


REF No. **17-7545**
 REGISTERED **31-08-18**
 AT **10:30 AM**

 Director of Lands

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. **100/-** Paid
 Receipt No. **99005464464**
 of **23-08-18**


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Title No: **17-7-545**
 L.O. No. 907428.
 L.D. No. 257277.

The **30th** day of **August** Two thousand and Eighteen.

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 Eighteen** 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, 2019 shall thereafter pay rent of shillings **three million three hundred twelve thousand six hundred forty (3,312,640/=)** 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

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TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. **165622/-**
 Receipt No. **99005464464**
 of **23-08-18**


1468/18

Land Form No. 56

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: 177545

L.O. No: 907428

LD No: 257277

Made and entered into this.....day of2018

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

PRANCE INTERNATIONAL TRADE COMPANY LIMITED

of P.O Box 38009 DAR ES SALAAM and having certificate of incentives No. 015097 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No. 177545 in respect of land within Plot No. 1 Block "A" situated at Zogowali in Kibaha District, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety-Eight** years commencing on the **First** day of **July, Two Thousand and Eighteen** and expiring on the **Thirty First** day of **June, Two Thousand One Hundred and Sixteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

6. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
7. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
8. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
9. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the



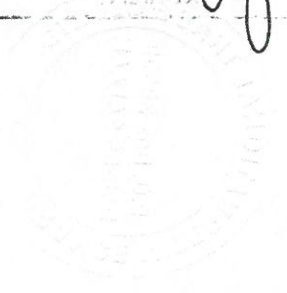
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the ^{Town} ~~Kibaha District~~ Council within six months from the commencement of the Right. WPC/BS-2
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of 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 a 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 **Industrial** purposes only, Use Group 'N' Uses classes (b) and (c) 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.
7. The President may revoke the right for good cause or in public interest.

FILED DOCUMENT No. 199360
REGISTERED ON 21-09-2017
AT 03:11 PM
Lands Registrar
TANGANYIKA
Minister of Lands



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 500/= Paid
Receipt No. 99006622852
of. 24-09-2018
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 1500/= Paid
Receipt No. 99006622852
of. 24-09-2018
Stamp Duty Officer



SCHEDULE

ALL that Land known as Plot No. 1 Block 'A' situated at Zogowali in Kibaha Township containing ten decimal point three five two (10.352) Hectore shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 41073 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.

[Handwritten Signature]
A3 - ASSISTANT COMMISSIONER FOR LANDS

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

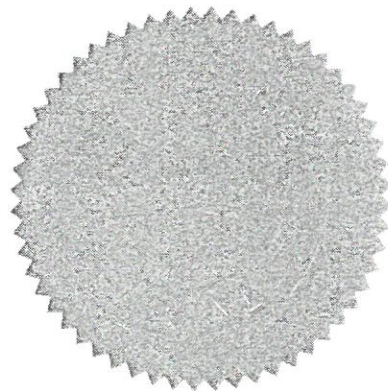
SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this 29 day of August, 2018.)

Signature: *[Handwritten Signature]*)

Postal Address: 938)

DAR ES SALAAM)

Qualification: EXECUTIVE DIRECTOR)



Signature: *[Handwritten Signature]*)

Postal Address: P.O. Box 938)

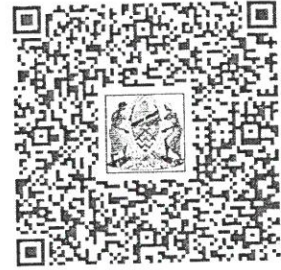
DAR ES SALAAM)

Qualification: SENIOR CHIEF OFFICER)



United Republic of Tanzania
Ministry of Lands, Housing and Human Settlements Development
Government Bill

Control Number : 991171295064
Payment Ref : STAMP DUTY AND REG FEES
Service Provider Code : SP117
Payer Name : TANZANIA INVESTMENT CENTRE
(TIC)
Payer Phone : 255784841164
Bill Description : LEASE HOLD TITLES CT NO
177545



SCAN & PAY USING MPESA APP

Billed Item (1) : Land Registration Fees : 134,000.00 (TZS)

Total Billed Amount : 134,000.00 (TZS)

Printed on : 21-09-2018

Expire : 21-10-2018

Printed By : Dorah Gadrick Matee

Signature :

Make payments through Bank(NMB/CRDB/NBC) or Mobile(AirtelMoney / HaloPesa / MPESA / TigoPesa / TPesa by selecting "Government Payments") Use provided Payment Control Number as your payment reference For More Information Please contact your Service Provider xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Lipa kupitia Benki(NMB/CRDB/NBC) au Mitandao (AirtelMoney / HaloPesa / MPESA / TigoPesa / TPesa kwa kuchagua "Malipo ya Serikali") Tumia Namba ya Malipo uliyopewa kama Kumbukumbu ya Malipo Kwa maelezo zaidi wasiliana na mtoa huduma wako