

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:

Land Office Number: 240034

Land: Farm No. 1/1 Minjingu Village in Babati District

Term: Ninety nine (99) years

TITLE No. 22755
 REGISTERED ON
 26-11-2007
 at 11:00A.
 Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid
 and Revenue Receipt No. 25477404
 of 11-4-2006
 Land Form No. 22
 Asst. Registrar of Titles

Stamp Duty Shs. 157671/-
 on Original Revenue Receipt
 25477404 of 11-4-2006
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

LAND REGISTRY MOSHI

Title No. 22755
 L.O. No. 23635A
 L.D. No. 1551/4056

The 20th day of November, 2007.

THIS IS TO CERTIFY that **MINJINGU LIMES AND FERTILISER LIMITED** a limited liability Company incorporated in Tanzania and having its Registered Office at P.O. BOX 912 ARUSHA

(hereinafter called "the Occupier" ~~the Occupiers~~) is/are entitle to a right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") ~~as joint occupants/occupants in common in equal shares~~ for a term of **ninety nine** years from the first day of **October** **Two Thousand and five** 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(s) having paid rent up to the thirtieth day of June 2006 ----- shall thereafter pay rent of shilings **one million five seventy five thousand nine hundred ten (Shs. 1,575,910/-)** ----- 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(s) 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.

(ii) Do everything necessary to preserve the environment and protect the soil and prevent erosion on the land and do all things which may be required by the authorities responsible for the environment and to achieve such objective.

(iii) Buildings to be in permanent materials.

(iv) Building plans to be submitted to the Babati District Council within six months from the commencement of the Right.

(v) Building construction to begin within six months after the approval of the plans.

(vi) Building to be completed within thirty six months from the commencement of the Right.

3 USER

Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for Industrial purposes only. Use Group 'M' use classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations 1960 as amended 1993.

4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.


5. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The president may revoke the right for good cause or in public interest

SCHEDULE

that

All land known as Plot No. 1/1 -----
 /
 situate at Minjingu in Babati District containing -----
 One five seven five point nine one (1575.91 (Hactares)
~~xxxxxx square feet~~ hactres shown for identification only edged red on the plan attached to this
 Certificate and defined on the registered Survey Plan Numbered 41113 --- deposited at the
 office of the Director for Survey and mapping at Dar es Salaam.

Given under my hand and official seal the day and year first above written.


 COMMISSIONER FOR LANDS

WE, the within named MINJINGU MINES AND FERTILISER LIMITED hereby
 accept the terms and conditions contained in the foregoing
 Certificate of Occupancy.

SEALED with the COMMON SEAL of the
 said MINJINGU MINES AND FERTILISER
 LIMITED and DELIVERED in the presence
 of us this 16 day of AUGUST
 2007.

Signature:

Postal Address: 146 ARUSHA

TANZANIA

Qualification: DIRECTOR

Signature:

Postal Address: P.O. Box 146

ARUSHA

Qualification: DIRECTOR



INSET SHOWING DETAILS OF PLOT

Locality MINJINGU

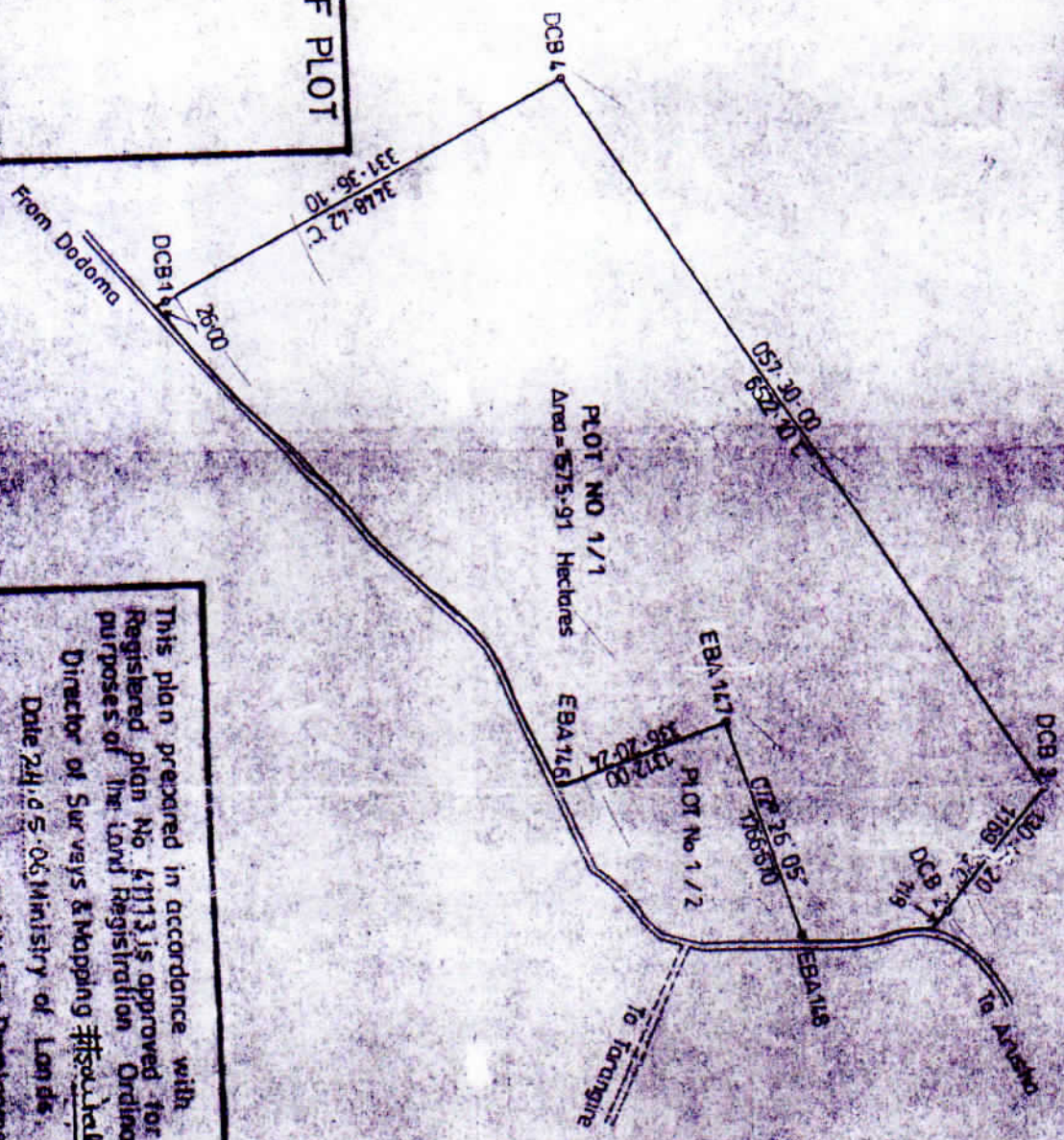
Block _____

Plot No 1/1

L.O.No 240034

Area 1575.91 Hectares

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



This plan prepared in accordance with Registered plan No. 4113 is approved for the purposes of the Land Registration Ordinance

Director of Surveys & Mapping

Date 24.05.06 Ministry of Lands, Housing and Urban Development

Dir. es. Soliman