


TITLE NO: 3976-MGLR
 REGISTERED NO: 22-12-2021
 AT: 12:00PM

 Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT.
 Stamp Duty Shs: 328210/= Paid
 On Original Receipt Shs: 921228063438157
 OF 16-08-2021
 Stamp Duty Officer
 Land Form No.22

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (No. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANZANIA STAMP DUTY ACT.
 Stamp Duty Shs: 500/= Paid
 Receipt No: 921228063438157
 OF 16-08-2021
 Stamp Duty Officer

Title No: 3976-MGLR
 L. O. No. 721461
 L. D No. MVDC/LD/4928

The 22nd day of December, Two Thousand and Twenty One.

THIS IS TO CERTIFY that AGRICOM AFRICA LIMITED a limited liability company incorporated under the Company Ordinances (Cap.212) of P.O. Box 79291, DAR ES SALAAM. Phone No. 0745350778 (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(99)** years from the first day of **July**, Two thousand and twenty one 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 thereof or amendment thereof and the following special conditions:-

1. The Occupier having paid rent up to the **thirtieth** day of **June, 2022**, shall thereafter pay rent of shilling **three million two hundred eighty three thousand one hundred (Tshs. 3,283,100/=)** only 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 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.

SCHEDULE

ALL that land known as Plot No. 3 Block 'A' situated at Melela Area in Mvomero District containing sixty three thousand one hundred and thirty six (63136) square meters shown for identification only edged red on the plan attached to this Certificate and defined in the registered Survey Plan Numbered 136268 deposited at the office of the Director for Surveys and Mapping at Morogoro.

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

ASSISTANT COMMISSIONER FOR LANDS

We, the within named AGRICOM AFRICA LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said AGRICOM AFRICA LIMITED and Delivered in the presence of us this... 15th ... day of... September ... 2021

Name... ANGELINA SARINA YUSUPH NGALULA

Signature...

Postal Address... P.O. BOX 79091 DIR-ES-SALAMU

Qualification... MANAGING DIRECTOR

Name... JACOB YUSUPH NGALULA

Signature...

Postal Address... P.O. BOX 79091 DIR-ES-SALAMU

Qualification... DIRECTOR

Certified true Copy of the Original
MERCY RICHARD MWAKATUNDU
Advocate, Notary Public & Commissioner for Oaths