

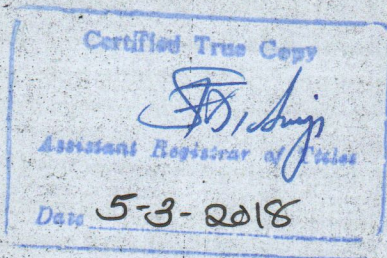
Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number:

43607-MB/LR.

Land Office Number: 47194

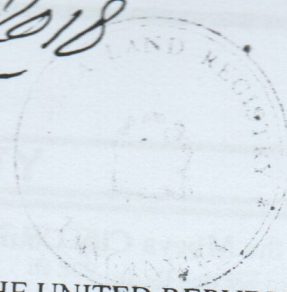
Land: PLOT NO. 10 INDUSTRIAL AREA IYUNGA IN MBEYA CITY.

Term: ^{NINETY} NINETY NINE YEARS

17-1-2018
1:00pm

29000128351
Land Form No. 22
4-12-2017
Stamp Duty Officer

[Signature]
Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(No. 4 of 1999)

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. *43607-MB7UR*
LO. No. 471494
LD. No. MBRL/11414

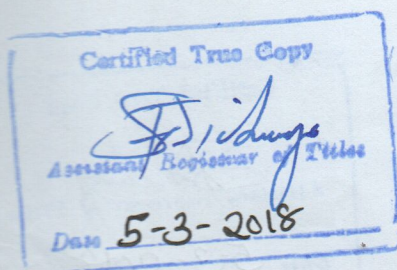
The *17th* day of *JANUARY* Two thousand and **Eighteen**

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE, established under the Tanzania Investment 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 (hereafter called "the Land") for a term of **Ninety nine** years from the **first** day of **October, Two thousand and Seventeen** 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 thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of June, 2018, shall thereafter pay rent of shilling **One million four hundred seventy five thousand seven hundred thirty (1,475,730/=)** 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 achieve such objective.
 - (iii) Building shall be in permanent materials.

Certified True Copy
[Signature]
Assistant Registrar of Titles
Date *5-3-2018*

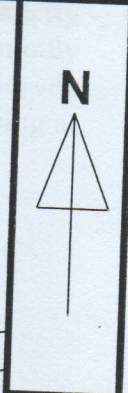
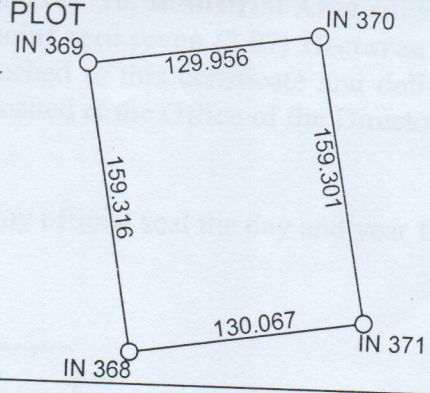
- (iv) Submit building plans to the **Mbeya City Council** within six months from the date of commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be complete within thirty six months (36) from the date of commencement of the Right.
3. The Occupier shall further:
- (i) 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;
 - (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 take and maintain such hygienic measures as may be required by the said Medical Officer of the Health;
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land and the building to be erected thereon shall be used for **General Industrial** purposes only. Use Group 'O' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations of 1960 as amended in 1993.
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 or in public interest.



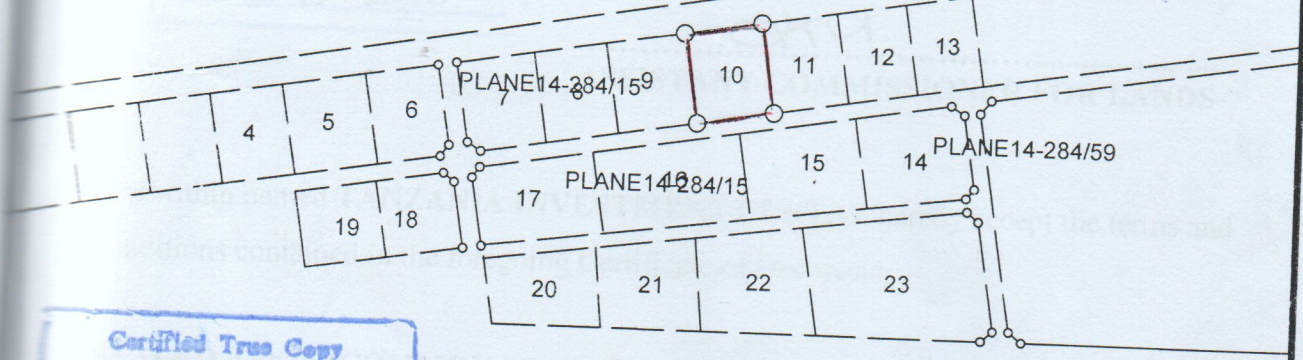
MBEYA CITY

INSET SHOWING DETAILS OF PLOT

LOCATION IYUNGA AREA
 PLOT No 10
 BLOCK INDUSTRIAL
 L/No 471494
 AREA 2.07 H.a



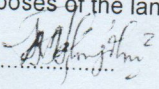
TANESCO



Certified True Copy

 Assistant Registrar of Titles
 Date 5-3-2018

BLOCK 'INDUSTRIAL'

This plan prepared in accordance with registered plan No.29324 is approved for the purposes of the land Registration ordinance.
 Director of Surveys and Mapping 
 Date 8/2/18
 Ministry of Lands and Human Settlements Development Dar-es-Salaam

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

SCHEDULE

ALL that land known as Plot No. 10, Industrial Area situated at Iyunga in Mbeya City containing Two decimal point zero seven (2.07) Hectares, shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Numbered 29324 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.



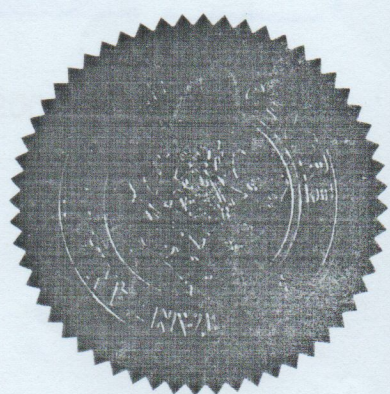
Handwritten signature of the Assistant Commissioner for Lands.

ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said TANZANIA) INVESTMENT CENTRE and DELIVERED in the presence) of us this 10 day of JANUARY 2018)

Signature: [Handwritten Signature])
Postal Address: P.O. Box 938)
DAR ES SALAAM)
Qualification: EXECUTIVE DIRECTOR)



Signature: [Handwritten Signature])
Postal Address: P.O. Box 988 DUT)
Qualification: SENIOR LEGAL OFFICER)

LEASE

28115-MBYLR

Registered Document No.

Date of Registration 5-3-2018 at 10:00 AM

PYDECH LIMITED OF P.O. BOX 80496 - DAR ES SALAAM, FOR A TERM 97 YEARS FROM 1ST JANUARY 2018

[Signature]
Registrar

Certified True Copy

[Signature]
Assistant Registrar of Titles

Date 5-3-2018

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs: 1000/- Paid

and Revenue Receipt No. 99001328079

of 5-3-2018 Issued *[Signature]*

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT

ISSUE OF LEASE 100,000/- Paid

Stamp Duty Shs: 99001328079

of 5-3-2018 Issued *[Signature]*

Stamp Duty Officer

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