



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

LEASE HOLD

Copy of


This is to certify that the annexed Certificate of Occupancy dated

the 16th day of August, 2021..

is registered in the Land Registry under Title No. 7187 PWN

Copies of the subsisting entries in the register are within

Dated the 25th day of January, 2022..

ASST: 
HADIJA MILULU
Registrar of Title

Title No. 7187/1

Description of registered land

All that Land known as Plot No. 1 Block 'L' in ZEGERENI in KIBAHA Township containing Three Decimal Point Four Seven Two (3.472) Acres shown for identification only edged Black on the Plan attached to this Lease Agreement Registered under the field Document Number 214907 annexed hereto and defined on the Registered Survey Plan Numbered 114716 deposited at the Office of Director for Survey and Mapping at DAR ES SALAAM.

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: PUN 7187

Land Office Number: 1071294

Land: PLOT NO. 1 BLOCK 'L' AT ZEGERENI IN KIBAHA TOWNSHIP.

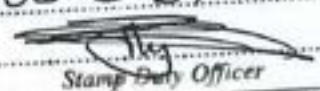
Term: NINETY NINE YEARS.

TITLE No: PwN 787
 REGISTERED ON: 18.8.21
 AT: 01:00P M



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 27,798.82/- Paid
 On Original Receipt: Shs. 92131046746776.
 of: 11.05.2021



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)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 92131046746776
 of: 11.05.2021




Stamp Duty Officer

Title No. PwN 7187
 L. O. No. 1071294.
 LD/PW/2947.

The 16th day of August Two thousand and Twenty One.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 **April, 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 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, 2021; shall hereafter pay rent of shillings **one hundred thirty six thousand nine hundred ninety four (Tshs. 136,994/=)** 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- 
- (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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kibaha Town Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.

3. The Occupier shall further

- (i) Make and maintain of 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.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **General Industrial** purposes only. Use Group 'O' Use classes (a) and (b) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.

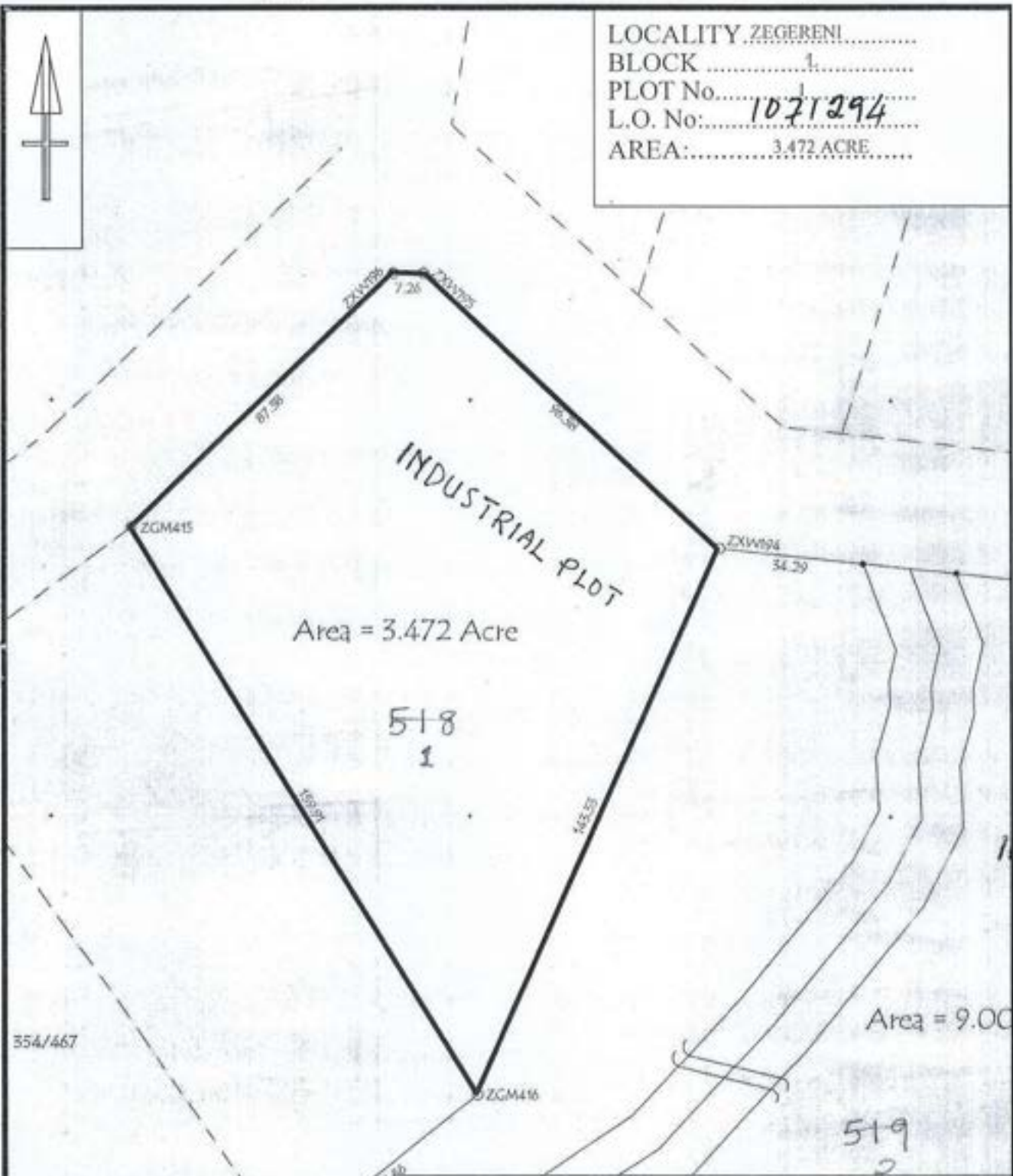
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. 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.

7. The President may revoke the right for good cause and or public interest.

KIBAHA TOWNSHIP

LOCALITY ZEGERENI.....
BLOCK1.....
PLOT No.....¹.....
L.O. No:.....1021294.....
AREA:.....3.472 ACRE.....



This plan is prepared in accordance with Registered Plan No.....114716.....

It is approved for purpose of the Land Registration Act 334

Director of Surveys and Mapping.....*Pluto*.....Date.....23/06/2021.....

Ministry of Lands, Housing and Human Settlements Development, Dodoma

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

SCHEDULE

ALL that Land known as Plot No. 1 Block 'L' situated at Zegereni in Kibaha Township containing three decimal point four seven two (3.472) acres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 114716 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

[Handwritten Signature]

Ag. ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTER and DELIVERED in the presence of us this 9th day of July, 2021.

Name *Dr. Maduhu Kazi*

Signature *[Handwritten Signature]*

Postal Address *Box 938 Dar es Salaam*

Qualification *Executive Director*

Name *Galley Kilalo*

Signature *[Handwritten Signature]*

Postal Address *Box 938 Dar es Salaam*

Qualification *Legal Affairs Manager*



DERIVATIVE RIGHT

Doc. No. 214902

Date of Registration 30.11.2024 Time 03:36 pm

To LUCY INVESTMENT LIMITED OF P.O. Box

9888 DEWA 63014 PUNJABI FOR A

TERM OF 98 YRS ON THE 1ST APRIL 2024

[Signature]

of Dist. Registrar of Titles

[Faint, illegible text]

[Faint signature]

[Faint text]

[Faint text]

[Faint text and signature]



513/
294


UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Dar es Salaam)




C.T. No: PWN 7187
L.O. No: 1071294
LD/PW/2947

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and **LUCKY SPACE INVESTMENT LIMITED** of P.O Box 63014 PWANI, (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 1 Block ' L ' situated at Zegereni in Kibaha Township Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for the issue of a **Leasehold Title** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the **COMMON SEAL** of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us]
this.....^{5th}.....day of]
..... **NOVEMBER** 2021]

Signature.....* .....
Postal Address..... **P.O. Box 938 Dar**
Qualification..... **EXECUTIVE DIRECTOR**

Signature.....* .....
Postal Address..... **P.O. Box 938 Dar**
Qualification..... **JUNIOR LEGAL OFFICER**



SEALED with the COMMON SEAL of the said
LUCK SPACE INVESTMENT LIMITED and

DELIVERED in the presence of us this...22...
day ofOCTOBER.....2021


Signature.....常永刚.....
Postal Address.....BOX 63014 DSM.....
Qualification.....DIRECTOR.....

Signature.....孙霞.....
Postal Address.....BOX 63014 DSM.....
Qualification.....DIRECTOR.....



FILED DOCUMENT No. 214900
REGISTERED On: 30.11.2021
AT: 03:36 pm

Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/= Paid
On Original Receipt Shs: 9213270805
of: 23.11.2021

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 9213270805 8+647
of: 23.11.2021

Stamp Duty Officer

5 21 TFN -833



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: PWN 7187
L.O. No: 1071294
LD/PW/2947

Made and entered into this 22 day of OCTOBER 2021

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

LUCKY SPACE INVESTMENT LIMITED

of P.O Box 63014 PWANI and having certificate of incentives No. 024419 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No. PWN 7189 in respect of land within Plot No.1 Block ' L ' situated at Zegereni in Kibaha Township, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety eight** years commencing on the **First** day of **April**, **Two Thousand and Twenty One** and expiring on the **Thirty First** day of **March**, **Two Thousand One Hundred and Nineteen** subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **General Industrial** Purposes only; Use Group 'O' Use classes (a) and (d) as defined in the Urban Planning (Use groups and use Classes) Regulation 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to thirtieth day of **June, 2021**; thereafter continue to pay **Tshs 136,994/= only (One hundred thirty six thousand nine hundred ninety four only)** or any other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the lessor in respect of the land or improvements thereon;
3. **DEVELOP** the land by construct an Industrial Park which will be leased to manufacturing project **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Kibaha Town Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protect 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. Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.

- iv. 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.
 - v. 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.
 - vi. Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority, Loading unloading facilities shall be provided within the boundaries of the land.
3. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
 4. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
 5. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
 6. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment

Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **LUCKY SPACE INVESTMENT LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 1 Block ' L ' situated at Zegereni in Kibaha Township, containing three decimal point four seven two (3.472) acres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 114716 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us
this.....^{5TH}.....day of
.....NOVEMBER..... 2021

Signature.....*
Postal Address.....P.O-Box 933 DSM
Qualification.....EXECUTIVE DIRECTOR

Signature.....*
Postal Address.....P.O-Box 933 DSM
Qualification.....SENIOR LEASE OFFICER

SEALED with the COMMON SEAL of the said
LUCK SPACE INVESTMENT LIMITED and
DELIVERED in the presence of us this.....22.....
day ofOCTOBER..... 2021

Signature.....*
Postal Address.....Box 63014 DSM
Qualification.....DIRECTOR

Signature.....*
Postal Address.....Box 63014 DSM
Qualification.....DIRECTOR




FILED DOCUMENT No. 214907
REGISTERED ON 30.11.2021
AT 03:36 Pm

Senior Asst. Registrar of Titles


TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 1000/- Paid
On Original Receipt Shs: 9213270805
87647 of: 23.11.2021

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
Receipt No. 9213270805 87647
of: 23.11.2021

Stamp Duty Officer





CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

LEASE HOLD

/copy

This is to certify that the annexed Certificate of Occupancy dated

the 16th day of August, 2021.

is registered in the Land Registry under Title No. 7236 PWN

Copies of the subsisting entries in the register are within

Dated the day of January, 2022.


HADIJA BILULU

ASST: Registrar of Title

Title No. 7236/1

Description of registered land

All that Land known as Plot No. '2' Block 'L' in ZEGERENI in KIBAHA TOWNSHIP containing Nine Decimal Point Zero Zero Eight (9.008) Acres shown for identification only edged Black on the Plan attached to this Lease Agreement Registered under the Field Document Number 214898 Annexed Hereto and defined on the Registered Survey Plan Numbered 114716 deposited at the Office of Director for Survey and Mapping at DAR ES SALAAM.

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: PWN: 7236

Land Office Number: 1071335

Land: PLOT NO. 2 BLOCK 'L' AT ZEGERENI IN KIBAHA TOWNSHIP.

Term: NINETY NINE YEARS.

TITLE No: PWN: 7236
REGISTERED ON: 18-08-2021
AT: 01:30 P.M.
Senior Asst. Registrar of Titles



Land Form No. 22
TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 71425/= Paid
921161051553704
On Original Receipt No.
of: 10-06-2021
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Title No PWN: 7236
L. O. No. 1071335.
LD/PW/2946.

The 16th day of August

Two thousand and Twenty One.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 **April, 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 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, 2021; shall hereafter pay rent of shillings **three hundred fifty five thousand four hundred twenty seven (Tshs. 355,427/=) 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- 
- (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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kibaha Town Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.

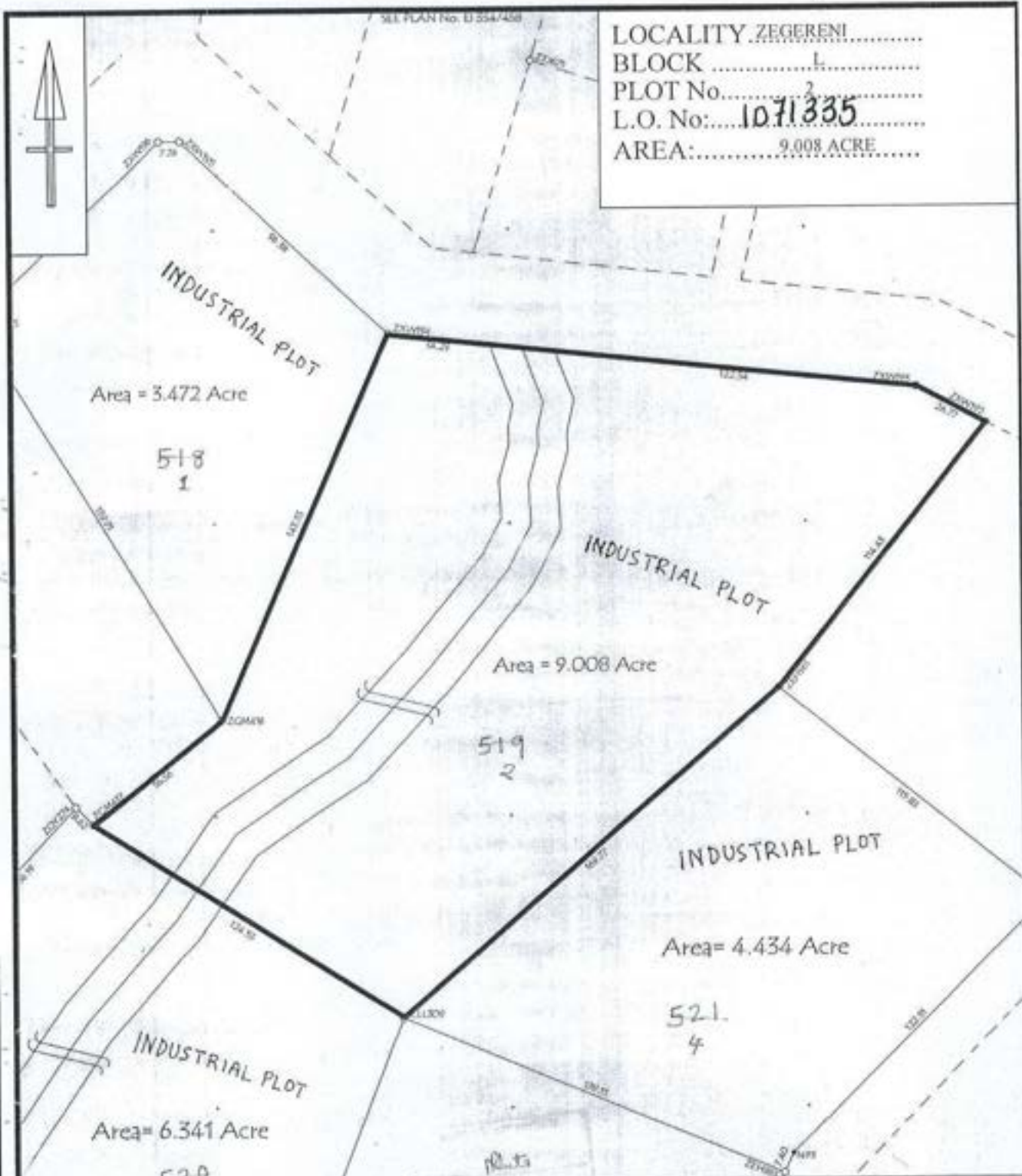
3. The Occupier shall further

- (i) Make and maintain of 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.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **General Industrial** purposes only. Use Group 'O' Use classes (a) and (b) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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.
7. The President may revoke the right for good cause and or public interest.

KIBAHA TOWNSHIP

LOCALITY ZEGERENI.....
BLOCK1.....
PLOT No.....2.....
L.O. No:.....1071335.....
AREA:.....9.008 ACRE.....



This plan is prepared in accordance with Registered Plan No.....114716.....

It is approved for purpose of the Land Registration Act 334

Director of Surveys and Mapping.....*[Signature]*..... Date 23/06/2020

Ministry of Lands, Housing and Human Settlements Development, Dodoma

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

SCHEDULE

ALL that Land known as Plot No. 2 Block 'L' situated at Zegereni in Kibaha Township containing **nine decimal point zero zero eight (9.008) acres** shown for identification only edged **black** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 114716 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



Ag. ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTER
and DELIVERED in the presence of us
this.....9th day of.....JULY....., 2021.

NameHADUMU - I. ICAZI.....

Signature..........

Postal Address.....P.O. Box 938.....
DAR - ES - SALAM.....

Qualification.....EXECUTIVE DIRECTOR.....

NameALEXANDER MUNTANI.....

Signature..........

Postal Address.....P.O. Box 938.....
DAR - ES - SALAM.....

Qualification.....SENIOR LEASE OFFICER.....



LAND REGISTRY - ES - SALAM

DERIVATIVE RIGHT

Filed Document No. 214898

Date of Registration 30.11.2021 time 03:36 P.

BY LUCKY SPACE INVESTMENT LIMITED

OF P.O BOX 63014 PWANI FOR THE

TERM OF 98YRS ON 1ST APRIL, 2021




Faint, illegible text and markings in the lower right section of the document, possibly a registration log or administrative notes.


UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Dar es Salaam)

C.T. No: PWN 7236
L.O. No: 1071335
LD/PW/2946

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and **LUCKY SPACE INVESTMENT LIMITED** of P.O Box 63014 PWANI, (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 2 Block ' L' situated at Zegereni in Kibaha Township Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for the issue of a **Leasehold Title** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said |
TANZANIA INVESTMENT CENTRE and |
DELIVERED in the presence of us |
this.....^{4TH}.....day of |
.....**NOVEMBER**..... 2021 |

Signature.....* .....
Postal Address.....**P.O. Box 938 DSA**.....
Qualification.....**EXECUTIVE DIRECTOR**.....

Signature.....* .....
Postal Address.....**P.O. Box 938 DSA**.....
Qualification.....**SENIOR LEGAL OFFICER**.....



SEALED with the COMMON SEAL of the said
LUCK SPACE INVESTMENT LIMITED and

DELIVERED in the presence of us this 22
day of OCTOBER 2021

Signature * 常永刚
Postal Address BOX 63014 DSM
Qualification DIRECTOR

Signature * 孙霞
Postal Address BOX 63014 DSM
Qualification DIRECTOR




FILED DOCUMENT No. 214897
REGISTERED ON 30.11.2021
AT 03:36 PM

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 1000/- Paid
On Original Receipt Shs. 921327080588
3.00
of: 23-11-2021

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 500/- Paid
Receipt No. 921327080588380
of: 23-11-2021

Stamp Duty Officer

5 21 TFN -833



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: PWN 7236
L.O. No: 1071335
LD/PW/2946

Made and entered into this...²⁷ day of ...OCTOBER.....2021

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

LUCKY SPACE INVESTMENT LIMITED

of P.O Box 63014 PWANI and having certificate of incentives No. 024419 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No.PWN 7189 in respect of land within Plot No.2 Block ' L ' situated at Zegereni in Kibaha Township, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety eight** years commencing on the **First** day of **April, Two Thousand and Twenty One** and expiring on the **Thirty First** day of **March, Two Thousand One Hundred and Nineteen** subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **General Industrial** Purposes only; Use Group 'O' Use classes (a) and (b) as defined in the Urban Planning (Use groups and use Classes) Regulation 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to thirtieth day of **June, 2021**; thereafter continue to pay **Tshs 355,427/= only (three hundred fifty five thousand four hundred twenty seven only)** or any other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the lessor in respect of the land or improvements thereon;
3. **DEVELOP** the land by construct an Industrial Park which will be leased to manufacturing industries project **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Kibaha Town Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protect 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. Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.

- iv. 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.
 - v. 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.
 - vi. Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority, Loading unloading facilities shall be provided within the boundaries of the land.
3. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
 4. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
 5. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
 6. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment

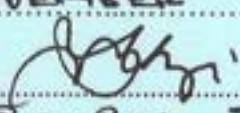
Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.


We, the within-named LUCKY SPACE INVESTMENT LIMITED hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE


ALL that Land known as Plot No. 2 Block ' L ' situated at Zegereni in Kibaha Township, containing nine decimal point zero zero eight (9.008) acres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 114716 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us]
this.....^{4TH}.....day of]
..... NOVEMBER 2021]

Signature..........
Postal Address..... P.O. Box 723 DSM
Qualification..... EXECUTIVE DIRECTOR

Signature..........
Postal Address..... P.O. Box 723 DSM
Qualification..... SENIOR LEGAL OFFICER

SEALED with the COMMON SEAL of the said]
LUCK SPACE INVESTMENT LIMITED and]
DELIVERED in the presence of us this.....²².....]
day of OCTOBER 2021]

Signature..........
Postal Address..... BOX 6794 DSM
Qualification..... DIRECTOR

Signature..........
Postal Address..... BOX 13014 DSM
Qualification..... DIRECTOR



FILED DOCUMENT NO. 214898

REGISTERED ON: 30.11.2021

AT: 03:36 PM



[Handwritten signature]

Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 1000/- Paid

On Original Receipt Shs: 92132708058

8360 of: 23.11.2021

[Handwritten signature]

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 500/- Paid

Receipt No: 92132708058 & 8360

of: 23.11.2021

[Handwritten signature]

Stamp Duty Officer



TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

LEASE HOLD

/Copy of

This is to certify that the annexed Certificate of Occupancy dated

the 27th day of August, 2021..

is registered in the Land Registry under Title No. 7488 PWN

Copies of the subsisting entries in the register are within

Dated the 25th day of January 20.....


HADIJA MILULU

ASST: Registrar of Title

Title No. 7488/1

Description of registered land

All that Land known as Plot No. 3 Block 'L' in ZEGERENI in KIBAHA TOWN SHIP containing Six Decimal Point Three Four One (6.341) Acres shown for identification only edged Black on the Plan attached to this Lease Agreement Registered under the field Document Number 214903 Annexed Hereto and defined on the Registered Survey Plan Numbered 114716 deposited at the Office of Director for Surveys and Mapping at DAR ES SALAAM.

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: *PWN 7468*

Land Office Number: 1071293

Land: PLOT NO. 3 BLOCK 'L' AT ZEGERENI IN KIBAHA TOWNSHIP.

Term: NINETY NINE YEARS.

TITLE No: PWN 7488
 REGISTERED ON: 02.09.2021
 AT: 01:00 P.M.



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 50,379/= Paid
 On Original Receipt Shs: 921131046748215
 of: 11.05.2021

Stamp Duty Officer

Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/= Paid
 Receipt No: 921131046748215
 of: 11.05.2021

Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Title No PWN 7488
 L. O. No. 1071293.
 LD/PW/2945.

The 27th day of August

Two thousand and Twenty One.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 **April, 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 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, 2021; shall hereafter pay rent of shillings **one million seven hundred eighty three (Tshs. 1,000,783/=)** 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- 
- (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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kibaha Town Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.

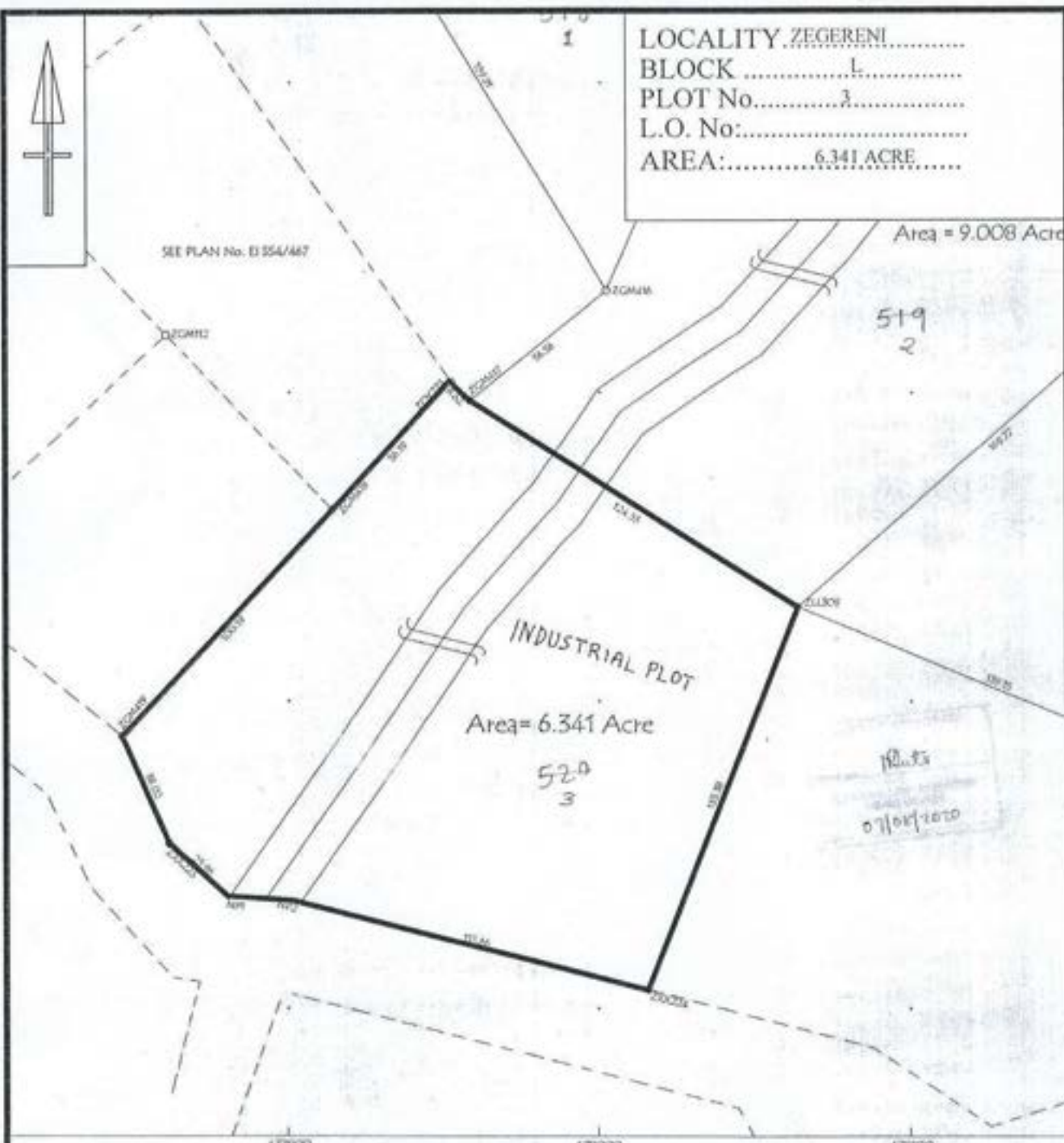
3. The Occupier shall further

- (i) Make and maintain of 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.
 - (iv) Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **General Industrial** purposes only. Use Group '**O**' Use classes (a) and (b) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
 5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 6. 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.
 7. The President may revoke the right for good cause and or public interest.

KIBAHA TOWNSHIP



LOCALITY ZEGERENI.....
 BLOCK 1.....
 PLOT No..... 3.....
 L.O. No:.....
 AREA:..... 6.341 ACRE.....



<p>OFFICE REFERENCE</p> <p>E/354^R</p> <p>186/1/6</p> <p>186/1</p> <p>C</p>	<p>AMMENDMENTS MADE BY:</p> <p><i>Muhammad Mubutu</i></p>	<p>PLAN DRAWN BY</p> <p>I hereby certify that</p> <p>accordance with the</p>
<p>SCALE 1:15,000</p>		
<p>This plan is prepared in accordance with Registered Plan No..... 114716.....</p>		
<p>It is approved for purpose of the Land Registration Act 334</p>		
<p>/ Director of Surveys and Mapping..... <i>Mubutu</i>..... Date 23/06/2021</p>		
<p>Ministry of Lands, Housing and Human Settlements Development, Dodoma</p>		
<p>The issue of this plan implies no guarantee or admission of title by the government</p>		

SCHEDULE

ALL that Land known as Plot No. 3 Block 'L' situated at Zegereni in Kibaha Township containing six decimal point three four one (6.341) acres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 114716 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

[Handwritten Signature]

By ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTER)
and DELIVERED in the presence of us)
this ^{9th} day of ^{July} , 2021.)

Name MADUMU J. KAZI)

Signature *[Handwritten Signature]*)

Postal Address P.O. Box 938)
DAR-ES-SALAAM)

Qualification EXECUTIVE DIRECTOR)

Name ALEXANDER MATAANI)

Signature *[Handwritten Signature]*)

Postal Address P.O. Box 938)
DAR-ES-SALAAM)

Qualification SENIOR LEGAL OFFICER)



LAND REGISTRY DAR - FS - SALA - 01

DERIVATIVE RIGHT

214903

File Document No.

Date of Registration: 30.11.2021 Time: 03:36 pm

LUCKY SPACE INVESTMENT

LIMITED OF P.O. Box 63014 PYRAMI FOR

A TERM OF 98 YRS on the 1st April 2021

1 of 1334 REGISTRATION OF THE




Faint, illegible text and markings, possibly bleed-through or a second page of a document.

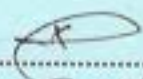
UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Dar es Salaam)

C.T. No: PWN 7488
L.O. No: 1071293
LD/PW/2945

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and **LUCKY SPACE INVESTMENT LIMITED** of P.O Box 63014 PWANI, (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 3 Block 'L' situated at **Zegereni in Kibaha Township** Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for the issue of a **Leasehold Title** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this.....^{5TH}.....day of)
..... **NOVEMBER** 2021)

Signature.....* 
Postal Address..... **P.O. Box 938 DSA**
Qualification..... **EXECUTIVE DIRECTOR**

Signature.....* 
Postal Address..... **P.O. Box 938 DSA**
Qualification..... **JUNIOR LEASE OFFICER**



5 21 TFN -833



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: PWN 7488
L.O. No: 1071293
LD/PW/2945

Made and entered into this...22...day of ...OCTOBER.....2021

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

LUCKY SPACE INVESTMENT LIMITED

of P.O Box 63014 PWANI and having certificate of incentives No. 024419 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at **DAR ES SALAAM** under Title No. **PWN 7488** in respect of land within Plot No.3 Block ' L ' situated at **Zegereni in Kibaha Township**, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety eight** years commencing on the **First** day of **April, Two Thousand and Twenty One** and expiring on the **Thirty First** day of **March, Two Thousand One Hundred and Nineteen** subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **General Industrial Purposes** only; Use Group 'O' Use classes (a) and (b) as defined in the Urban Planning (Use groups and use Classes) Regulations 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to thirtieth day of June, 2021; thereafter continue to pay Tshs 1,000,783/= **only (One million seven hundred eight three only)** or any other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the lessor in respect of the land or improvements thereon;
3. **DEVELOP** the land by construct an Industrial Park which will be leased to manufacturing industries project **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Kibaha Town Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protect 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. Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.

- iii. Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 - iv. 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.
 - v. 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.
 - vi. Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority, Loading unloading facilities shall be provided within the boundaries of the land.
5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings

in conformity with the provision of Section 23 of the Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.


We, the within-named **LUCKY SPACE INVESTMENT LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 3 Block 'L' situated at Zegereni in Kibaha Township, containing six decimal point three four one (6.341) acres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 114716 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us]
this.....^{5th}.....day of]
.....^{NOVEMBER}.....2021]

Signature.....* .....
Postal Address.....^{P.O. Box 789 DSM}.....
Qualification.....^{EXECUTIVE DIRECTOR}.....

Signature.....* .....
Postal Address.....^{P.O. Box 789 DSM}.....
Qualification.....^{SENIOR LEAD OFFICER}.....

SEALED with the COMMON SEAL of the said]
LUCK SPACE INVESTMENT LIMITED and]
DELIVERED in the presence of us this.....²².....]
day of^{OCTOBER}.....2021]

Signature.....^{常永刚}.....
Postal Address.....^{BOX 63014 DSM}.....
Qualification.....^{DIRECTOR}.....

Signature.....^{孙霞}.....
Postal Address.....^{BOX 63014 DSM}.....
Qualification.....^{DIRECTOR}.....



FILED DOCUMENT No. 214903
REGISTERED ON 30.11.2024
AT: 03:36 PM

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/= Paid
On Original Receipt Shs: 9213270805
of: 23.11.2024

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500 Paid
Receipt No: 921327080590612
of: 23.11.2024

Stamp Duty Officer



TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

LEASE HOLD


This is to certify that the annexed ^{/Copy of} Certificate of Occupancy dated

the 16th day of August, 2021...

is registered in the Land Registry under Title No. 7189 PWN

Copies of the subsisting entries in the register are within

Dated the 25th day of January, 2021.


HADIJA MBLULU

ASST: Registrar of Title

Title No. 7189/1

Description of registered land

All that Land known as Plot No. '4' Block 'L' in ZEGERENI in KIBAHA TOWNSHIP containing Four Decimal Point Four Three Four (4.434) Acres shown for identification only edged black on the Plan attached to this Lease Agreement Registered Under the Field Document Number 214899 Annexed Hereto and Defined on the Registered Survey Plan Numbered 114716 deposited at the Office of Director for Surveys and Mapping at DAR ES SALAAM.

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: PWN 7189

Land Office Number: 1071292

Land: PLOT NO. 4 BLOCK 'L' AT ZEGERENI IN KIBAHA TOWNSHIP.

Term: NINETY NINE YEARS.

TITLE No. PWN 7189
 REGISTERED ON: 18.8.2021
 AT: 1:30 P



[Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 28700/= Paid
92131046743887
 On Original Receipt No:
 of: 11.05.2021

[Signature]
 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)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 921131046743887
 of: 11.05.2021


[Signature]
 Stamp Duty Officer

Title No. PWN 7189
 L. O. No. 1071292.
 LD/PW/2944.

The 16th day of August Two thousand and Twenty One.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 **April, 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 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, 2021; shall hereafter pay rent of shillings **six hundred ninety nine thousand eight hundred six (Tshs. 699,806/=)** **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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- 
- (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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kibaha Town Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.

3. The Occupier shall further

- (i) Make and maintain of 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.
 - (iv) Fence the land with good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **General Industrial** purposes only. Use Group 'O' Use classes (a) and (b) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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.
7. The President may revoke the right for good cause and or public interest.

KIBAHA TOWNSHIP



LOCALITY, ZEGERENI.....
BLOCK
PLOT No. 1071292.....
L.O. No:.....
AREA:..... 4.434 ACRE.....

INDUSTRIAL PLOT

Area = 9.008 Acre

519
2

INDUSTRIAL PLOT

Area = 4.434 Acre

521
4

LL309

169.71

ZEU1981

115.88

92

ZEU1984

159.75

122.51

92

7.40

NPS

ZEU1980

Mute
07/06/2020

This plan is prepared in accordance with Registered Plan No.....114716.....

It is approved for purpose of the Land Registration Act 334

Director of Surveys and Mapping.....*Mute*.....Date 23/06/2021

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

Ministry of Lands, Housing and Human Settlements Development, Dodoma

SCHEDULE

ALL that Land known as Plot No. 4 Block 'L' situated at Zegereni in Kibaha Township containing **four decimal point four three four (4.434) acres** shown for identification only edged **black** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **114716** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

[Handwritten Signature]

[Handwritten Initials] ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTER and DELIVERED in the presence of us this 14 day of JULY, 2021.

Name MADUBU - I. GAZI

Signature *[Handwritten Signature]*

Postal Address P.O. Box 988
DAR - ES - SALAM

Qualification EXECUTIVE DIRECTOR

Name ALEXANDER RUMANI

Signature *[Handwritten Signature]*

Postal Address P.O. Box 988
DAR - ES - SALAM

Qualification SENIOR LEASE OFFICER



DERIVATIVE RIGHT

Filed Document No. **214899**

Date of Filing: **30-11-2021** Time: **03:36 PM**

To: **LUCKY SPACE INVESTMENT LIMITED**
OF P.O. BOX 63014 RWAM FOR A TERM OF
98 YRS ON 1ST APRIL, 2021.



in the presence of the following witnesses:

[Faint signature]

[Faint text]

[Faint text]

[Faint text]



UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)

APPLICATION FOR LEASEHOLD TITLE

(Land Registry- Dar es Salaam)




C.T. No: PWN 7189
L.O. No: 1071292
LD/PW/2944

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and **LUCKY SPACE INVESTMENT LIMITED** of P.O Box 63014 PWANI, (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 4 Block ' L ' situated at Zegereni in Kibaha Township Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for the issue of a **Leasehold Title** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us]
this.....^{4TH}.....day of]
.....NOVEMBER..... 2021]

Signature.....* .....
Postal Address.....P.O. Box 938 DSH.....
Qualification.....EXECUTIVE DIRECTOR.....

Signature.....* .....
Postal Address.....P.O. Box 938 DSH.....
Qualification.....SENIOR LEGAL OFFICER.....



SEALED with the COMMON SEAL of the said
LUCK SPACE INVESTMENT LIMITED and

DELIVERED in the presence of us this 22
day of OCTOBER 2021

Signature 常永刚
Postal Address Box 63014 DSM
Qualification DIRECTOR

Signature 孙霞
Postal Address Box 63014 DSM
Qualification DIRECTOR




FILED DOCUMENT No. 214898
REGISTERED ON 30.11.2021
AT: 03:36 PM

Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
On Original Receipt Shs: 92132708058
5480
of: 23.11.2021.

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 92132708058
5480
of: 23.11.2021

Stamp Duty Officer

5 21 TFN -833



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT

(No. 4 of 1999)

DERIVATIVE RIGHT

(Under Section 20)

C.T. No: PWN 7189

L.O. No: 1071292

LD/PW/2944

Made and entered into this...22 day ofOCTOBER.....2021

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

LUCKY SPACE INVESTMENT LIMITED

of P.O Box 63014 PWANI and having certificate of incentives No. 024419 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No.PWN 7189 in respect of land within Plot No.4 Block ' L' situated at Zegereni in Kibaha Township, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety eight** years commencing on the **First** day of **April, Two Thousand and Twenty One** and expiring on the **Thirty First** day of **March, Two Thousand One Hundred and Nineteen** subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **General Industrial Purposes** only; Use Group 'O' Use classes (a) and (b) as defined in the Urban Planning (Use groups and use Classes), Regulations 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to thirtieth day of **June, 2021**; thereafter continue to pay **Tshs 699,806/= only (Six hundred ninety nine thousand eight hundred six only)** or any other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the lessor in respect of the land or improvements thereon;
3. **DEVELOP** the land by construct an Industrial Park which will be leased to manufacturing industries project **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Kibaha Town Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protect 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. Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.

- iv. 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.
 - v. 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.
 - vi. Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority, Loading unloading facilities shall be provided within the boundaries of the land.
3. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
 4. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
 5. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
 6. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by effluxion of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment


Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.


We, the within-named **LUCKY SPACE INVESTMENT LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 4 Block 'L' situated at Zegereni in Kibaha Township, containing four decimal point four three four (4.434) acres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 114716 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us
this.....^{4TH}.....day of
.....**NOVEMBER**.....2021

Signature * 
Postal Address.....**P.O. Box 758 DSM**
Qualification.....**EXECUTIVE DIRECTOR**

Signature * 
Postal Address.....**P.O. Box 937 DSM**
Qualification.....**SENIOR LEAD OFFICER**

SEALED with the COMMON SEAL of the said
LUCK SPACE INVESTMENT LIMITED and
DELIVERED in the presence of us this.....²²
day of**OCTOBER**.....2021


Signature.....**常永刚**
Postal Address.....**Box 63014 DSM**
Qualification.....**DIRECTOR**


Signature.....**孙霞**
Postal Address.....**Box 63014 DSM**
Qualification.....**DIRECTOR**

Company's Secretary



FILED DOCUMENT No: 214899
REGISTERED ON: 30.11.2021
AT: 03:36 PM




Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
On Original Receipt Shs: 9213270805
85480
of: 29.11.2021



Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 921327080585480
of: 29.11.2021



Stamp Duty Officer

