

Term: NINETY NINE YEARS

Land: PLOT NO. 3 MKUYUNI INDUSTRIAL AREA - MWANZA CITY

Land Office Number: 421651

Title Number: 32143

Date of Issue: 1-9-2011

(Under Section 29)

# CERTIFICATE OF OCCUPANCY

THE LAND ACT 1999  
(NO. 4 OF 1999)

- (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 soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective

2. The Occupier shall:-  
 1. The Occupier having paid rent up to the thirtieth day of June 2011, shall thereafter pay rent of shillings two million nine hundred thirteen thousand eight hundred forty (Tshs 2,913,840/=) 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.

special conditions:-  
 thereunder and to any enactment in substitution therefor or amendment thereof and to the following intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made term of ninety years from the first day of April, two thousand and eleven according to the true Right in and over the land described in the Schedule hereto (hereinafter called "the Land") for a (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the

THIS IS TO CERTIFY THAT DOLPHIN TOURS AND SAFARIS LIMITED, a limited liability Company incorporated in Tanzania under the Companies Ordinance (Cap12) of P.O.BOX 336 MWANZA

The 31st day of May, 2011

Title No. 34143  
 L. O. No. 421651  
 L. D. No. MCC/L/5044

THE LAND ACT, 1999  
 (NO. 4 OF 1999)  
 CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

THE UNITED REPUBLIC OF TANZANIA

TANZANIA  
 291,384/00  
 4374980, 18-4-11  
 MM survey  
 Public

MM survey  
 10.6.2011  
 1.00 P-

Land Form No. 22  
 10013  
 43749180  
 18-4-2011  
 MM survey  
 Public

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 the payment of all premia, taxes and dues prescribed in connection with that disposition

5. The occupier shall not assign the right within three years of the date thereof without the prior approval of the Commissioner

4. **USFR:** The land and the buildings to be erected thereon shall be used for Service Industrial purposes only; Use Group 'M' Use Classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

3. The occupier shall further;
- (i) make 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 Authority;
  - (ii) make and keep all buildings on the land rat - proof and carryout such measures as the Medical Officer of Health for the Authority may require for this purpose;
  - (iii) provide and maintain on the land such abution 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 space shall be provided required by the Authority. Loading and unloading facilities shall be provided with boundaries of land.

- (vi) Building to be completed within thirty-six months from the commencement of the Right.
- (v) Building construction to begin within six months after the approval of the plans.
- (iv) Buildings plans to be submitted to the Mwanza City Council within six months from the commencement of the Right.
- (iii) Build 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 Mwanza City Council (hereinafter called "the authority");



MWANZA CITY

INSET SHOWING DETAILS OF PLOT

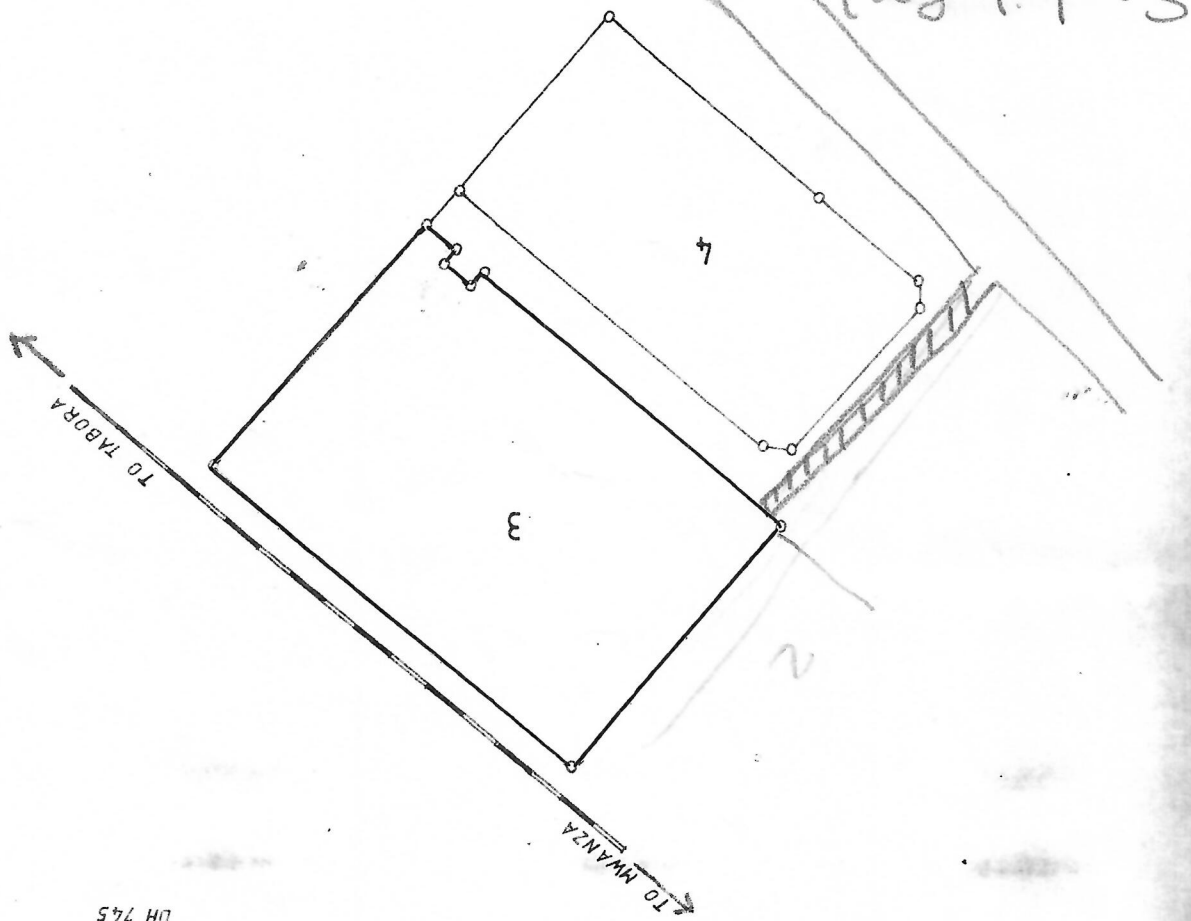
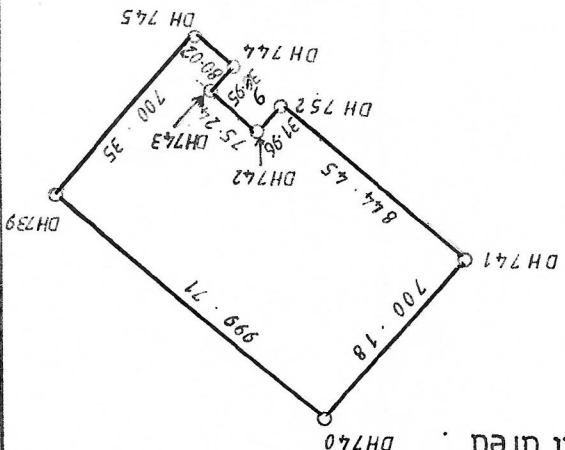
Location Mkyuni Industrial area. DH740

Block -

Plot no 3

L.O. no 421651

Area = 16 Acres



This plan, prepared in accordance with Registered Plan No. 134457 is approved for the purpose of Land Registration ordinance.

For Director of Surveys and Mapping:

Date: 1st 4/2011

Ministry of Lands and Human Settlement Development Dar es Salaam.

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

