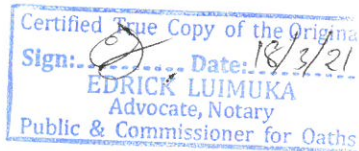


THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY
(Under Section 29)



Title No.: 156020 MG
L.O. NO. 729961
LD/MK/3800

The ¹⁸ day of **December** Two thousand and sixteen

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTRE** established under Act No. 26 of 1997 of P.O. Box 938 DAR ES SALAAM (hereinafter called "the Occupier") is 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 sixteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2017, shall thereafter pay rent of shillings **six million seventy thousand five hundred (6,070,500/=)** 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 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.

SCHEDULE

ALL that land known as Plot No.1 & 2 Block "A" situated at Mkiu in Mkuranga District, Coast Region containing two hundred forty two thousand one hundred eighty one (242,181) metre squares shown for identification only edged red on the Plan attached to this Certificate and defined on the registered Survey Plan Numbered 84449 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

Jain

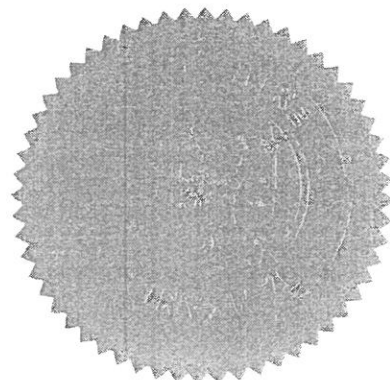
ASSISTANT COMMISSIONER FOR LANDS

We, the within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE)
and delivered in the presence of us)
this 18th day of November 2016.)

Signature: *X. Mufonda*)
Postal Address: P.O. Box 938, D. SALAMU)
Qualification: Ag. Executive Director)

Signature: *[Signature]*)
Postal Address: P.O. Box 938, D. SALAMU)
Qualification: Legal Affairs Manager)



MKURANGA DISTRICT



LOCATION: MKIU INDUSTRIAL
BLOCK : A
PLOT No: 1 - 2
LO.No: 729961
AREA: A=242,181 SQM



Certified True Copy of the Original
Sign: [Signature] Date: 19/3/21
EDRICK LUIMUKA
Advocate, Notary
Public & Commissioner for Oaths

This plan prepared in accordance with Registered Plan No. 84449
is approved for purpose of the Land Registration Ordinance.
For Director of Surveys and Mapping... [Signature] Date 25.11.2016
Ministry of Lands and Human Settlements Development, Dar es Salaam.

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

THE UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry-Morogoro)

Title No. 156020 MG
L.O. No. 729961
LD No. MK/3800

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and GOODWILL (TANZANIA) CERAMIC CO.LIMITED of P.O Box 11049 DAR ES SALAAM (Tenants) on the other part, have entered into Lease Agreement in respect of Plots No. 1 & 2, Block 'A' situated at Mkiu in Mkuranga District. Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for a LEASEHOLD TITLE to the said Company, in respect of the mentioned Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said TANZANIA)

INVESTMENT CENTRE and DELIVERED in the presence of us)

this.....^{14th} day of ^{December}.....2016)

Name: CLIFFORD - IL - TANDARI

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 938 DSA

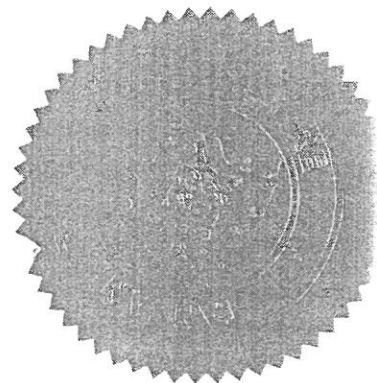
Qualification: ACTING EXECUTIVE DIRECTOR

Name: ALEXANDER MANTANI

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 938 DSA

Qualification: SENIOR LEGAL OFFICER



SEALED with the COMMON SEAL of the Said GOODWILL)
(TANZANIA) CERAMIC CO. LIMITED and DELIVERED in the)
the presence of us this.....^{14th}.....day of^{Dec}.....2016)

Name: *Robin Huang*
Signature: *[Handwritten Signature]*
Postal Address: *P.O. Box 11078*
Qualification: *Deputy Manager Director*

Name: *Lin Ze Zheng*
Signature: *Lin ze zheng*
Postal Address: *P.O. Box: 11078*
Qualification: *Manager*

02nd January, 2016-----31st December, 2016

Form LR 66

TANZANIA
LAND REGISTRY

TITLE No.....155620 MF.....

TO REGISTRAR OF TITLES; 155620 MF

3. The following documents are tendered for registration together with Certificate of Title No.....155620 MF.....

Transfer deeds.....Consent.....Land rent.....Notification.....
Landforms No.30.....Capital Gain.....Sale Agreement.....
Agreement.....Valuation.....

ADVERSE POSSESSION.....PROOF OF CITIZENSHIP.....
APPLICATION U/SCopies..... Caveat.....copies
APPLICATION U/S.....Copies.....

4. The following fees and stamp duty are tendered:-

REGISTRATION FEES.....Shs.....
Stamp duty on original.....Shs 363,511.....
Stamp duty on duplicate copy.....Shs.....
Consent fees.....Shs 4000.....

From:.....
.....
.....

PRESENTED BY:.....

ID or PASSPORT.....ISSUED BY:.....

Tel/Mob:.....

Date Signature.....

RECEIVED the above documents.....in number on 16.12.2016.

At.....PM/AM.

.....
For REGISTRAR OF TITLES

FOR OFFICIAL USE ONLY

- 6. G.R.R :
- 7. Registration of refused:
- 8. Requisition delivered:
- 9. Memorial entered:
- 10. Passed for registration:

