DAR ES SALAAM (hereinafter called "the Occupiers") are 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 October, Two thousand and thirteen according to the true intent and meaning of the Land Act 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 Occupiers having paid rent up to the thirtieth day of June 2014, shall thereafter pay rent of shillings three million seven hundred seventy six thousand seven hundred thirty (TShs. 3,776,730/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers shall:-
 - i. Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

Certified true copy of the Original
 Sign:  Date: 21/12/2013
 GEOFFREY GEAY PAUL
 Advocate, Notary Public & Commissioner
 for Oaths

- ii. Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- iii. Maintain on the buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Temeke Municipal Council (hereinafter called "the Authority");
- iv. At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").

3. 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 effluent to the satisfaction of the Authority;
- ii. Make and keep all the buildings on the land rat-proof and carry out such measures as the Health Officer for the Authority may require for the purpose;
- iii. Provide and maintain on the land ablution facilities and take and maintain such hygienic measures as may be required by the said Health Officer;
- iv. Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- v. Loading and unloading facilities shall be provided within the boundaries of the land.
- vi. Provide and maintain on the land fire fighting/protection facilities to the satisfaction of the relevant authorities.

DAR ES SALAAM CITY.

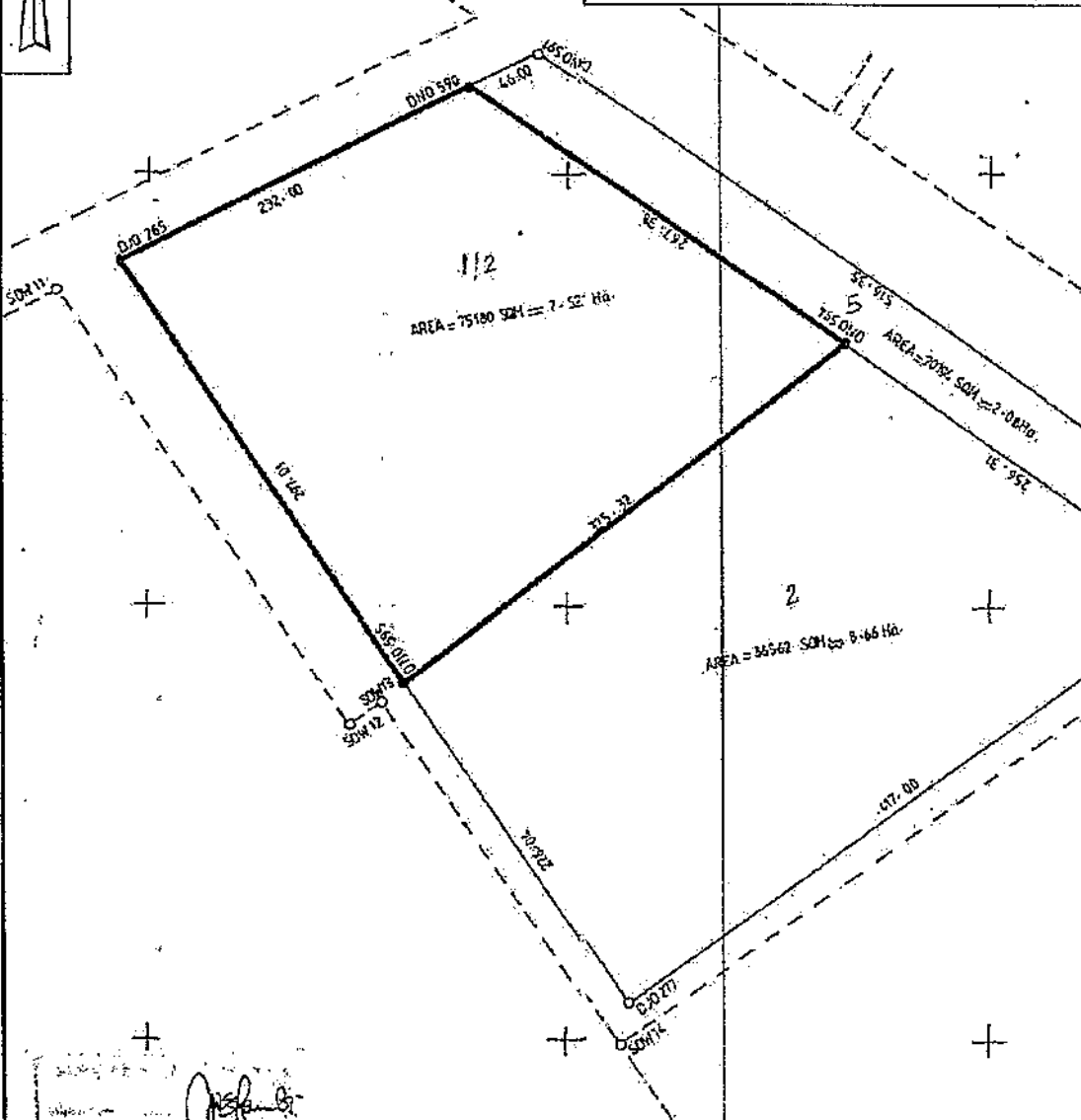
LOCATION: KIGAMBONI INDUSTRIAL.

BLOCK:

PLOT No: 1/2

L.O. No: 523718

AREA: 75,180 Sq.m.



[Handwritten signature]
25/11/13

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

The plan prepared in accordance with Registered Plan No. 74485

is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping *[Signature]* Date 25/11/13

Ministry of Lands Human Settlements Development, Dar es Salaam.

4. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
 - a) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
 - b) 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;
 - c) Such sum as the Commissioner shall assess as a proper share payable for the land of 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.

SPECIAL CONDITIONS:

The Occupier further covenants:-

- a) To observe and comply with the regulations relating to Petroleum of Petroleum Products which are now in force or which shall thereafter be in force;
- b) To comply with all regulations of the Tanzania Railways Corporations in respect of the use of the rail sidings to be constructed to serve the said land.
5. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for Special Industrial purposes only. Use Group 'N' use class (c) Bulk storage of petroleum products and inflammable fuel oils and inflammable or explosive gases. The filling, storage in bulk and dispatch of containers containing such fluids or gases as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
6. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
7. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
8. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

ALL that land known as Plot No. 1/2 situated at Kigamboni Industrial Area in Tempeke Municipality containing ~~twelve decimal point one eight three (12.183) Hectars~~ ^{seventy five thousand one hundred eighty two (75,180) Sq. m.} shown for identification only edged Red on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered 74485. deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and official seal the day and year first above written.

[Signature]
my ASSISTANT COMMISSIONER FOR LANDS

We within named TANZANIA INTERNATIONAL PETROLEUM RESERVES LTD (TIPER) hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said)
TANZANIA INTERNATIONAL PETROLEUM)
RESERVES LTD (TIPER) and DELIVERED)
in the presence of us this 26th)
day of NOVEMBER 2013.)
Signature: *[Signature]*)
Postal address: P.O. 2608)
Dar es Salaam)
Qualification: MANAGING DIRECTOR)
Signature: *[Signature]*)
Postal address: Box 2608)
Qualification: Chairman)

Certified true copy of the Original
Sign: *[Signature]* Date: 27/11/2013
GEOFFREY BEAY PAUL
Advocate, Notary Public & Commissioner
for Oaths