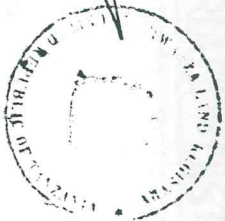


TITLE No. 11223

REGISTERED ON  
5-11-97

1.00 P. P.

*[Signature]*  
DEPARTMENT OF TITLES



L.O. NO. 122617.

SHY. L. 14912.

Stamp Duty Shs.	34004	Paid
and Revenue Receipt No.	04230436	
of	18-8-97	
<i>[Signature]</i> Assistant Registrar of Titles		

CERTIFICATE OF OCCUPANCY

The 20<sup>th</sup>

day of October

One thousand nine hundred and ninety seven.

TITLE NO. 11223

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 64004/-
Receipt No. 04230436, 18-8-97
<i>[Signature]</i> Asst. Registrar of Titles

THIS IS TO CERTIFY that ALIBAISE GIMIRIUS LIMITED, a limited liability company incorporated in Tanzania and having its registered office in Mwanza CP P.O. BOX 943 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 July One thousand nine hundred and ninety seven according to the 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:-

- The Occupier having paid rent up to the thirtieth day of June, 1998, shall thereafter pay rent of Shillings three hundred and eighty two thousands six hundred and ninety five (Shs.382,695/=) 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 2007, 2017, 2027, 2037, 2047, 2057, 2067, 2077 and 2087 or within three years thereafter in each case.
- The Occupier shall:-
  - 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 District Council (hereinafter called "the Authority");
  - by the thirty first day of December 1997, 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 (1) above which said plans and specifications shall be submitted in quadruplicate;
  - within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (1) above begin building on the land in accordance with such plans and specifications;
  - complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June 2000;

(v) At all times during the term after the thirtieth day of June 2000, have on the land existing buildings 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 hereinafore provided;

(vii) Be responsible for the protection of all boundaries on the land throughout the term of the Right. Missing boundaries 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 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. (1) 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.

(1) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees, agents or contractors shall be deemed a dealing with the land or buildings.

4. The Commissioner shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(1v) will not be a consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall further:-

(1) 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;

(1) 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;

(1) provide and maintain on the land such ablation facilities and take and maintain such hygiene measures as may be required by the said Medical Officer of Health.

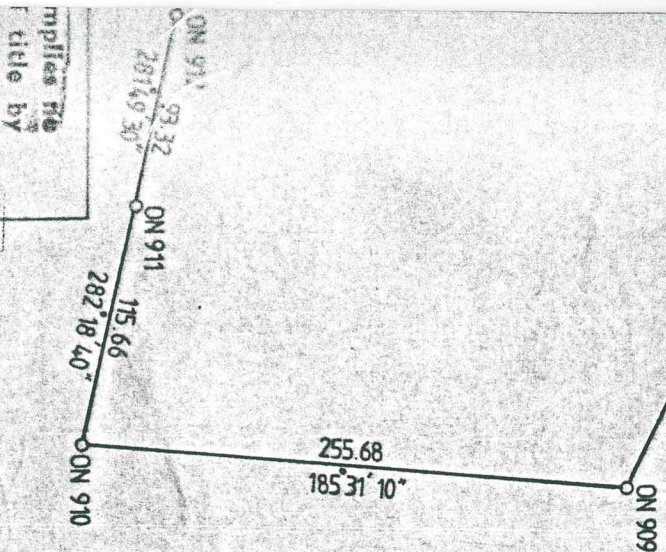
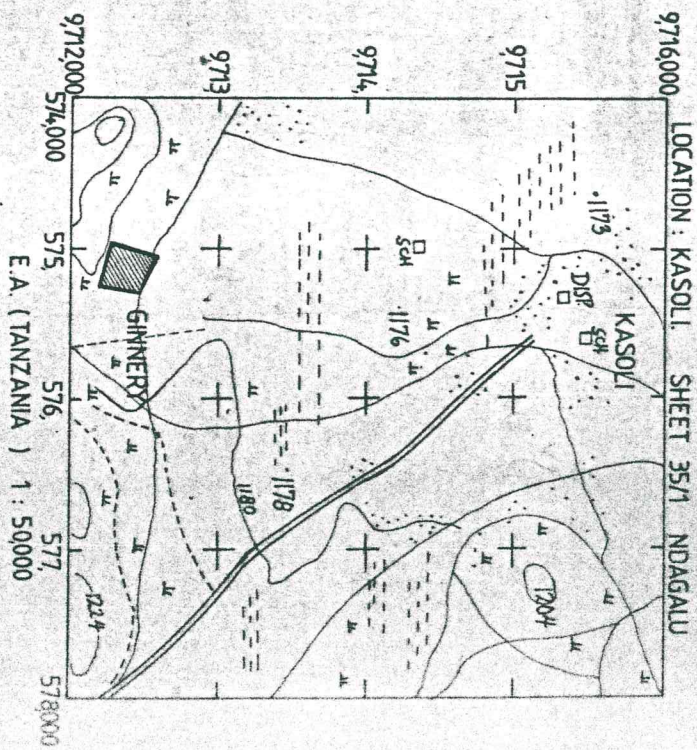
6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

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

(1) 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;

(1) 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 condition does not oblige the Government to make or improve roads.

# BARIADI DISTRICT



This plan prepared in accordance with Registered plan No. **30280** is approved for the purpose of Land Registration Ordinance.

Director of Surveys and Mapping  
*Abdullah*  
 Date: **29/9/1997**

Ministry of Lands, Natural Resources and Tourism, Dar es Salaam.

MURRAY ZAUERL  
 11347, MWANZA

EXECUTIVE DIRECTOR

*Abdullah*  
 P.O. Box 11347  
 MWANZA  
 DIRECTOR

NIWAZA LAND SECURITY

~~MORTGAGE 6577~~

File No. [unclear]

Date of [unclear] 14/12/98 11:30 AM

EAST AFRICAN

DEVELOPMENT, BANK

TO SECURE S.D.P. (80,000)

DEPOSITARY F. 8229

DT. 03.3.2001

At 11:30 AM

1st [unclear] of [unclear]