

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 20.9.1989

Title Number: 41% LRMwanza

Land Office Number: 105949

Land: Plot No: 6 Block 'B' Igema Industrial Area Mwanza Municipality

Term: Ninety Nine Years

L.O. NO. 105949.

L.O. NO. 41/7974.

4196
 20-9-87
 11-5-AM
 JPH
 Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

The

11th day of SEPTEMBER

One thousand nine hundred and eighty eight ~~and~~

TITLE NO. 4196 *FR/SW*

THAT I DO CERTIFY that FREDERICK DA SAIC and WILLIAM KIGUHA CH CHA trading in the name and style of S & C Enterprises of P.O. Box 592, Mwanza (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called "the Land") as tenants in common in equal shares for a term of thirty three years from the first day of July one thousand nine hundred and eighty seven 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, 1988, shall thereafter pay rent of one thousand nine hundred and fifty five shillings (Shs. 1,985/=) a year in advance on the first day of July in every year of the term without any deduction. That the rent may be paid 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 1997, 2007 and 2017 or within three years thereafter in each case.

2. The Occupier shall:-

(i) Erect 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 Municipal Council (hereinafter called "the Authority");

(ii) By the thirty first day of December, 1988, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation and specifications of them as will satisfy the Authority and as are in accordance with the building condition in subparagraph (i) above which said plans and specifications shall be submitted in triplicate;

Stamp Duty 45/- Paid
 and Revenue Receipt No. S/980172
 of 27-8-87
 JPH
 Assistant Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 90/-
 Receipt No. S/980172-27.8.87
 JPH
 Asst. Registrar of Titles

- (iii) Within six months from the date of notification by the Authority of approval of plans and specifications referred to in subparagraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June, 1990;
- (v) At all times during the term after the thirtieth day of June, 1990, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Lands (hereinafter called "the Director");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority hereinbefore provided;
- (vii) 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 expense as assessed by the Director of Surveys and

Approval of plans of any building by the Authority shall be a condition of the Right. The Authority shall 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 expense as assessed by the Director of Surveys and

that the construction of such a building will satisfy the obligation under the conditions of the Right and shall not involve or modification of any condition in the Right.

3. (i) The Occupier shall not subdivide the land or assign or otherwise dispose of or deal with the whole or any part of the building on it without the previous written consent of the Authority. PROVIDED that after condition 2(iv) has been complied with, the consent of the Director shall not be necessary -

to a sub-letting of the whole of the land or of any part of any building on it where the sub-letting is subject to conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the buildings on it by any person other than the occupiers or their agents, contractors or members of the household shall be prohibited with the land or buildings.

4. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.

5. 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 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;

6. The Occupier shall pay to the Minister on demand made by the Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Director shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts, or adjoins whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.



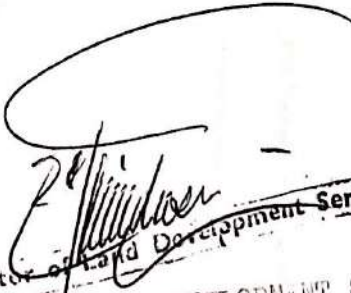
7. The buildings to be erected on the land shall be used for Industrial Service Trades purposes only; Use Group 'M' Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

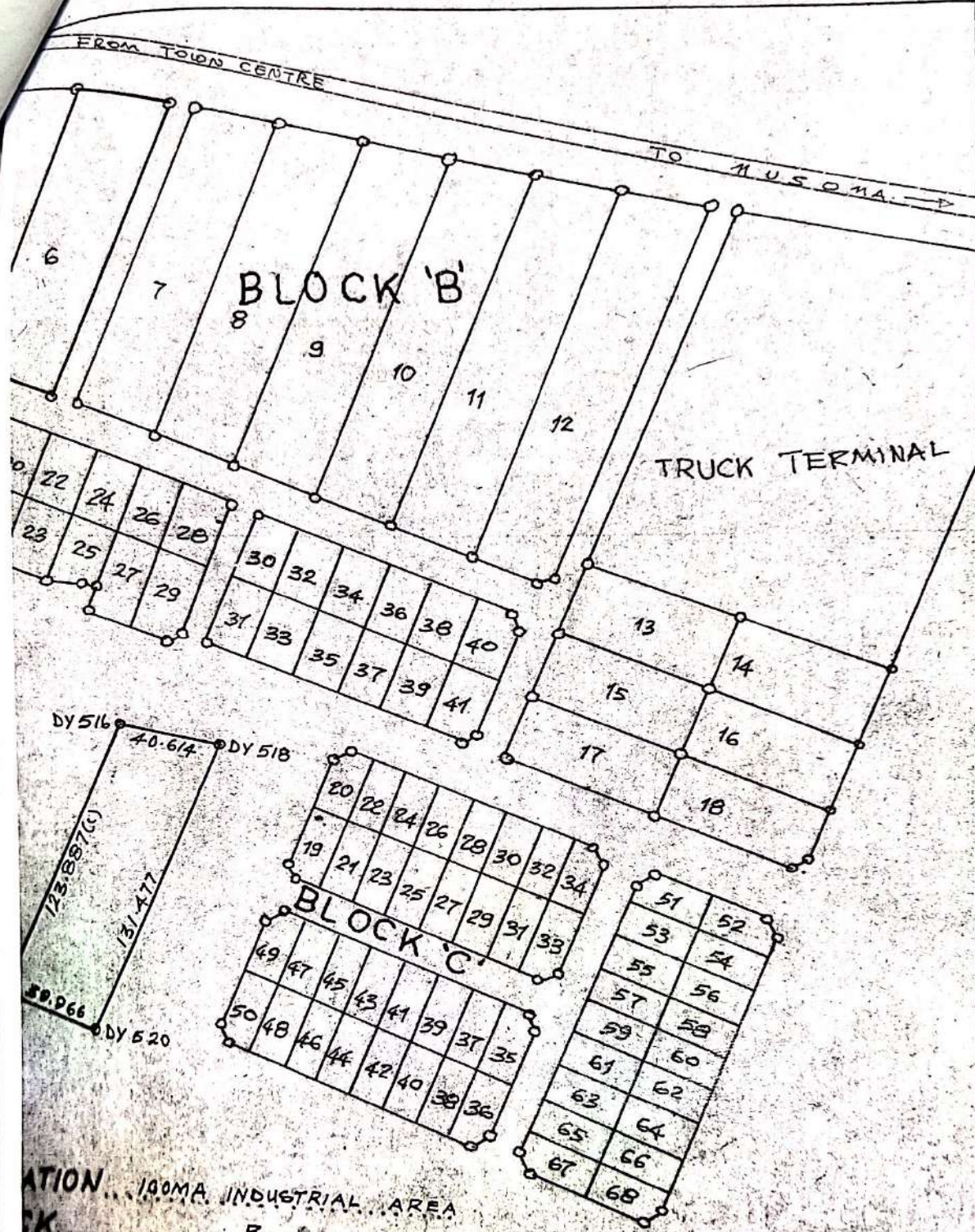
ALL that piece or parcel of land known as Plot No. 6 Block 'B' Igoma Industrial Area Mwanza Municipality containing five thousand one hundred three (5103) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 19603 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.

We, the within-named FABIAN MWEMA SAMO and WILLIAM KIGUHA trading in the name and style of S & C Enterprises hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

MWANZA MUNICIPALITY




INDUSTRIAL AREA
 BLOCK B
 NO 6
 NO 105949
 AREA 5103 SQM

This plan implies no guarantee
 of title by the Government.

This plan, prepared in accordance with Registered
 plan No. 19603, is approved for the purposes
 of the Land Registration Ordinance, 1963
 for Director of Surveys and Mapping, date 3/7/87
 Ministry of Lands, Housing and
 Urban Development, Dar es Salaam.

SIGNED and DELIVERED by the said
FABIAN MUEMA SANO who is known
to me personally/~~identified to~~
~~me by~~



~~the latter being known to me~~
~~personally in my presence~~

this 2nd day of JULY
1988

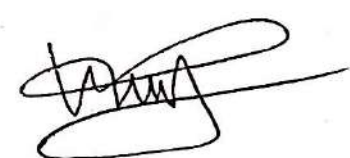
Witness's
Signature:..... 

Postal Address:..... MWANZA

..... MWANZA

Qualification:..... MAGISTRATE

SIGNED and DELIVERED by the said
WILLIAM KIDUHA CHACHA who is
known to me personally/
~~identified to me by~~



~~the latter being known to me~~
~~personally in my presence~~

this 2nd day of JULY
1988

Witness's
Signature:..... 

Postal Address:..... MWANZA

..... MWANZA

Qualification:..... MAGISTRATE

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 20.9.1999

Title Number: 4196 LRMwanza

Land Office Number: 105949

Land: Plot No: 6 Block B Igoma Industrial Area Mwanza Municipality

Term: Ninety Nine Years

4196
20-9-87
11-5-AM

L.O. NO. 105949.

L.O. NO. FJ/7974.

JPH



ORDINANCE OF OCCUPANCY

The 11th day of SEPTEMBER
One thousand nine hundred and eighty ~~seven~~ six
4196 JR/SID

THE REGISTRAR hereby that FREDERICK MWAJUMBA and MILLIAN KIBUNA GHUMA trading in the name and style of L & C Enterprises of P.O. Box 592, Mwanza (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called "the Land") as tenants in common in equal shares for a term of thirty three years from the first day of July one thousand nine hundred and eighty seven according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulation 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, 1987, shall thereafter pay rent of one thousand nine hundred eighty five shillings (Shs. 1,985/=) a year in advance on the first day of July in every year of the term without any deduction. The rent shall be paid to the Registrar for the time being responsible for lands (hereinafter called "the Registrar") on the first day of July in each of the years 1997, 2007 and 2017 or within three years thereafter in each case.

2. The Occupier shall:-

(i) erect on the land by 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 Municipal Council (hereinafter called "the authority");

(ii) by the thirty first day of December, 1988, submit to the authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation and specifications of them as will satisfy the authority and as are in accordance with the building condition in subparagraph (i) above which said plans and specifications shall be submitted in triplicate;

Stamp Duty Paid
and Revenue Receipt No. 451/
5/980172
of 27-8-87
JPH
Assistant Registrar of Titles

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 90/=
Receipt No. 5/980172 27.8.87
JPH
Asst. Registrar of Titles



- (iii) Within six months from the date of notification by the Authority of approval of plans and specifications referred to in subparagraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June, 1990;
- (v) At all times during the term after the thirtieth day of June, 1990, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Lands (hereinafter called "the Director");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority hereinbefore provided;
- (vii) 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 expense as assessed by the Director of Surveys and Mapping.

Approval of plans of any building by the Authority shall be a condition of the right and shall not impose any obligation under the conditions of the right and shall not require the occupier to incur any expense in the construction or modification of any condition in the right.

3. (i) The occupier shall not subdivide the land or assign or otherwise dispose of or deal with the whole or any part of the building on it without the previous written consent of the Authority. PROVIDED that after condition 2(iv) has been complied with the consent of the Director shall not be necessary -

to a sub-letting of the whole of the land or of any part of any building on it where the sub-letting is subject to conditions sufficient to ensure compliance with the conditions of the right.

(ii) Occupation or use of the whole or any part of any building on it by any person other than the occupier or his agents, contractors or members of the household shall be prohibited.

4. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.

5. 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 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;

6. The Occupier shall pay to the Minister on demand made by the Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Director shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts, or adjoins whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.



7. The buildings to be erected on the land shall be used for Industrial Service Trades purposes only; Use Group 'M' Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.
8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

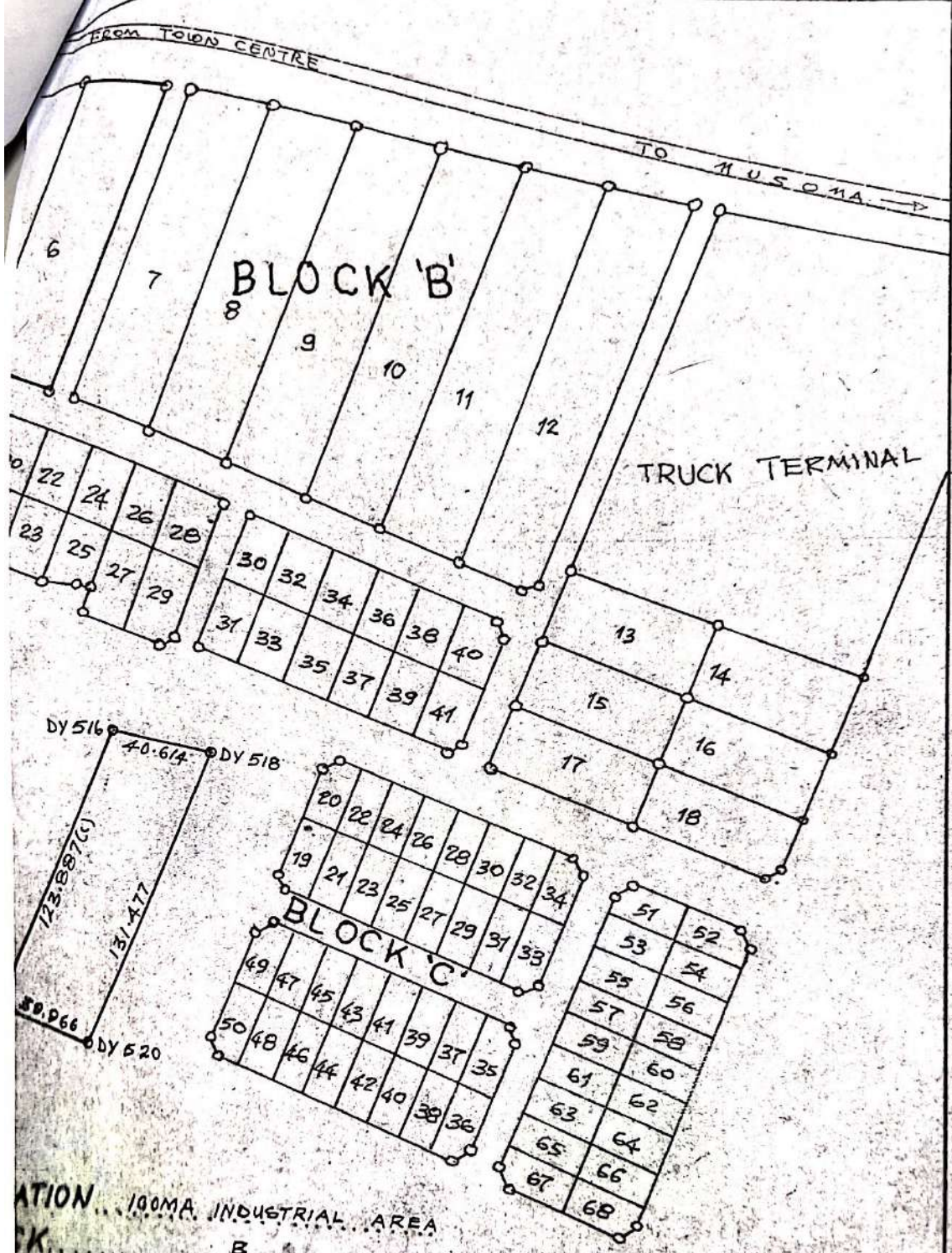
ALL that piece or parcel of land known as Plot No. 6 Block 'B' Igoma Industrial Area Mwanza Municipality containing five thousand one hundred three (5103) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 19603 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.

We, the within-named FABIAN MWENA SAMO and WILLIAM KIGUHA trading in the name and style of S & C Enterprises hereby accept terms and conditions contained in the foregoing Certificate of Occupancy.

MWANZA MUNICIPALITY



INDUSTRIAL AREA

NO. 6

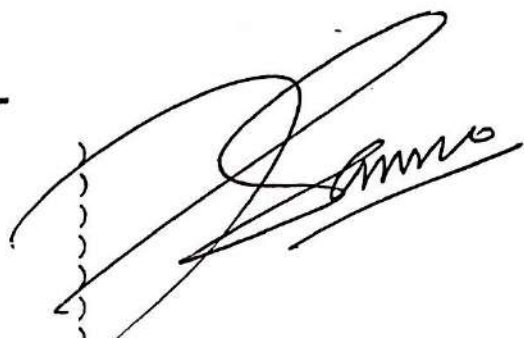
NO. 105949

5108 SQM.

This plan implies no guarantee of title by the Government.

This plan, prepared in accordance with Registered plan No. 19603, is approved for the purposes of the Land Registration Ordinance, 1963, by the Director of Surveys and Mapping, Ministry of Lands, Housing and Urban Development, Dar es Salaam, on 3/7/87.

SIGNED and DELIVERED by the said
FABIAN MWEMA SANO who is known
to me personally/~~identified to~~
~~me by~~



~~the letter being known to me~~
~~personally~~ in my presence

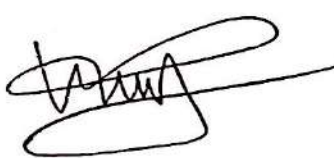
this 2nd day of JULY
1988

Witness's
Signature:..........
MAGISTRATE

Postal Address:.....
MWANZA.....

Qualification:.....MAGISTRATE.....

SIGNED and DELIVERED by the said
WILLIAM KICHWA CHACHA who is
known to me personally/
~~identified to me by~~



~~the letter being known to me~~
~~personally~~ in my presence

this 2nd day of JULY
1988

Witness's
Signature:..........
MAGISTRATE

Postal Address:.....
MWANZA.....

Qualification:.....MAGISTRATE.....

MWANZA LAND REGISTRY

Filed Document No. 21868

Date of Registration 13-07-11 Time 8:20 AM

To MARTIN BONIPHACE
CHACHA P.O. BOX 11000
MWANZA
CONS. T/S 2000000 (=)
MMziray
Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY

TRANSFER 46174

Filed Document No.

Date of Registration 16.05.16 Time 01:00 PM

To SAMUEL SINZA SITTA
OF P.O. BOX 2852, MWANZA
(CONS. T/S 64,000,000/=)

P nirc - MMziray
Senior Asst. Registrar of Titles

In this document every reference to Commissioner shall mean Commissioner for Survey and Mapping, which should be read and construed as a reference to the "Director of Land Development Services" and "Director of Survey and Mapping" respectively.

LAND REGISTRY MWANZA
TRANSFER

Filed Document No: 61426

Date of Registration 27-06-2022 Time 01:00 PM

To: CMG INVESTMENTS LTD
P.O. BOX 235
MWANZA

Senior Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 4709

Land Office Number: 116222

Land: PLOT NO. 4 BLOCK 'B' IGOMA INDUSTRIAL AREA MWANZA MUNICIPALITY

Term: NINETY NINE YEARS

L.O. NO. 116222.

L.D. NO. MZM/9881.

TITLE No. 4709
REGISTERED On
20-8-90
at 10.45a.
JRH
Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

The 15th day of August

One thousand nine hundred and ninety

TITLE NO. 4709

THIS IS TO CERTIFY that NYAKATO SOAP INDUSTRY LIMITED a limited liability company incorporated in Tanzania and having its registered Office at Mwanza of P.O. BOX 2274, MWANZA (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 January one thousand nine hundred and ninety 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 thereof 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 six thousand eight hundred and ten shillings (Shs. 6,810/=) a year in advance on the first day of July in each of the years 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070 and 2080 or within three years thereafter in each case.

2. The Occupier shall:-

(i) Erect on the land 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 Municipal Council (hereinafter called "the Authority");

(ii) By the thirtieth day of June, 1990, submit to the Authority such plans for the buildings (including block plans) showing the position of the buildings and such drawings elevations, and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;

(iii) Within six months from the date of notification by the Authority of the approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;

Stamp Duty Shs. 170/=
and Revenue Paid 471711
of 14-2-90
JRH
Assistant Registrar of Titles

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 340/=
Receipt No. 471711/14290
JRH

- (iv) Complete the building according to such plans and specifications so that they are ready for use and occupation by the thirty first day of December, 1992;
- (v) At all times during the term after the thirty first day of December 1992, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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.

Approval of plans of any building shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the occupier the consent of the Commissioner shall not be necessary -

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the condition of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier or its employees, agents, contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv), will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. 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 the Authority;
- (ii) Make and keep all the buildings on the rat proof and carry out such measures as may be required by the Medical Officer of Health for this purposes;
- (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;

6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or after such making or improvement thereof. This conditions does not oblige the Government to make or improve roads.


7. The land and buildings to be erected thereon shall be used for Special Industry purposes only; Use Group 'N' Use Class (d) as defined in the Toan and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

ALL that piece or parcel of land known as Plot No. 4 Block 'B' Igoma Industrial Area Mwanza Municipality containing four thousand five hundred and one (4501) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 19602 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.


COMMISSIONER
LAND DEVELOPMENT SERVICE
COMMISSIONER FOR LANDS.

The within-named NYAKATO SOAP INDUSTRY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate Occupancy.

SEALED with the COMMON SEAL of the said)
NYAKATO SOAP INDUSTRY LIMITED and)
DELIVERED in the presence of us)

this 26th day of March
1990

Signature: *[Signature]*

Postal Address: 2274

..... MWANZA

Qualification: *Director*



Signature: *[Signature]*

Postal Address: 2274

..... MWANZA

Qualification: *Director*



UWANDA LAND REGISTRY

TRANSFER

Filed Document No.

46913

Date of Registration

5-9-2016

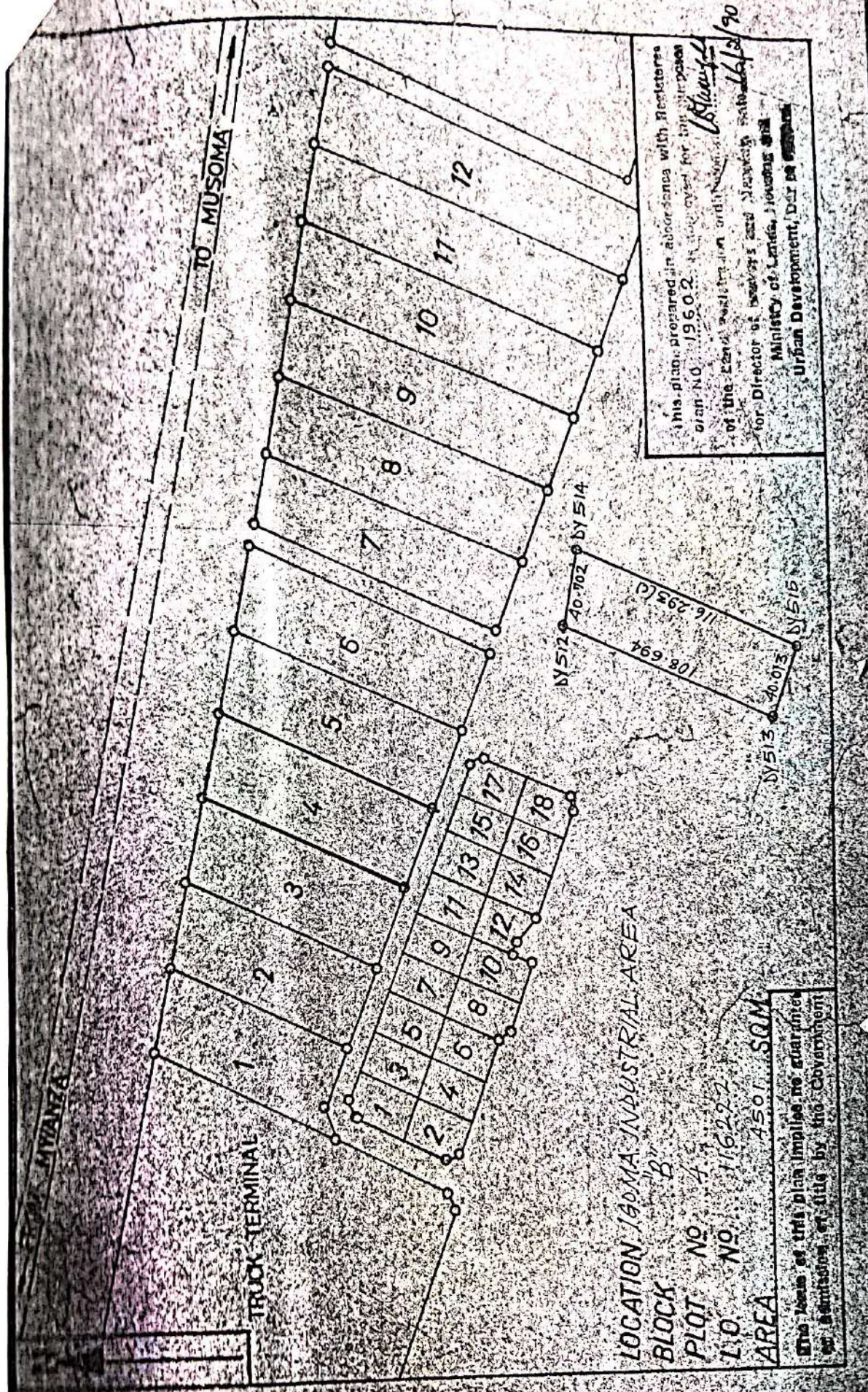
Time 12:00 PM

To CMG INVESTMENTS LTD

PO BOX 235 NWANZA
LONG TIT 100,000,000/=

M. M. M. M.

Deputy Asst. Registrar of Titles



This plan prepared in accordance with Regulations
 plan No. 19602 is hereby approved for the purposes
 of the Land Registration Ordinance, 1960
 for Director of Lands and Survey, Dar es Salaam
 Ministry of Lands, Housing and
 Urban Development, Dar es Salaam

LOCATION: 180MA INDUSTRIAL AREA
 BLOCK "B"
 PLOT No. 4
 L.O. No. 116222
 AREA 4501 SQM

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

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 4710

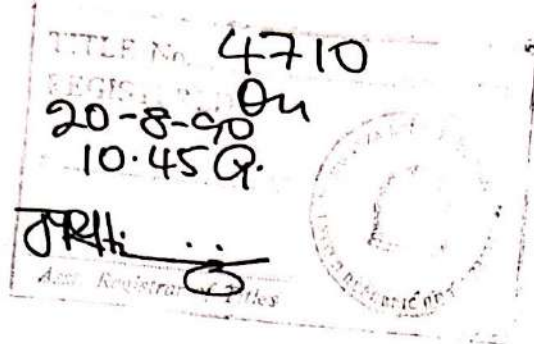
Land Office Number: 116221

Land: PLOT NO. 5 BLOCK 'B' IGOMA INDUSTRIAL AREA MWANZA MUNICIPALITY

Term: NINETY NINE YEARS

L.O. NO. 116221.

L.D. NO. MZM/9201.



CERTIFICATE OF OCCUPANCY

The 14th day of August

One thousand nine hundred and ninety

TITLE NO. 4710

THIS IS TO CERTIFY that NYAKATO SOAP INDUSTRY LIMITED a limited liability company incorporated in Tanzania and having its registered Office at Mwanza of P.O. Box 2274, MWANZA (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 January one thousand nine hundred and ninety 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 seven thousand two hundred sixty shillings (Shs. 7,260/=) a year in advance on the first day of July in each of the years 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070 and 2080 or within three years thereafter in each case.

2. The Occupier shall:-

(i) Erect on the land 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 Municipal Council (hereinafter called "the Authority");

(ii) By the thirtieth day of June, 1990, submit to the Authority such plans for the buildings (including block plans) showing the position of the buildings and such drawings, elevation and specifications of them as will satisfy to the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;

(iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;

Stamp Duty Shs. 195/=
477246
and Revenue Fee
of 17-2-90
2011.

TANGANYIKA
STAMP DUTY PAID
ORIGINAL Shs. 390/=
477246 17-2-90
Receipt No. of

- (iv) Complete the building according to such plans and specifications so that they are ready for use and occupation by the thirty first day of December, 1992;
- (v) At all times during the term after the thirty first day of December, 1992 have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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.

Approval of plans of any building shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

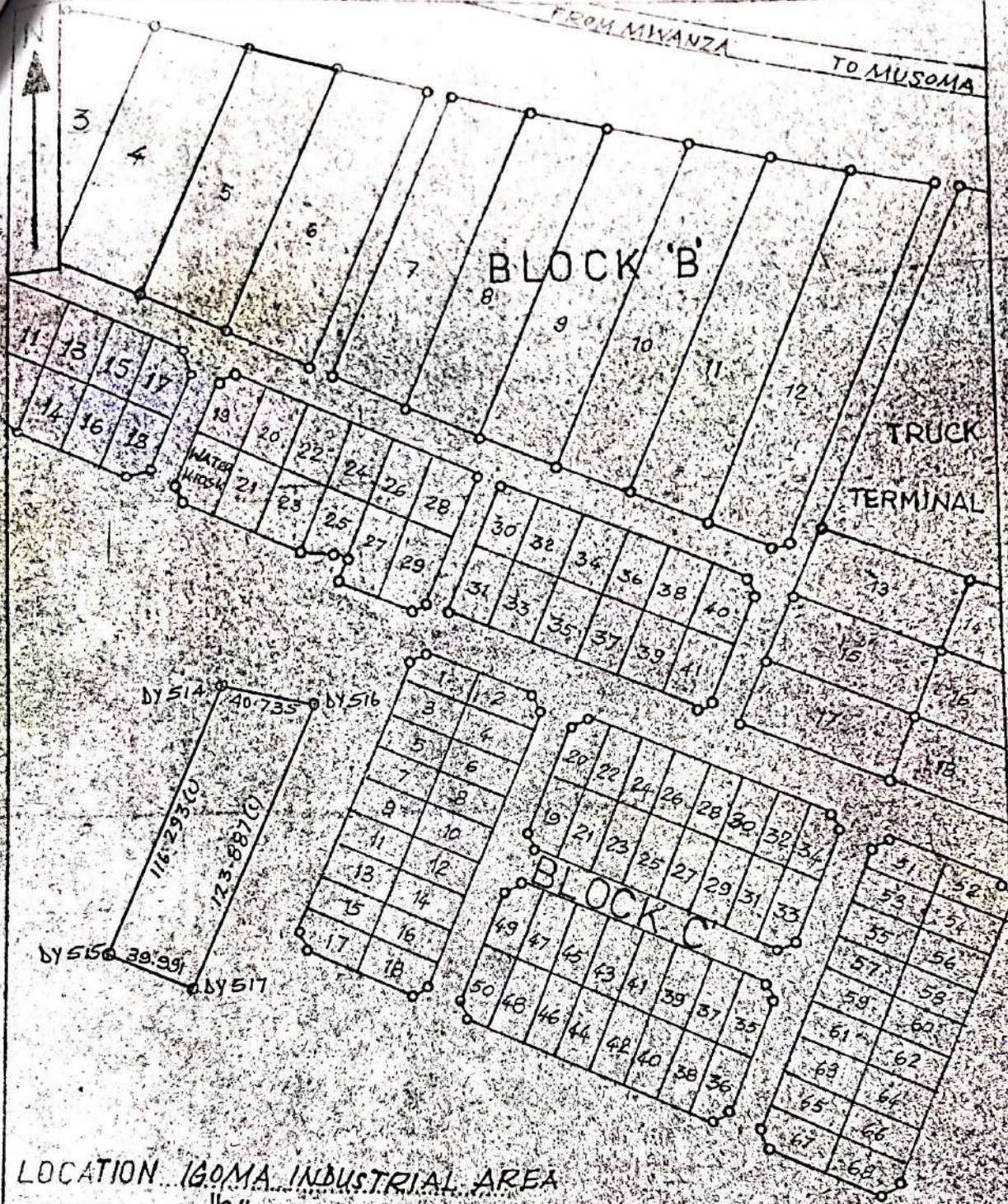
3. (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner shall not be necessary -

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sublease contains conditions sufficient to ensure compliance with the condition of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier or its employees, agents, contractors or members of the household shall be deemed a dealing with the land or buildings;

MWANZA MUNICIPALITY

FROM MWANZA TO MUSOMA



LOCATION IGOMA INDUSTRIAL AREA
 BLOCK "B"
 PLOT NO 5
 LO NO 11622.1
 AREA 4802 SQM.

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

This plan, prepared in accordance with Registration Ordinance No. 19603, is approved for the purposes of the Land Registration Ordinance. *U. M. M. M.*
 for Director of Surveys and Mapping, Date 16/2/90
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge entered into before compliance with condition 2(iv)) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.
5. 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 the Authority;
 - (ii) Make and keep all the buildings on the land rat proof and carry out such measures as may be required by the Medical Officer of Health for this purposes;
 - (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;
6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
- (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right;
 - (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
 - (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts abuts or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.
7. The land and buildings to be erected thereon shall be used for Special Industry purposes only; Use Group 'N' Use Class (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

ALL that piece or parcel of land known as Plot No. 5 Block 'B' Igoma Industrial Area Mwanza Municipality containing four thousand eight hundred and two (4802) square metres shown for identification only edged red on the plan attached to this Certificate and defined in the registered survey plan numbered 19603 deposited at the Office of the Director for 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.

[Handwritten Signature]

COMMISSIONER
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS.

The within-named NYAKATO SOAP INDUSTRY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
 NYAKATO SOAP INDUSTRY LIMITED and)
 DELIVERED in the presence of us)
 this 26th day of March)
 1990)

Signature:.....*[Handwritten Signature]*.....)
 Postal Address:.....2274.....)
MWANZA.....)
 Qualification:.....M. DIRECTOR.....)

Signature:.....*[Handwritten Signature]*.....)
 Postal Address:.....2274.....)
MWANZA.....)
 Qualification:.....D. R. C. O. B. !.....)



AMERICAN BANK OF THE CARIBBEAN

TRANSFER

Serial Number No.

46914

Date of Registration

5-9-2016 12:00

TO CMG INVESTMENTS

LTD PO Box 235 Kwanza
COSTA RICA 100000, 0007

M. Mairou

[Signature]