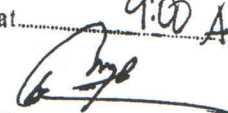


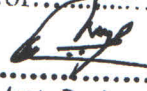


TITLE No. 24444  
 REGISTERED ON  
26-09-2008  
 at 9:00 Am  
  
 Asst. Registrar of Titles



Stamp Duty Shs 100/= Paid  
 and Revenue Receipt No. 32943328  
 of 4-08-2008  
  
 Asst. Registrar of Titles

Stamp Duty Shs 19,900/= Paid  
 on Original Revenue Receipt No.  
32943328 of 4-08-2008  
  
 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

Title No. 24444  
 L.O. No. 264788  
 L.D. NO. TAD/ 35844

The 17<sup>th</sup> day of September, Two thousand and eight.

THIS IS TO CERTIFY that **MAWENI LIMESTONE LIMITED** a limited liability Company incorporated in Tanzania under Company Ordinance (Cap.212) and having its Registered Office at Dar es Salaam of P.O. Box 45554 Dar es Salaam . (hereinafter called "the Occupiers") are entitled to the 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 **July, Two thousand and Eight** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2009, shall hereafter pay rent of shillings **fifteen million (Shs. 15,000,000/=)** 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.
  - (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) Building shall be in permanent materials.
  - (iv) Building plans to be submitted to the **Tanga City Council** within six months from the commencement of the Right.
  - (v) Building construction to begin within six months after approval of the plans.

3. The Occupiers 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 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.
4. The Occupiers 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 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.
5. **USER:** The Land and the Buildings erected thereon used for **Special Industries** purposes only. Use Group 'N' use class (a) 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 and in public interest.

**SCHEDULE**

ALL that Land known as Plot Nos. 33 and 34/<sup>Block C</sup>situated at Kange **Industrial area** in **Tanga Citry** containing **seventy three decimal point two four (73.24) Hectres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **52348** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



**ACT** COMMISSIONER FOR LANDS

The within named **MAWENI LIMESTONE LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the )  
said **MAWENI LIMESTONE LIMITED** )  
and **DELIVERED** in the presence of us )  
this.....4<sup>th</sup>...day of SEPTEMBER 2008. )

Signature.....[Handwritten Signature] )

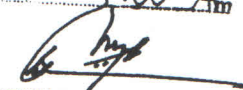
Postal Address: PO BOX 45554 )


Qualification: DIRECTOR )


Signature.....[Handwritten Signature] )

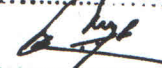
Postal Address: PO BOX 45554 )

Qualification: DIRECTOR )

TITLE No. 24443  
 REGISTERED ON  
26-09-2008  
 at 9:00 Am  
  
 Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid  
**Land Form No. 22**  
 and Revenue Receipt No. 29612369  
 of 30-8-2007  
  
 Asst. Registrar of Titles

Stamp Duty Shs. 174,800/- Paid  
 on Original Revenue Receipt No.  
29612369 of 30-8-2007  
  
 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 MOSEI

Title No. 24443  
 L.O. No. 264802  
 L.D. NO. TAD/ 35659

The 17<sup>th</sup> day of September, Two thousand and eight.

THIS IS TO CERTIFY that **MAWENI LIMESTONE LIMITED** a limited liability Company incorporated in Tanzania under Company Ordinance (Cap.212) and having its Registered Office at Dar es Salaam of P.O. Box 45554 Dar es Salaam. (hereinafter called "the Occupiers") are entitled to the 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 **July, Two thousand and Seven** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2008**, shall hereafter pay rent of shillings **fifteen million six hundred thousand (Shs. 15,600,000/=)** 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.
  - (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) Building shall be in permanent materials.
  - (iv) Building plans to be submitted to the **Tanga City Council** within six months from the commencement of the Right.
  - (v) Building construction to begin within six months after approval of the plans.

3. The Occupiers 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 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.
4. The Occupiers 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 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.
5. **USER:** The Land and the Buildings erected thereon used for **Special Industries** purposes only. Use Group 'N' use class (a) 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 and in public interest.

# TANGA CITY



## INSET SHOWING DETAILS OF PLOT

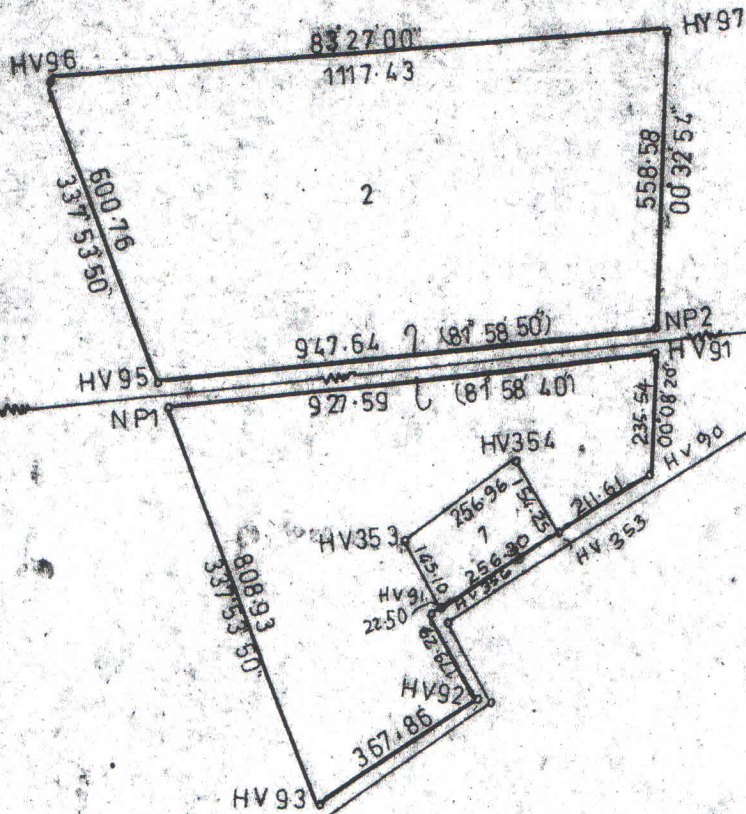
Locality MAWENI

Plot No. 2

Block

L. O. No 264802

Area 9853 Ha.



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

This plan is prepared in accordance with Registered plan no. 33866 approved for purpose of the Land Registration Ordinance Director of Surveys and Mapping. *[Signature]* Date 1-9-77 Ministry of Lands and Human Settlements Development

**SCHEDULE**

ALL that Land known as Plot Nos. 2 situated at **Maweni Industrial area in Tanga Citry** containing **ninety eight decimal point five three (98.53) Hectres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 33866 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



**ASST. COMMISSIONER FOR LANDS**

The within named **MAWENI LIMESTONE LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the)  
said **MAWENI LIMESTONE LIMITED** )  
and **DELIVERED** in the presence of us )  
this... *At*... day of *SEPTEMBER* 2008. )

Signature: *Abdullah Mwalimu* )

Postal Address: *PO Box 45554* )  
*DAR ES SALAAM* )

Qualification: *DIRECTOR* )

Signature: *SB* )

Postal Address: *PO Box 45554* )  
*Dar es Salaam* )

Qualification: *DIRECTOR* )