

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:


Title Number: 19560 LAND REGISTRY - MOSHI

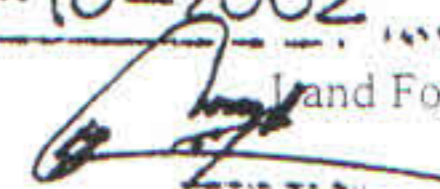
Land Office Number: 170873.


Land: PLOT NO. 4 KANGE INDUSTRIAL AREA TINGA MUNICIPALITY.

Term: NINETY NINE (99) YEARS.

TITLE No. 19560
 REGISTERED ON
21-10-2005
 at 9:30 A.M.

 Ass. R.



Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. 15613603
 of 18-10-2002
 Land Form No. 22

 Asst. Registrar of Titles

Stamp Duty Shs. 435/= Paid
 on Original Revenue Receipt N
15613603 of 18-10-2002

 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
 (NO.4 of 1999)
CERTIFICATE OF OCCUPANCY
 (Under Section 29)

LAND REGISTRY, MOSHI
19560
 Title No.
 L.O. No. 170873
 L.D. No. TAD/27492

The 13th day of October, Two Thousand and Five

THIS IS TO CERTIFY that **PEE PEE TANZANIA LIMITED** a limited liability company incorporated under Companies Ordinance CAP. 212 of P.O.BOX 34, **TANGA** (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 (herein after called "the Land") for a term of Ninety Nine years from the first day of April, **Two Thousand and One** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the regulations made there under and to any enactment in substitution therefore amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 2005 shall thereafter pay rent of shillings **One Hundred Forty One Thousand Nine Hundred Fifty (141,950/=)** 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 Occupier 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
 - 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. Erect on the land building (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 **Tanga Municipal Council** (hereinafter called "the Authority")
 - iv. Building plans to be submitted to the **Tanga Municipal Council** within six months from the commencement of the right, which said plans shall be submitted in triplicate.
 - v. Building construction to begin within six months after approval of the plans by the Authority.

- vi. Complete the buildings according to the plans and specifications so that they are ready for use and occupation within thirty six (36) months from the commencement of the right.
- vii. At all times during the term after the thirty first day of June, 2007, 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");
- viii. Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;

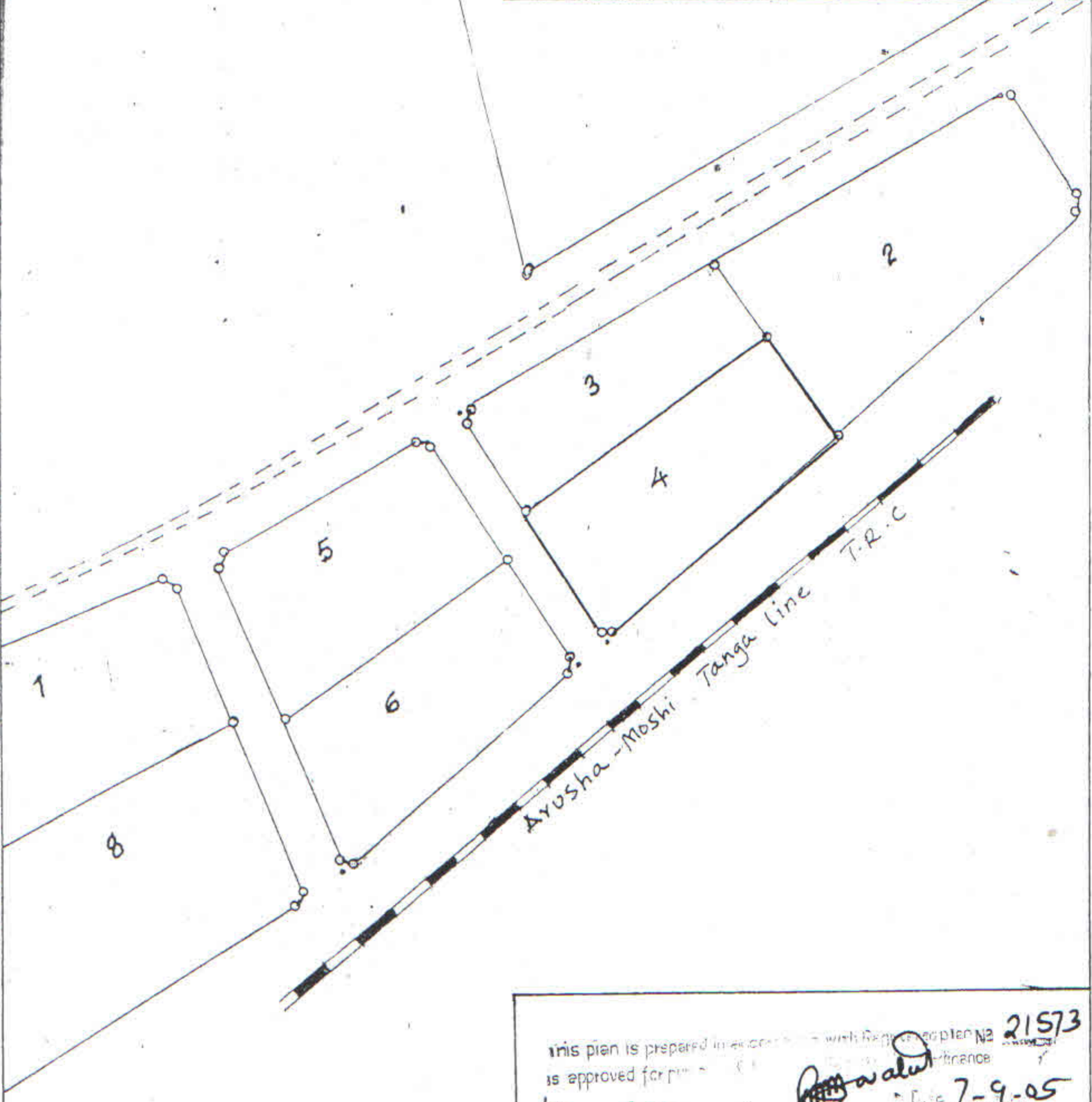
3. **USER:** The land and the building to be erected thereon shall be used for Industrial Use Only; Use Group "A" use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
4. The Occupiers shall not assign the right within three years of the date here of without the prior approval of the Commissioner.
5. The Occupier(s) 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 premier, taxes and dues prescribed in connection with that disposition
6. The Occupiers shall further: -
- i. Make and maintain of 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 building on the land rat-proof and carry out such measures as the Medical officer of the Health for the Authority may require for this purposes,
 - 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.
 - v. Fence the land with good quality fencing, car-parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
7. The Occupiers shall pay to the Commissioner:-
- i. Any further fees or stamp duties which may be discovered to be payable by the Occupiers 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 Right;
 - iii. 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.

TANGA MUNICIPALITY

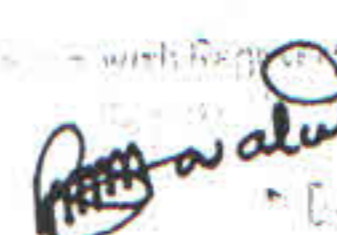


INSET SHOWING DETAILS OF PLOT

Locality KANGE.
 Block INDUSTRIAL AREA
 Plot NO. 4
 L.O. NO.170873
 Area 9530 Sqm.



This plan is prepared in accordance with the provisions of the Land Use Act, 1966 and is approved for implementation by the Director of Survey and Mapping, Ministry of Lands and Survey, Government of Kenya.


 Date: 7-9-05
 21573

The issue of this plan implies the Government's admission of title by the Government.

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8. The President may revoke the Right for good cause and in public interest.

SCHEDULE.

All that land known as Plot No. **4** situated at KANGE Industrial area in Tanga Municipality containing **Nine Thousand Five Hundred Thirty (9530) square metres shown** for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan numbered deposited at the Office of the Director for Surveys and Mapping at Dar Es Salaam.

Bmm
2/4

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



COMMISSIONER FOR LANDS.

We, the within named **PEE PEE TANZANIA LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy;

SEALED with a common seal of the said **PEE PEE TANZANIA LIMITED** and **DELIVERED** the presence) of us This **15th** day of **July** 2004)

Name **Jonathan M. Lane**)

Signature)

Postal address **P.O. Box 34 Tanga**)

Qualification **MANAGING DIRECTOR**)

Name **SURAJ A. BHAI**)

Signature)

Postal address **P.O. Box 34, Tanga**)

Qualification **DIRECTOR**)