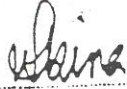

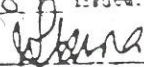



TITLE No. 36133  
 REGISTERED 8-2-90  
 At 12.30 P.M  
  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 20/= Paid  
 and Receipt No. 511256  
 of 8-9-89 Issued.  
  
 Stamp Duty Officer  
 L.O. NO. 100450  
 ID/AR/52368

10

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 36/= Paid  
 on original Receipt No. 511256  
 of 8-9-89  
  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 6<sup>th</sup> day of February

One thousand nine hundred and ninety.

TITLE NO. 36133

THIS IS TO CERTIFY that PRAMETAN TANZANIA LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P.O. Box 934 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule (hereinafter called "the Land") for a term of thirty three years from the first day of July One thousand nine hundred and eighty nine according to the true intent and meaning of the Land Ordinance 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, 1990, shall thereafter pay rent of shilling five hundred sixty five (Shs. 565/=) first day of July in every year of the term without any deduction PROVIDED 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, 1999, 2009 and 2019 or within five years thereafter in each case.
2. The land shall be used only for agricultural and pastoral purposes.
3. The Occupier shall:-
  - (a) demarcate the boundaries of the land to the satisfaction of Bagamoyo District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable.
  - (b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects.
  - (c) 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 Commissioner for Surveys and Mapping.
4. The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of any part of it without the previous written consent of the Commissioner for Lands. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.

6. The occupier shall pay to the Minister on demand made by the Director for Land Development Services on his behalf any further fees or stamp duties which may be payable by him in connection with the Right.

7. The President may revoke the Right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right or in the Public interest.

SCHEDULE

ALL that land known as FARM NO. 464 at Kisaki Pande Mwananyembe District containing One decimal point five seven six (1.576) Hectares shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 23993 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.

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

*[Handwritten signature]*

COMMISSIONER  
LAND DEVELOPMENT SERVICES  
COMMISSIONER FOR LANDS

The within-named ~~FRANZISKA~~ TANZANIA LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said  
FRANZISKA TANZANIA LIMITED and DELIVERED  
in the presence of us this 24<sup>th</sup>  
day of January 1990

Signature: *[Handwritten signature]*

Postal Address: P.O. Box 934

DARES SALAAM

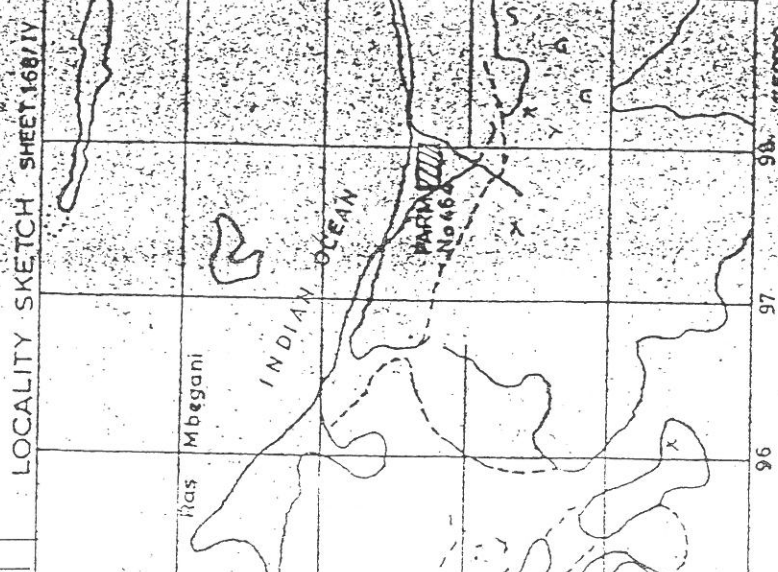
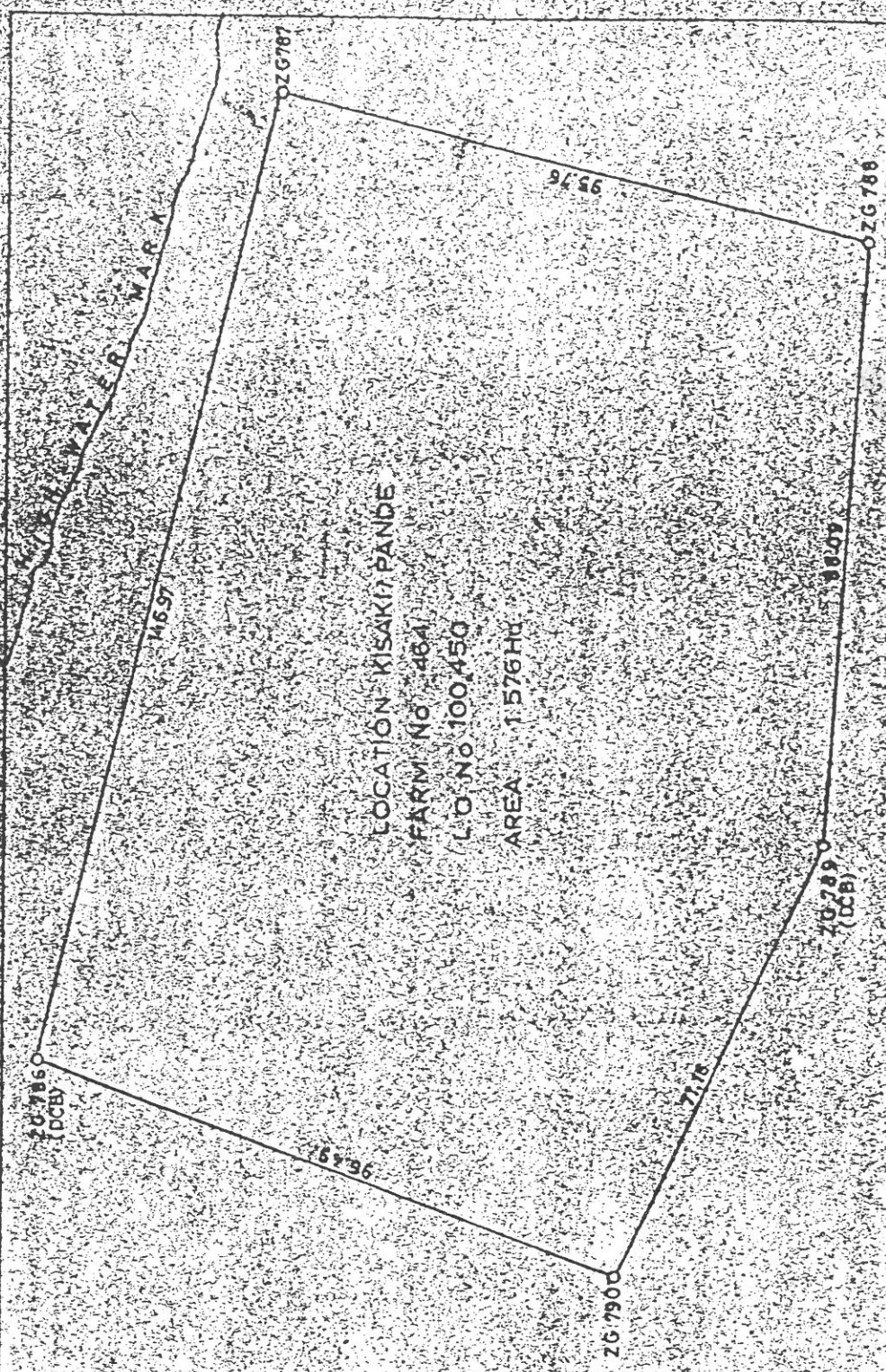
Signature: *[Handwritten signature]*

Postal Address: P.O. Box 934

Dar es Salaam

Qualification: Director

# BAGAMOYO DISTRICT



LOCALITY SKETCH SHEET 168/IV

This plan prepared in accordance with the Survey Plan No 23803  
 has been approved for purposes of the Transfer of Land Act 1962  
 by the Director of Surveys and Mapping, Ministry of Lands, Survey and  
 Tourism, Dar es Salaam.

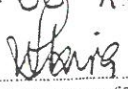
This plan implies no guaranteed admission of title by the Government.


SURVEY OF FARM NO. 464 KINAKI PANDE BAGAMOYO DISTRICT

COAST REGION

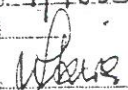
ZG 786 (AcB)	104° 3' 40"	146.97
ZG 787		
ZG 788	194° 20' 30"	96.00
ZG 789 (DcB)	274° 08' 30"	88.09
ZG 790	297° 03' 20"	71.16
ZG 784	19° 02' 10"	96.49

Area = 13576 Ha

TITLE No. 34970  
 REGISTERED 10-3-89  
 A110.00 A  
  
 Asst. Registrar of Titles



Stamp Duty Sbs. 70/= Paid  
 and Revenue Receipt No. 7/755563  
 of 8-2-89 Issued.  
 L.O. NO. 100059  
 Registrar of Titles  
 LD/MP/51921

TANZANIA STAMP DUTY ACT  
 Stamp Duty Sbs. 140/= Paid  
 on original Receipt No. 7/755563  
 of 8-2-89  
  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 9<sup>th</sup> day of MARCH  
 One thousand nine hundred eighty eight

TITLE NO. 34970

THIS IS TO CERTIFY that PRAWITAN (T) LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P.O. Box 934 DAR ES SALAAM (hereinafter called "the Occupier") 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 April, One thousand nine hundred and eighty eight according to the true intent and meaning of the Land Ordinance 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:-

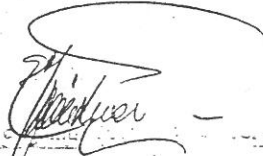
- 1.<sup>st</sup> The occupier having paid rent up to the thirtieth day of June, 1989 shall thereafter pay rent of shillings three thousand (shs. 3,000/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED, that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1998, 2008, 2018, 2028, 2038, 2048, 2058, 2068 and 2078 or within three years thereafter in each case.
- 2.<sup>nd</sup> The land shall be used for Fish farming purposes only.
- 3.<sup>rd</sup> The Occupier shall:-
  - (a) demarcate the boundaries of the land to the satisfaction of Bagamoyo District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;
  - (b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Commissioner of Agriculture to achieve such objects.
  - (c) 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 for Surveys and Mapping.
- 4.<sup>th</sup> The occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of part out of it without the previous written consent of the Director of Land Development Services. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.

- 5. The Right shall confer no water rights.
- 6. The occupier shall pay to the Minister on demand made by the Director for Land Development Services on his behalf any further fees or stamp duties which may be discovered to be payable by him in connection with the Right.
- 7. The President may revoke the Right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right and in the Public interest.

SCHEDULE

ALL that land known as FARM NO. 311 Kingani Baganoyo District containing six hundred and three (603) Hacters shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 22884 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.

  
 DIRECTOR OF LAND DEVELOPMENT SERVICES

Within named PRAANTAN (T) LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said PRAANTAN (T) LIMITED and DELIVERED in our presence this 11th day of February 1989.

Signature: *Dullau* .....

Postal Address: P.O. Box 934 .....

DARESSALAM

Qualification: A DIRECTOR .....

Signature: *[Signature]* .....

Postal Address: P.O. Box 934 .....

Dar es Salaam

Qualification: Director .....

SURVEY OF FARM NO. 311 AT KINGANI  
BAGAMOYO DISTRICT.

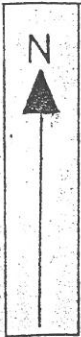
ZG 600(DCB)				
ZG 601	162	02	50	636.26
ZG 602 (DCB)	98	27	10	480.19
ZG 603(DCB)	164	32	30	1106.11
ZG 647	133	53	30	1295.93
ZG 648	210	34	20	1191.56
ZG 649	307	09	10	888.30
ZG 650	349	56	10	397.47
ZG 651	293	33	40	294.98
ZG 652	249	01	40	296.11
ZG 606	297	45	20	207.86
ZG 607	308	29	50	669.92
ZG 616(DCB)	329	16	40	2164.79
ZG 617(DCB)	79	32	40	1062.34
ZG 600(DCB)	78	36	50	814.77

AREA = 602.868 HA.

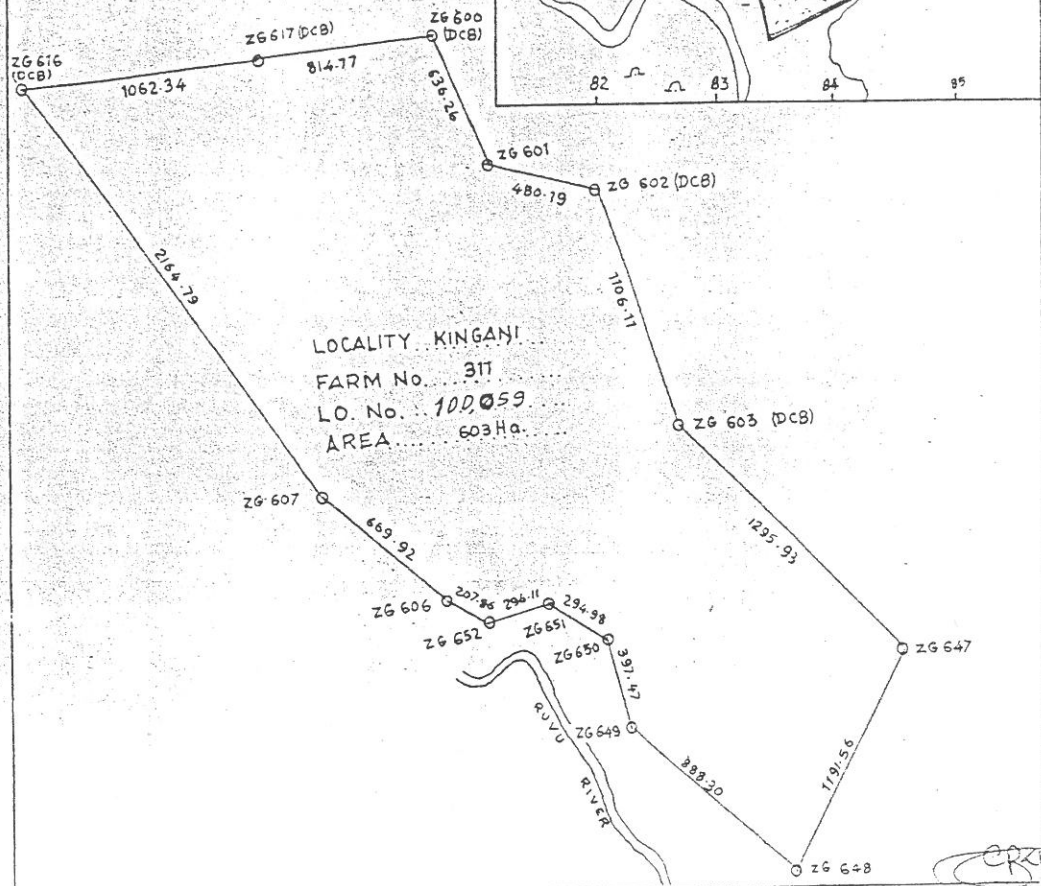
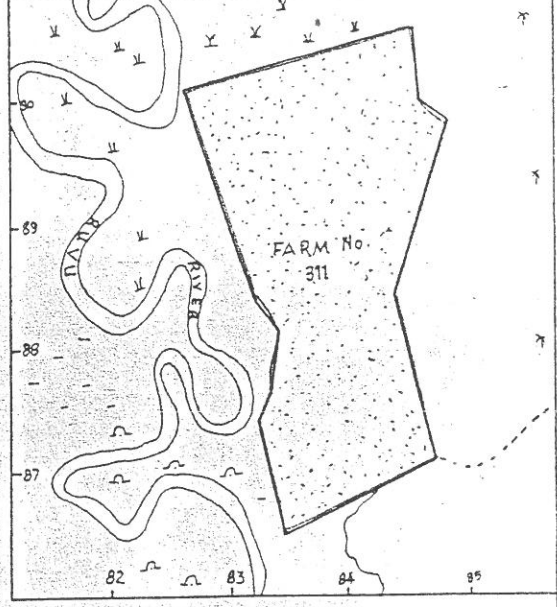
Survey based on beacons ZG 468, ZG 474, and ZG 475  
of Plan No. E<sup>7</sup> 50/1

No sea level correction applied for.

# BAGAMOYO DISTRICT



LOCALITY SKETCH SHEET 168/IV SCALE 1:50,000



LOCALITY KINGANI  
 FARM No. 311  
 LO. No. 100059  
 AREA 603 Ha.

The issue of this certificate is subject to the conditions of the Land Use Decree, 1967, and any subsequent amendments.

This is a Certificate of Lease for the land shown on the attached map for the purpose of Residential use. It is issued under the authority of the Director of Lands and Mines, Ministry of Lands, Housing and Townships, and as required by the Land Use Decree, 1967, and any subsequent amendments.

Date 30/11/1989 22887

*[Signature]*  
 Director of Lands and Mines