

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

1390

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 82057

Land Office Number: 284091.


Land: PLOT NO. 338/1 KURASINI AREA IN DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE NO. 82057
 REGISTERED 21.01.09
 AT 1.00 PM

Mohat

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT, Land Form No. 22
 Stamp Duty Shs. 100/=
 and Revenue Receipt No. 33742068 W/AMU
 of 07-11-08 Issued *Mohat*
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT,
 Stamp Duty Shs 99,990/= PART
 of original Receipt No. 33742068 W/AMU
 of 07.11.08 Issued *Mohat*
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 82057
 L.O. No. 284091.
 LD/TM/KUR/14848.

The 16th day of January Two thousand and ~~eight~~ nine

THIS IS TO CERTIFY that **AFRICAN TERMINALS LIMITED** is a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 5998, DAR ES SALAAM (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 **October, Two thousand and eight** 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, 2009; shall thereafter pay rent of shillings **One million six hundred and eight thousand (Tshs.1,608,000/=)** 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 Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

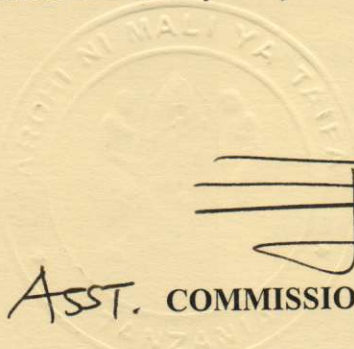
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Maintain on the land buildings (hereinafter called "the buildings") 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 **Temeke Municipal Council** (hereinafter called "the Authority").
 - (iv) 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").
 - (iv) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - (v) 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. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Warehouses and Storage facilities** purposes only. Use Group 'L' use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. 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.
6. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that Land known as Plot No.338/1 situated at **Kurasini Area** in **Dar es Salaam City** containing **Two decimal point six eight (2.68) hactres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered ~~46891~~ **48691** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

M/DAU

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



[Handwritten Signature]

ASST. COMMISSIONER FOR LANDS

The within named **AFRICAN TERMINALS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
AFRICAN TERMINALS LIMITED and)
DELIVERED in the presence of us this. *20th*)
day of. *November* 2008.)

Signature..... *[Signature]*)

Postal Address: *P.O. Box 5998 DSM*)

Qualification: *DIRECTOR*)

Signature..... *[Signature]*)

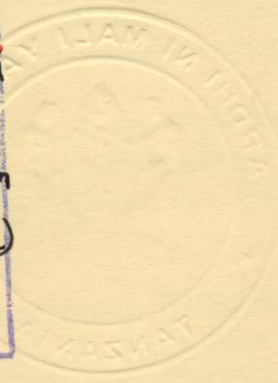
Postal Address: *P.O. Box 5998 DSM*)

Qualification: *DIRECTOR*)



LAND REGISTRY DAR - ES - SALAAM
TRANSFER
 Document No. 124972
 Date of Registration 20.06.2011 Time 09:48A.
 TANZANIA ROAD HAULAGE
 (1980) LIMITED, P.O. Box 21493,
 DAR-ES-SALAAM. (Con. 2500000000/-)
 Sector Asst. Registrar of Titles

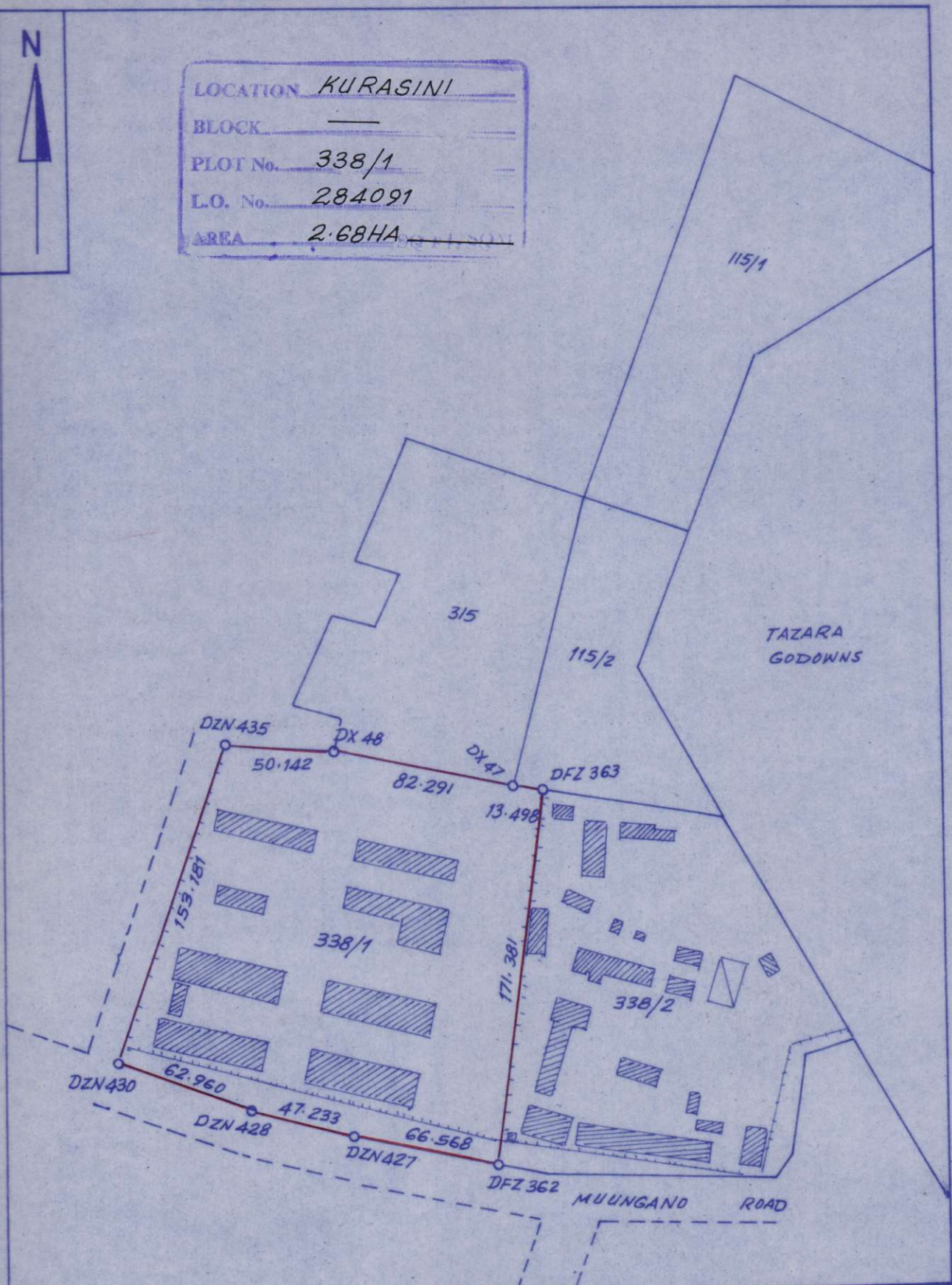
LAND REGISTRY DAR - ES - SALAAM
MORTGAGE
DISCHARGED
 Filed Document No. 143393
 Date of Registration 10.5.2012 11:35 AM
 on 3.6.2014
 To EXIM BANK (TANZANIA)
 LIMITED at 12:12 pm
 of P.O. Box 1431, D'Salaam
 (to secure unspecified amount)
 Asst. Registrar of Titles



DAR ES SALAAM CITY



LOCATION	<u>KURASINI</u>
BLOCK	—
PLOT No.	<u>338/1</u>
L.O. No.	<u>284091</u>
AREA	<u>2.68HA</u>



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

This plan, prepared in accordance with Registered plan No. 48691 approved for purposes of the Land Registration Ordinance, is hereby approved for purposes of the Land Registration Ordinance.
 Director of Surveys and Mapping _____ Date 4/11/2008
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, NO. 4 OF 1999
THE LAND (AMENDMENT) ACT, 2004
DISCHARGE OF MORTGAGE
[Under Section 121]

CT. No. 82057

L.O No. 284091

Plot No. 338/1

Kurasini Area -Dar es Salaam

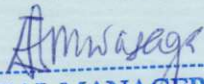
We, Exim Bank (Tanzania) Limited, of P.O. Box 1431, Dar es salaam, a Commercial Bank established under the provisions of the Banking and Financial Institutions Act, 1991, being the owner of the Mortgage registered under Filed Document Number 143393 registered on the 10th day of May, 2012 HEREBY DISCHARGE the said Mortgage.

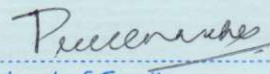
SEALED with the Common Seal of the said

Exim Bank (Tanzania) Limited

And DELIVERD in the presence of us

This 1st day of April, 2014

Signature: 
LEGAL MANAGER
EDMUND A. MWASAGA
EXIM BANK (TANZANIA) LTD.
P.O.Box 1431, DAR-ES-SALAAM

Signature: 
Head of Credit
PRAVEEN MEHRA
EXIM BANK (TANZANIA) LTD.
P. O. Box 1431, DAR-ES-SALAAM

Drawn by:
The Legal Department,
Exim Bank (T) Limited
P.O.Box 1431
DAR ES SALAAM.

3-6-2014
12:12 P.M.
REGISTRAR OF STAMPS
TANGANYIKA

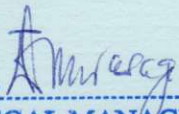
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs 500/= Paid
on Receipt No. 3140371
of 3-6-2014
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs 1000/= Paid
on original Receipt No. 3140371
of 3-6-2014
Stamp Duty Officer

MEMORANDUM OF SATISFACTION OF CHARGE

We, EXIM BANK (TANZANIA) LIMITED of P.O. BOX 1431, Dar-es-Salaam HEREBY give notice that the registered charge being Legal Mortgage over Plot No. 338/2, Kurasini Area in Dar es Salaam holding certificate of title no. 80456 dated 24th April, 2012 issued by TANZANIA ROAD HAULAGE (1980)LIMITED for credit facilities availed to TANZANIA ROAD HAULAGE (1980)LIMITED of which particulars were registered with the Registrar of Companies on the 24th day of April, 2012 to secure the sum of unspecified amount initially stamped at USD. 5,000,000.00 (say United States Dollars Five Million Only) in favour of EXIM BANK (TANZANIA) LIMITED had been excluded from liability on the 1st day of April, 2014 to the extent of discharging the said Debenture.

In witness whereof the common seal of the said EXIM BANK (TANZANIA) LIMITED was hereunto affixed this 1st day of April, 2014.

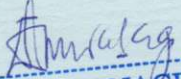
Signature: 
LEGAL MANAGER
EDMUND A. MWASAGA
EXIM BANK (TANZANIA) LTD.
P.O.Box 1431, DAR-ES-SALAAM

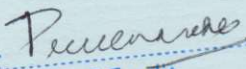
Signature: 
Head of Credit
PRAVEEN MEHRA
EXIM BANK (TANZANIA) LTD.
P.O. BOX 1431, DAR-ES-SALAAM

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In witness whereof the common seal of the said EXIM BANK (TANZANIA) LIMITED was hereunto affixed this 1st day of April, 2014.

Signature: 
LEGAL MANAGER
EDMUND A. MWASAGA
EXIM BANK (TANZANIA) LTD.
P.O. Box 1431, DAR-ES-SALAAM

Signature: 
Head of Credit
PRAVEEN MEHRA
EXIM BANK (TANZANIA) LTD.
P. O. Box 1431, DAR-ES-SALAAM