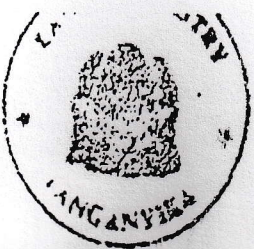


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[Signature]

Director Genl. Registrar of Titles



TANGANYIKA STAMP DUTY ACT

Stamp Duty 100/= Paid

Receipt No. 37830349

of date 21-10-09

[Signature]

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 86325

L.O. NO. 390255.

LD/TM/CH/16803.

The 25th day of February 2010

~~2009~~ *[Signature]*

THIS IS TO CERTIFY that HESU INVESTMENT LIMITED is a limited liability company incorporated in Tanzania under Companies Act 2002 and having its registered office in Dar es Salaam of P.O. BOX 2465, 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 July, Two thousand and nine according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there-under and to any enactment in substitution there-for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2010, shall thereafter pay rent of Shillings one million three hundred fifteen thousand (TShs. 1,315,000/=) 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.
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;

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs. 49,303/= Paid

- 13/10/93
- (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 to be in permanent materials;
 - (iv) Building plans to be submitted to the **TEMEKE MUNICIPAL 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;
 - (vii) 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 the authority;
 - (viii) Make and keep on the land rat-proof and carryout such measures as the Health Officer for the Authority may require for the purpose;
 - (ix) 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.
3. USER: Buildings to be erected on the land shall be used for Educational purposes only. Use Group 'K' Use Classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the 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.

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 - (iii) Building to be in permanent materials;
 - (iv) Building plans to be submitted to the **TEMEKE MUNICIPAL COUNCIL** within six months from the commencement of the Right;
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 - (vi) Building to be completed within thirty six months from the commencement of the Right;
 - (vii) 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 the authority;
 - (viii) Make and keep on the land rat-proof and carryout such measures as the Health Officer for the Authority may require for the purpose;
 - (ix) 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.
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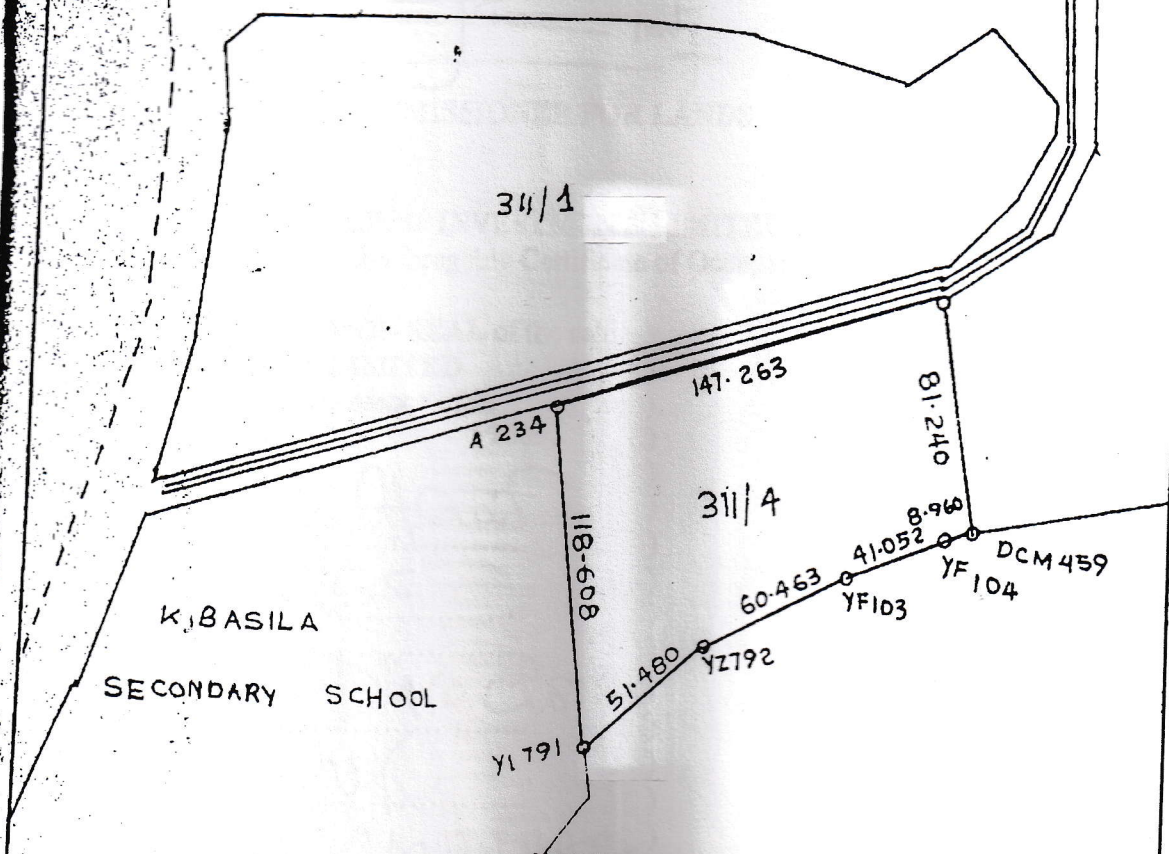


LOCATION CHANGOMBE
 BLOCK T
 PLOT No. 311/4
 L.O. No. 39.0255
 AREA 1.315 H.A. SQ. FT. 35M

311/2

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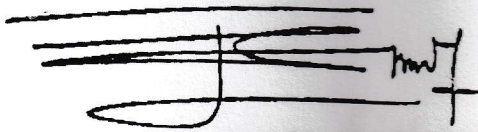
The issue of this plan implies no guarantee
 of admission of title by the Government.

This plan prepared by accordance with registration number 33750
 approved for purposes of the Land Registration Ordinance
 Director of Surveys and Mapping
 Ministry of Lands, Housing and Urban Development. Dar es Salaam
 Date 04/11/2009

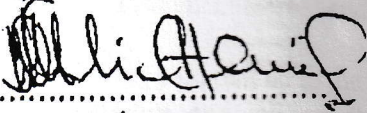
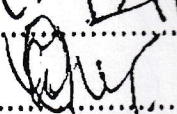
SCHEDULE

ALL that land known as Plot No. 311/4 Block 'T' situated at Chang'ombe Area in Dar es Salaam City containing one decimal point three one five (1.315) Hactres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 33750 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


Asst. COMMISSIONER FOR LANDS

The within named HESU INVESTMENT LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said)
HESU INVESTMENT LIMITED)
and DELIVERED in the presence of us)
this day of 2009.)
Signature:..... )
Postal address:..... 2465)
.....)
Qualification:..... M. Director)
Signature:..... )
Postal address:..... 3988-LANZIBAR)
.....)
Qualification:..... DIRECTOR.)