



CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue: 17-07-1992

Title Number: 6315

Land Office Number: 134978

Land: PLOT NO. 43 BLOCK 'C' ILEMELA INDUSTRIAL AREA MWANZA MUNICIPALITY

Certified True Copy of the Original
Sign: [Signature] Date: 14/7/2021
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

Received from 1911 Nov 15 00 7.6.18

Term: NINETY NINE YEARS

6316
 On
 17-7-92
 300 Ann
 [Signature]

100 =
 057093
 20-6-92
 L.O. No. 172978
 [Signature]
 I.T. No. 1176913

STATE OF PENNSYLVANIA

The Eleventh day of July
 one thousand nine hundred and ninety two
 6316

570 1/2
 057093 30-6-92
 [Signature]

WHEREAS that THE ALL PENNSYLVANIA TRADING COMPANY
 a limited liability company incorporated in Pennsylvania and
 having its registered office at Pottsville, Pennsylvania of P.C. No. 1107,
 (hereinafter called "the Occurrier") is 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 January one
 thousand nine hundred and ninety two according to the true intent
 and meaning of the said Ordinance and subject to the provisions
 therein and to any regulations made thereunder and to any
 enactment in substitution thereof or amendment thereof and to the
 following special conditions:-

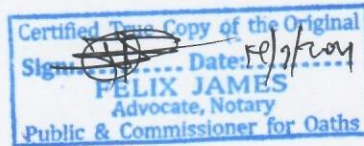
1. The Occurrier having paid rent up to the thirtieth
 day of June, 1990, shall thereafter pay rent of thirteen thousand
 and six hundred dollars (Shs. 13,600/-) a year in advance on the
 first day of July in every year of the term without any deduction
 and that the rent may be revised by the Minister for the time
 being responsible for Lands (hereinafter called "the Minister") on
 the first day of July in each of the years, 2002, 2012, 2022, 2032,
 2042, 2052, 2062, 2072 and 2082 or within three years thereafter
 in any case.

2. The Occurrier shall:-

(i) erect on the land 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 Pottsville Municipal Council
 (hereinafter called "the Authority");

(ii) by the thirtieth day of June, 1992 submit to the
 Authority specifications for the buildings (including block plans showing
 the position of the buildings) and such drawings, elevation, and
 specifications of the same as will satisfy the Authority and as are in
 accordance with building condition in subparagraph (i) above which
 and other specifications shall be submitted in triplicate;

(iii) within six months from the date of notification by the
 Authority of approval of drawings and specifications referred to in
 paragraph (ii) above herein buildings on the land in accordance
 with the said specifications;



- 2 -

- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December, 1994;
- (v) At all times during the term after the thirty first day of December, 1994 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");
- (vi) Not erect or commence to erect on the land any building except in accordance with the building plans and specifications which shall have been first approved by the Authority as hereinafter provided;
- (vii) 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 of Survey and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation as per the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

2. (i) The occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner P&O (D.O) that after condition 2(iv) has been complied with by the occupier the consent of the Commissioner shall not be necessary:-

to a sub-letting of the whole or any part of any building on it where the sublease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier, its employees, agents, contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 2(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall further:-

- (i) Have 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) Have 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 on land such hygienic measures as may be required by the said Medical Officer of Health.

6. The Occupier 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.

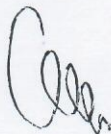
7. The land and buildings to be erected thereon shall be used for industrial purposes only; Use Group 'C' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE


All that piece or parcel of land known as Plot No. 43 Block "A" Ilwela Industrial Area Kwana Municipality containing twenty four thousand one hundred and seventy (24,170) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 18204 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and Seal and by Order of the Minister the day and year first above written.



COMMISSIONER FOR LANDS.

The within-named TALLANTA FIDUCIARY DEVELOPMENT COMPANY LIMITED hereby accept the terms and conditions contained on the foregoing Certificate of Occupancy.

Certified True Copy of the Original
Sign:  Date: 14/1/2022
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths



THE UNITED REPUBLIC OF TANZANIA

The Companies Act 2002

Certificate of Registration of a Charge

Section 102 (3)

I HEREBY CERTIFY that a Deed of Variation of Mortgage dated the 21ST day of JULY
 two thousand and EIGHT and created by
 TANZANIA FISHERIES DEVELOPMENT COMPANY =====, Limited
 in favour of AFRICAN BANKING CORPORATION TANZANIA LIMITED
 to secure the sum of shillings A GLOBAL FACILITY OF TZ.6,000,000,000/= (TANZANIAN SHILLINGS
 SIX BILLION ONLY)

It has been registered in accordance with the provisions of the Companies Act. _____ has this

GIVEN under my hand at Dar es salaam this 22ND day
 JULY two thousands and EIGHT

Certified True Copy of the Original
 Sign: _____ Date: 14/7/2021
FELIX JAMES
 Advocate, Notary
 Public & Commissioner for Oaths

[Signature]
 Asst. Registrar of Companies

MWANZA LAND REGISTRY
MORTGAGE

Filed Document No. 13572

Date of Registration 11-7-2007 1:50 PM

To AFRICAN BANKING CORPORATION
TANZANIA LIMITED P.O. BOX
31, DAR ES SALEM.
To secure T25 3,750,000,000/= (2)
only.

M. M. Mway
Secty. Ass. Registrar of Titles

MWANZA LAND REGISTRY
DEED OF VARIATION

Filed Document No. 15130

Date of Registration 25-07-08 10:20 AM

To AFRICAN BANKING
CORPORATION TANZANIA LIMITED
(TO SECURE HS. 6,000,000,000/=)

M. M. Mway
Secty. Ass. Registrar of Titles

MWANZA LAND REGISTRY
TRANSFER

Filed Document No. 49546

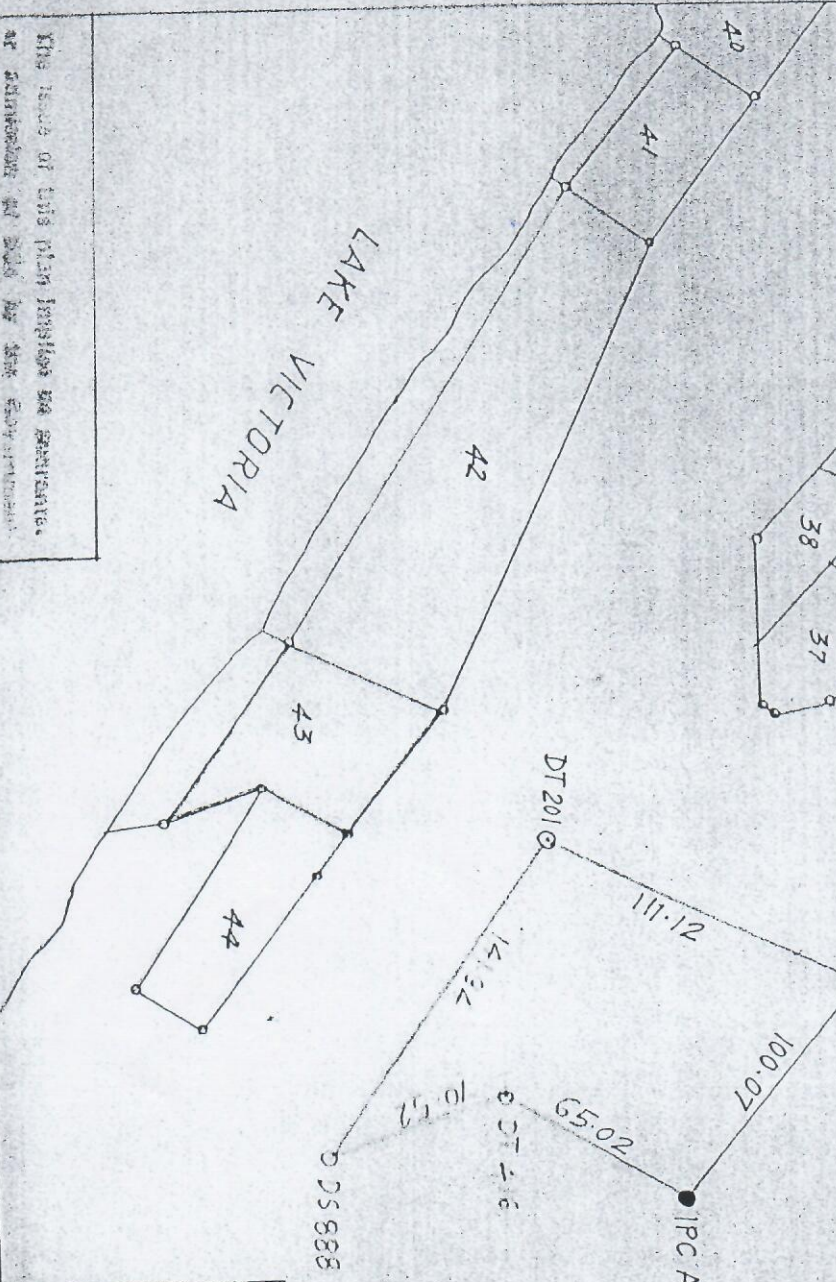
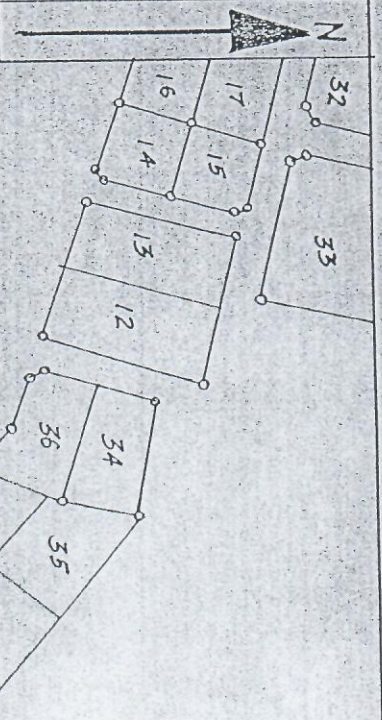
Date of Registration 25-10-17 01:00 PM

To NATURE'S FISH
LIMITED OF P.O. BOX 2589,
MWANZA. C. CONC. USD
2,000,000

M. M. Mway
Secty. Ass. Registrar of Titles

Certified True Copy of the Original
Sign: [Signature] Date: 14/1/2009
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

MWANZA MUNICIPALITY



LOCATION.. LEMELA INDUSTRIAL AREA
 PLOT No..... 43
 "C"
 BLOCK.....
 L.O No..... 134978
 AREA..... 24,170 SQM/ACRES

THE ISSUES OF THIS PLAN INVOLVE THE AGREEMENTS OF THE APPLICANT AND THE LOCAL AUTHORITY.

Certified Copy of the original
 Signed: Felix James
 Advocate, Morley
 Public & Commissioner for Oaths

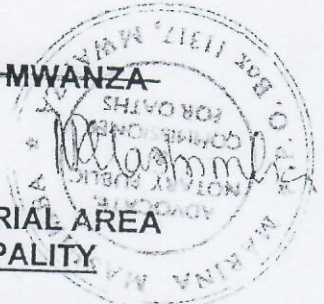
THIS PLAN...
 PLAN No. 18222
 OF THE AREA...
 NOT DIRECTOR OF SURVEYS...
 1/14/92

THE UNITED REPUBLIC OF TANZANIA

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

**TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)**

**C.T. NO. 6316 L-R MWANZA
L.O. NO. 134978
PLOT NO. 43
BLOCK "C"
ILEMELA INDUSTRIAL AREA
MWANZA MUNICIPALITY**



In consideration of the sum of United States Dollars Two Million (USD. 2,000,000/-) only. We, TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED ("Transferor") of P. O. Box 556 Mwanza, HEREBY TRANSFER to NATURE'S FISH LIMITED of P. O. Box 2589 Mwanza ("Transferee") the unexpired portion of the term of the Right of Occupancy registered under the above reference.

SEALED with the COMMON seal of the said TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED and Delivered at Mwanza in our presence this 10 day of MAY 2017

SEAL

1. NAME: JOYCE NCHUKU NYANZA
SIGNATURE: [Signature]
ADDRESS: P.O. Box 838 MOROGORO
DESIGNATION: CHAIRPERSON

NAME: JAMISON MANTI SINDIGA
SIGNATURE: [Signature]
ADDRESS: P.O. Box 10300 Mwanza
DESIGNATION: Director

SEALED with the COMMON seal of the said NATURE'S FISH LIMITED and Delivered at Mwanza in our presence this 12 day of MAY 2017

SEAL

Certified True Copy of the Orig.
Sign: [Signature] Date: 14/7/2017
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oath

Handed from Mr. Nwiro on 7.6.18

1. NAME: PETER JOHN LOUIS
SIGNATURE: [Signature]
ADDRESS: P.O. BOX 2589 MWANZA
DESIGNATION: DIRECTOR

2. NAME: LIBBY JOY
SIGNATURE: [Signature]
ADDRESS: P.O. BOX 2589, MWANZA
DESIGNATION: DIRECTOR

Drawn and filed by:
SILWANI GALATI MWANTEMBE
GALATI LAW CHAMBERS
ADVOCATES
PLOT NO. 21 BLOCK "K"
KENYATTA ROAD
3RD FLOOR EXIM BANK BUILDING
P.O. BOX 11317
MWANZA
Tel: +255 754 277737
Email: glc@mwanza-online.com

~~IN EXERCISE OF THE POWERS VESTED IN ME UNDER SECTION 37 OF THE LAND ACT, 1992~~
I, _____
AUTHORIZED OFFICER
HEREBY APPROVE THIS DISPOSITION

AUTHORIZED OFFICER
Date _____

FEE PAID
STAMP DUTY SHS 29,470.00 ERV NO. 99006520748
CONSENT SHS _____ ERV NO. _____
REGISTRATION SHS _____ ERV NO. _____
SIGNATURE [Signature]

IN EXERCISE OF THE POWERS VESTED IN ME UNDER SECTION 37 OF THE LAND ACT, 1992
I, **JACQUELINE J. SONGORA**
AUTHORIZED OFFICER
HEREBY APPROVE THIS DISPOSITION

AUTHORIZED OFFICER
15th NOVEMBER 2017

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

**NOTIFICATION OF A DISPOSITION
{Under Section 36}**

C.T. NO. 6316 L.R. MWANZA
L.O. NO. 134978
PLOT NO. 43
BLOCK "C"
ILEMELA INDUSTRIAL AREA
MWANZA MUNICIPALITY



TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED of Postal Office Box Number 556 Mwanza, HEREBY NOTIFY you of the disposition which is intended to be made in favour of NATURE'S FISH LIMITED of P. O. Box 2589 Mwanza.

We HEREBY present the following particulars:-

1. Nature of disposition: **Transfer by way of Sale.**
2. Particulars of the purchaser: **NATURE'S FISH LIMITED** of P. O. Box 2589 Mwanza
3. The following documents are enclosed:-
 - (i) **Certificate of Occupancy Number 6316 L.R. Mwanza**
 - (ii) **Deed of Transfer**
 - (iii) **Application for Approval of Disposition**
4. Other particulars:- **NIL**

Date: 10/5/2017

[Signature]
for Applicant

[Signature]
for Applicant

Fee: 40,000/= 220 99000 5237 48
OF 19/10/17
SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE: 15th NOVEMBER 2017

PLACE: MWANZA

Copy: The Registrar.



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

**APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)**

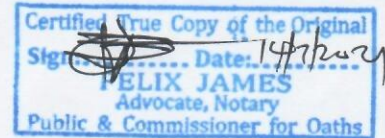
C.T. NO. 6316 L.R. MWANZA
L.O. NO. 134978
PLOT NO. 43
BLOCK "C"
ILEMELA INDUSTRIAL AREA
MWANZA MUNICIPALITY



We, TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED of Postal Office Box Number 556 Mwanza, (hereinafter referred to as "the Applicant") HEREBY APPLY for GRANT OF APPROVAL of a disposition of a right of occupancy registered under the above reference.

1. Nature of disposition: Transfer by way of sale
2. Particulars of purchaser: NATURE'S FISH LIMITED of P. O. Box 2589 Mwanza
3. We, the Applicant supply the following information and/or documents:

- (i) Certificate of Occupancy Number 6316, L.R. Mwanza
- (ii) Deed of Transfer
- (iii) Notification of Disposition of a Right of Occupancy.



Date: 10/15/2017

Signed: [Signature]
for Applicant

[Signature]
for Applicant

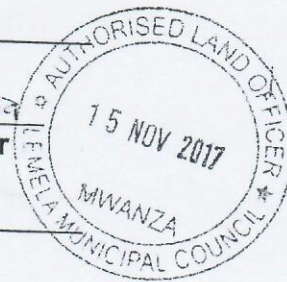
For Official Use only

(a) Approved/Refused _____

(b) Remarks _____

Commissioner for Lands/Authorised Officer

Date: 15th NOVEMBER 2017



Served upon me: _____
Signature of the Applicant

Date: _____

Fees: Tshs. 8000/- (Tshs. 8000/-) 15/11/2017

THE UNITED REPUBLIC OF TANZANIA

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

**TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)**

C.T. NO. 6316 ~~L.R. MWANZA~~
L.O. NO. 134978
PLOT NO. 43
BLOCK "C"
ILEMELA INDUSTRIAL AREA
MWANZA MUNICIPALITY



In consideration of the sum of United States Dollars Two Million (USD. 2,000,000/-) only. We, TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED ("Transferor") of P. O. Box 556 Mwanza, HEREBY TRANSFER to NATURE'S FISH LIMITED of P. O. Box 2589 Mwanza ("Transferee") the unexpired portion of the term of the Right of Occupancy registered under the above reference.

SEALED with the COMMON seal of the said TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED and Delivered at Mwanza in our presence this 10 day of MAY 2017

SEAL

1. NAME: JOYCE NCHUKU NYANZA

SIGNATURE: [Signature]

ADDRESS: P.O. Box 838 MOROGORO

DESIGNATION: CHAIRPERSON

NAME: JAMON MANTI SONGORA

SIGNATURE: [Signature]

ADDRESS: P.O. Box 10388 Mwanza

DESIGNATION: Director

SEALED with the COMMON seal of the said NATURE'S FISH LIMITED and Delivered at Mwanza in our presence this 12 day of MAY 2017

SEAL

and from Mr. Nwilo 05 7.6.18

1. NAME: PETER JOHN LOUIS
SIGNATURE: [Signature]
ADDRESS: P.O. BOX 2589 MWANZA
DESIGNATION: DIRECTOR

2. NAME: LIBBY JOY
SIGNATURE: [Signature]
ADDRESS: P.O. BOX 2589, MWANZA
DESIGNATION: DIRECTOR

Drawn and filed by:
SILWANI GALATI MWANTEMBE
GALATI LAW CHAMBERS
ADVOCATES
PLOT NO. 21 BLOCK "K"
KENYATTA ROAD
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P.O. BOX 11317
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Tel: +255 754 277737
Email: glc@mwanza-online.com

~~IN EXERCISE OF THE POWERS VESTED IN ME
UNDER SECTION 37 OF THE LAND ACT, 1992
I, _____
AUTHORIZED OFFICER
HEREBY APPROVE THIS DISPOSITION

AUTHORIZED OFFICER
Date _____~~

FEE PAID
STAMP DUTY SHS 39,470.00 SERVO NO. 990052748
CONSENT SHS _____ SERVO NO. _____
REGISTRATION SHS _____ SERVO NO. _____
SIGNATURE [Signature]

IN EXERCISE OF THE POWERS VESTED IN ME
UNDER SECTION 37 OF THE LAND ACT, 1992
I, JACQUELINE J. SONGORA
AUTHORIZED OFFICER
HEREBY APPROVE THIS DISPOSITION

AUTHORIZED OFFICER
Date 15th NOVEMBER 2017

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

**NOTIFICATION OF A DISPOSITION
{Under Section 36}**

**C.T. NO. 6316 L.R. MWANZA
L.O. NO. 134978
PLOT NO. 43
BLOCK "C"
ILEMELA INDUSTRIAL AREA
MWANZA MUNICIPALITY**



TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, TANZANIA FISHERIES DEVELOPMENT COMPANY LIMITED of Postal Office Box Number 556 Mwanza, **HEREBY NOTIFY** you of the disposition which is intended to be made in favour of **NATURE'S FISH LIMITED** of P. O. Box 2589 Mwanza.

We HEREBY present the following particulars:-

1. Nature of disposition: **Transfer by way of Sale.**
2. Particulars of the purchaser: **NATURE'S FISH LIMITED** of P. O. Box 2589 Mwanza
3. The following documents are enclosed:-
 - (i) **Certificate of Occupancy Number 6316 L.R. Mwanza**
 - (ii) **Deed of Transfer**
 - (iii) **Application for Approval of Disposition**
4. Other particulars:- **NIL**

Date: 10/11/2017

[Signature]
for Applicant

[Signature]
for Applicant

Fee: 40,000/= ERW 99001 5277 48
OF 19/11/2017
SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE: 15th NOVEMBER 2017

PLACE: [Signature]

Copy: The Registrar.

Certified True Copy of the Original
Sign: [Signature] Date: 15/11/2017
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

**NOTIFICATION OF A DISPOSITION
{Under Section 36}**

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 - (ii) **Deed of Transfer**
 - (iii) **Application for Approval of Disposition**
4. Other particulars:- **NIL**

Date: 10/11/2017

[Signature]
for Applicant

[Signature]
for Applicant

Fee: 40,000/= SRV 99000 SRV 78
OF 19/11/17
SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER



DATE: 15th NOVEMBER 2017

PLACE: [Signature]

Copy: The Registrar.

Certified True Copy of the Original
Sign: [Signature] Date: 15/11/2017
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths