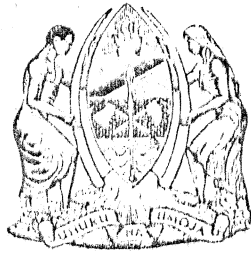


THE UNITED REPUBLIC OF TANZANIA

The Land Registration Ordinance (Cap. 334)



Certificate of Title

Number 186074/27

This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 18674/27.

Land Office Number: ~~4792~~ 153690

Land: PLOT NO. 30A PUGU ROAD INDUSTRIAL AREA, DISTRICT OF SALAMBA CITY.

Term: NINETY NINE YEARS.

FILED DOCUMENT No. 186074/27
 REGISTERED 10.4.95
 ALLI D. OO. NAORU
 Senior Joint Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. A6659431
 of 16.12.94
 Stamp Duty Officer

C.O. NO. 153690
 U.D. NO. 64792.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 3090/= Paid
 on original Receipt No. A6659431
 of 16.12.94
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 7th day of April
 One thousand nine hundred and ninety five

TITLE NO. 186074/27.

THIS IS TO CERTIFY that SAPA GENERAL LIMITED, of P.O. BOX 685, DAR-
 ES-SALAAM, a limited liability company incorporated in TANZANIA
 under the companies ordinance (Cap.212) having their registered
 office in Dar es Salaam TANZANIA (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") for a term of ninety nine years from the first
 day of October one thousand nine hundred and ninety four according
 to the true intent and meaning of the Land Ordinance and subject to
 the provision 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 occupiers having paid rent up to the thirtieth day of June, 1995, shall thereafter pay rent of shillings fifty nine thousand seven hundred (Shs.59,700/=) 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 Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074 and 2084 or within three years thereafter in each case.
2. The Occupier shall:-
 - i) Maintain 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 Dar es Salaam City Council (hereinafter called "the Authority");
 - ii) At all times during the term of the right 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");
 - iii) 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;
 - iv) 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 by the Authority shall not imply that the construction of such a building will satisfy the Occupiers' obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.i) The Occupiers 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 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 conditions 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 Occupiers or their employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as herein-before provided the Commissioner shall have an absolute discretion to give or withhold consent under conditions 3.

5. The Occupier shall further:-

- i) make and maintain on the land throughout the 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 purposes;
- iii) provide and maintain on the land such ablution facilities and make and maintain such hygienic measures as may be required by the Medical Officer for Health.
- iv) the land shall be fenced by a good quality fencing and car parking spaces shall be provided as required by the authority. Loading and unloading facilities shall be provided within the boundaries of the land.

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

- 1) any further fees or stamp duties which may be discovered to be payable by the occupier connection with the Right;

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The Issue of
M. 10/11/1919

DAR-E-S-SALAM CITY

LOCATION: PUGU ROAD
 ZONE: INDUSTRIAL AREA
 FLOOR: 30A
 L.O. NO: 153690
 AREA: 59700



Tolacco Factory
 The use of this plan implies that the
 is assumed to be owned by the Government

Remarks: 103.95
 7400

City shall
 will satisfy
 the light and
 vision in the

and or design,
 whole or any part
 of the plot
 shall be
 in accordance with the conditions

of the whole or
 sub-lease contains
 in accordance with the conditions

any part of the land or
 occupiers or their
 members of the household
 shall be

Commissioner shall
 be consent under

about the adequate
 use and disposal of
 the land for the purposes of the

the land ref-proof
 technical Officer of
 for this purposes;

rehabilitation facilities
 measures as may be
 health.

ability fencing and
 as required by the
 authorities shall be
 land.

on demand make

may be discovered

11) 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;

111) 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 adjoins whether such demand is made before, during or after such making or improvement thereof. This conditions does not oblige the Government to make or improve roads.

7. USER: The land and existing building erected thereon shall be used for General Industrial purposes. Use Group 'C' use classes (a) and (c) and use Group 'G' use class (a) as defined in the Town and Country Planning (use classes) Regulations, 1960.

8. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

ALL that land known as Plot No. 30A Fugu Road Industrial Area, Dar es Salaam City containing fifty nine thousand seven hundred (59,700) square feet shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 7400 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.


COMMISSIONER FOR LANDS

The within-named SAPA CHEMICALS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALING WITH THE COMMON SEAL
of the SAUDI ARABIA CHEMICALS
LIMITED and DELIVERED in the
presence of us this 7th
day of March 1975.

Signature: *[Handwritten Signature]*

Postal address: P.O. Box 372
Daa-es-Salaam

Qualification: DIRECTOR

Signature: *[Handwritten Signature]*

Postal address: P.O. Box 372
Daa-es-Salaam

Qualification: DIRECTOR

