

**SCHEDULE**

ALL that Land known as Plots Nos. 197, 199, 201, 203 & 205 situated at **Industrial Area in Kibaha Township**, measuring **thirty six thousand nine hundred fifty three (36,953) square metres**, shown for identification only edged **red** on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered **22396** deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the **COMMON SEAL** of the said )  
**KEDS TANZANIA COMPANY LIMITED** and )  
**DELIVERED** in the presence of us this 10<sup>th</sup> day )  
of ..... Feb ..... 2017)

Signature..... [Signature]

Postal Address..... P.O. BOX 61724 DAR ES SALAAM

Qualification..... DIRECTOR

Signature..... [Signature]

Postal Address..... P.O. BOX 61724 DAR ES SALAAM

Qualification..... DIRECTOR

SEALED with the **COMMON SEAL** of the said )  
**TANZANIA INVESTMENT CENTRE** and )  
**DELIVERED** in the presence of us this 10<sup>th</sup> )  
day of ..... FEBRUARY ..... 2017)

Signature..... [Signature]

Postal Address..... P.O. Box 938 DSH

Qualification..... ACTING EXECUTIVE DIRECTOR


Signature..... [Signature]

Postal Address..... P.O. Box 938 DSH

Qualification..... SENIOR LEGAL OFFICER



FILED DOCUMENT No. 656  
REGISTERED ON 13.02.2017  
AT 09:00 am

  
*[Signature]*  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 25,110/= Paid  
On Original Receipt Shs. 14602484.  
of 13.02.2017.

*[Signature]*  
Stamp Duty Officer

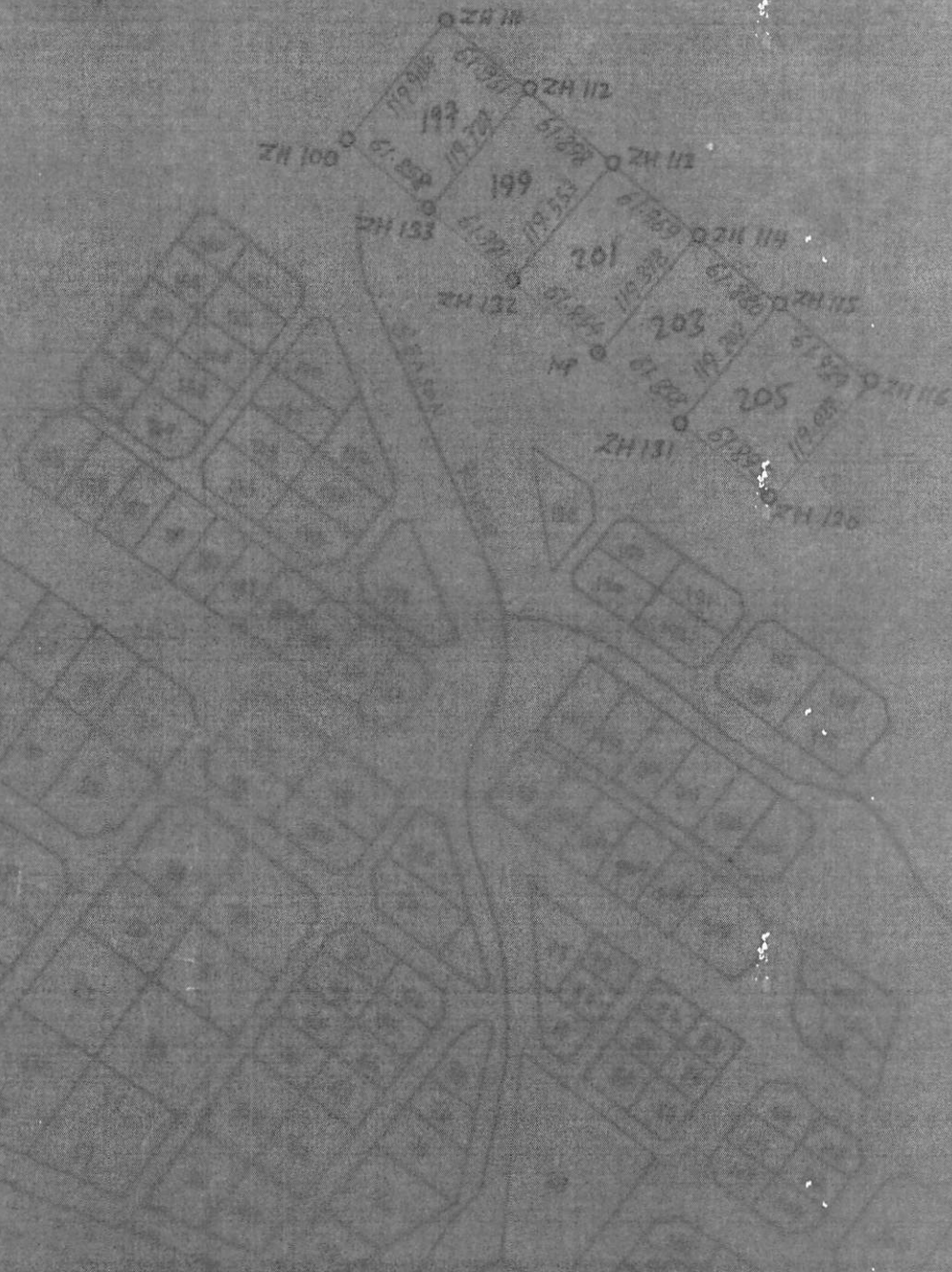
TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 500/= Paid  
Receipt No. 14602484  
of 13.02.2017.

*[Signature]*  
Stamp Duty Officer

# KIBAHA TOWNSHIP



LOCATION: INDUSTRIAL AREA  
BLOCK:  
PLOT No: 199, 199, 201, 203 & 205  
LO No: 694349  
AREA: 36,953 m<sup>2</sup>




The issue of this plan implies no guarantee

This plan, prepared in accordance with Registered Plan No  
**22396**

is approved for purpose of the Land Registration ordinance  
by the Director of Surveys and Mapping, *[Signature]* Date *06/07/2011*

TITLE No. 157839 MG  
 REGISTERED 09-02-2017  
 AT 01:00 Pm



*[Signature]*  
 Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 232,704/= Paid  
 On Original Receipt Shs. 140,906.51  
 of 30-01-2017

*[Signature]*  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.: 157839 MG  
 L.O.No.694349  
 KTC/LD/MP/A/53044

The 9<sup>th</sup> day of February Two thousand and Seventeen.

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 Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine** years from the first day of **January,Two thousand and seventeen** 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 Occupier having paid rent up to the thirtieth day of June, 2017, shall thereafter pay rent of shillings **Two million three hundred twenty eight thousand and forty (2,328,040/=)** 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:-

- (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 to be in permanent materials.
  - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier 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 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.
  - (iv) 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.
4. **USER:** The land shall be used for **General Industrial** purposes only, Use Group 'O' Use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

# KIBAHA TOWNSHIP



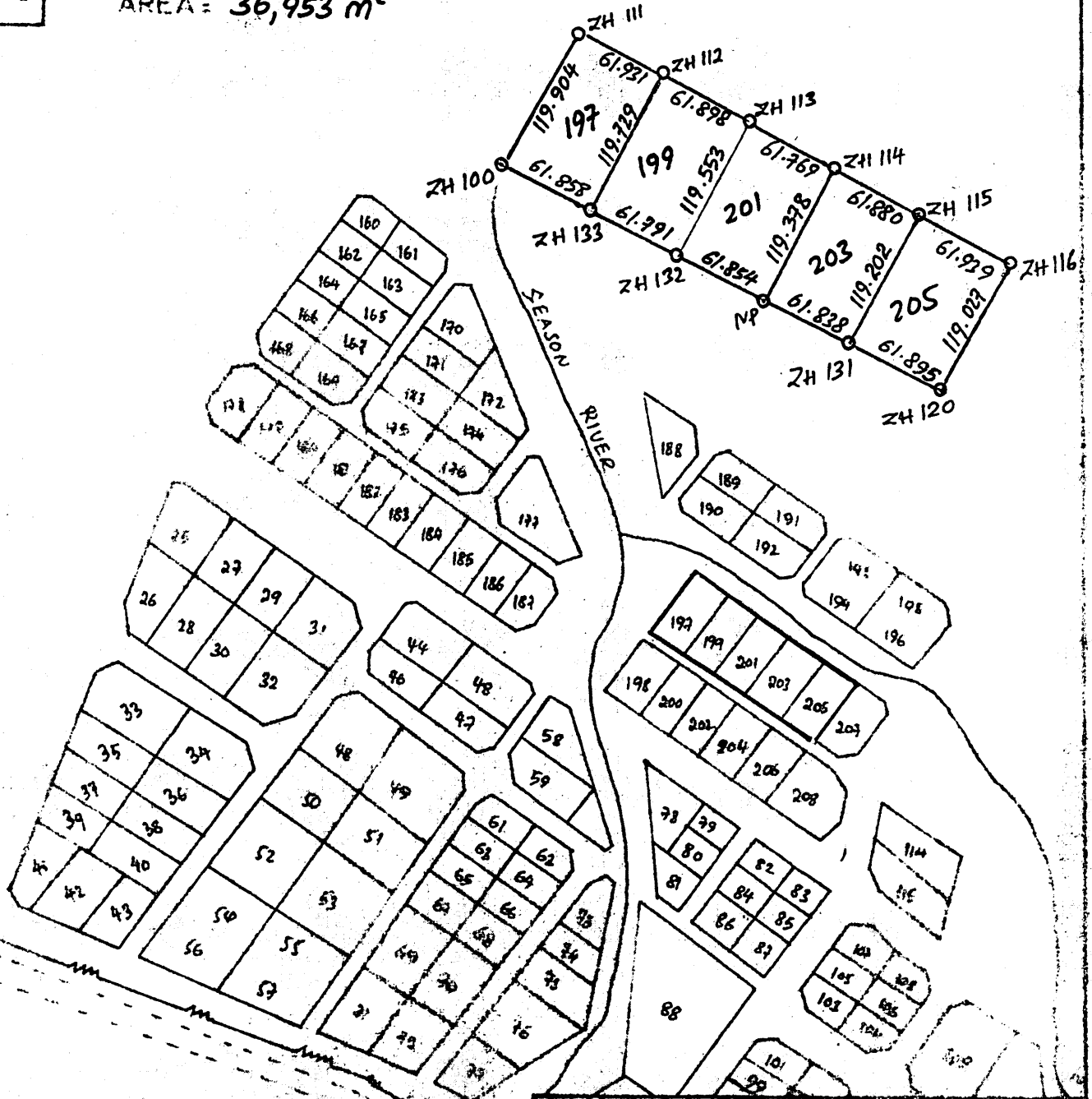
LOCATION..... INDUSTRIAL AREA

BLOCK.....

PLOT No. 197, 199, 201, 203 & 205

L O No. 694349

AREA = 36,953 m<sup>2</sup>



This plan, prepared in accordance with Registered Plan No  
**22396**  
is approved for purpose of the Land Registration ordinance  
for Director of Surveys and Mapping *[Signature]* Date *06/02/2007*

**SCHEDULE**

ALL that land known as Plot No.197,199,201,203&205 situated at Industrial Area in Kibaha Township containing Thirty six thousand nine hundred fifty three (36,953) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 22396 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



**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.....*6<sup>th</sup>*.....day of *February* 2017 )

Signature: X *[Signature]* )

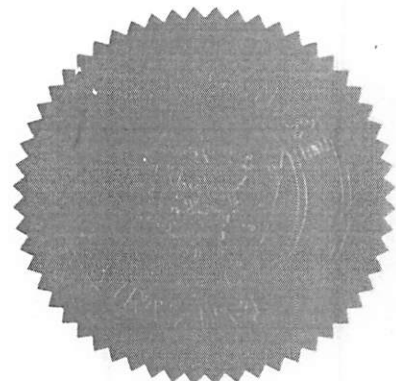
Postal Address: *P.O. Box 938 DSH* )

Qualification: *ACTING EXECUTIVE DIRECTOR* )

Signature: *[Signature]* )

Postal Address: *P.O. Box 938 DSH* )

Qualification: *SENIOR LEASE OFFICER* )



LAND REGISTRY MOROGORO

LEASE

Filed Document No. 656

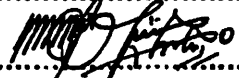
Date of Registration 13-02-2017 time: 09:00am

To KEDS TANZANIA COMPANY LIMITED OF P.O.

10X 61724 DAR-ES-SALAAM FOR a term of

18 yrs from ~~1 FEB 2014~~ 1 JAN 2017.

<sup>TH LE</sup>  
LEASEHOLD NO. 57839/1 ISSUED.

  
Senior Asst. Registrar of Titles