

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue: 1-4-92

Title Number: 6025 LR Mwanza

Land Office Number 134760


Land: PLOT NO. 5 INDUSTRIA AREA NYAKATO MWANZA MUNICIPALITY

Term: NINETY NINE YEARS

L.O. NO. 134760.

L.D. NO. MAM/871.

TITLE No. 6025
REGISTERED on
1-4-92
9.00t.
Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid

and Fee as Receipt No. 728242

of 30-8-91

Assistant Registrar of Titles

CERTIFICATE OF OCCUPANCY

The Twenty seventh day of November

One thousand nine hundred and ninety one

TITLE NO. 6025 LR Mwanza

THIS IS TO CERTIFY that AFRICAN FOOD INDUSTRIES LIMITED a liability company incorporated in Tanzania and having its registered Office at Mwanza of P.O. BOX 1977, 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 one according to the true 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1992, shall thereafter pay rent of thirty three thousand five hundred and fifty shillings (Shs. 33,550/=) 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 2001, 2011, 2021, 2031, 2041, 2051, 2061, 2071 and 2081 or within three years thereafter in each case.

2. The Occupier shall:-

(i) Erect on the land buildings (hereinafter called "the building") 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 Mwanza Municipal Council (hereinafter called "the Authority");

(ii) By the thirty first day of December, 1991 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 as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;

(iii) Within six months from the date of notification of the Authority of approval of the plans and specifications referred to in subparagraph (ii) above begin building on the land in accordance with such plans and specifications;

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL CHS. 1690/-
Receipt No. 728242 30-8-91
[Signature]
Registrar of Titles

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- (iv) Complete the buildings according to the plans and specification so that they are ready for use and occupation by the thirtieth day of June, 1994;
- (v) At all times during the term after the thirtieth day of June, 1994 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 hereinbefore provided;
- (vii) 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 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.

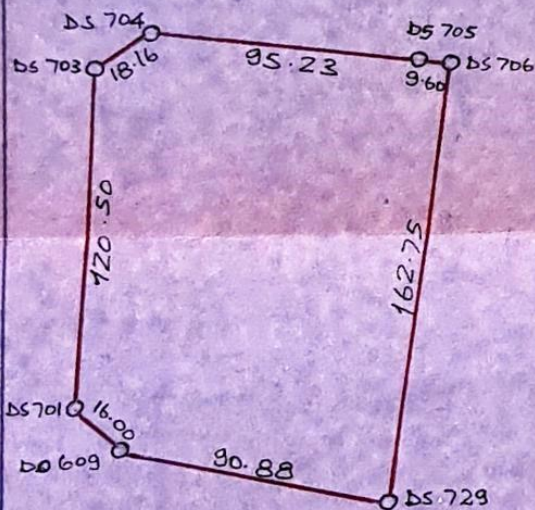
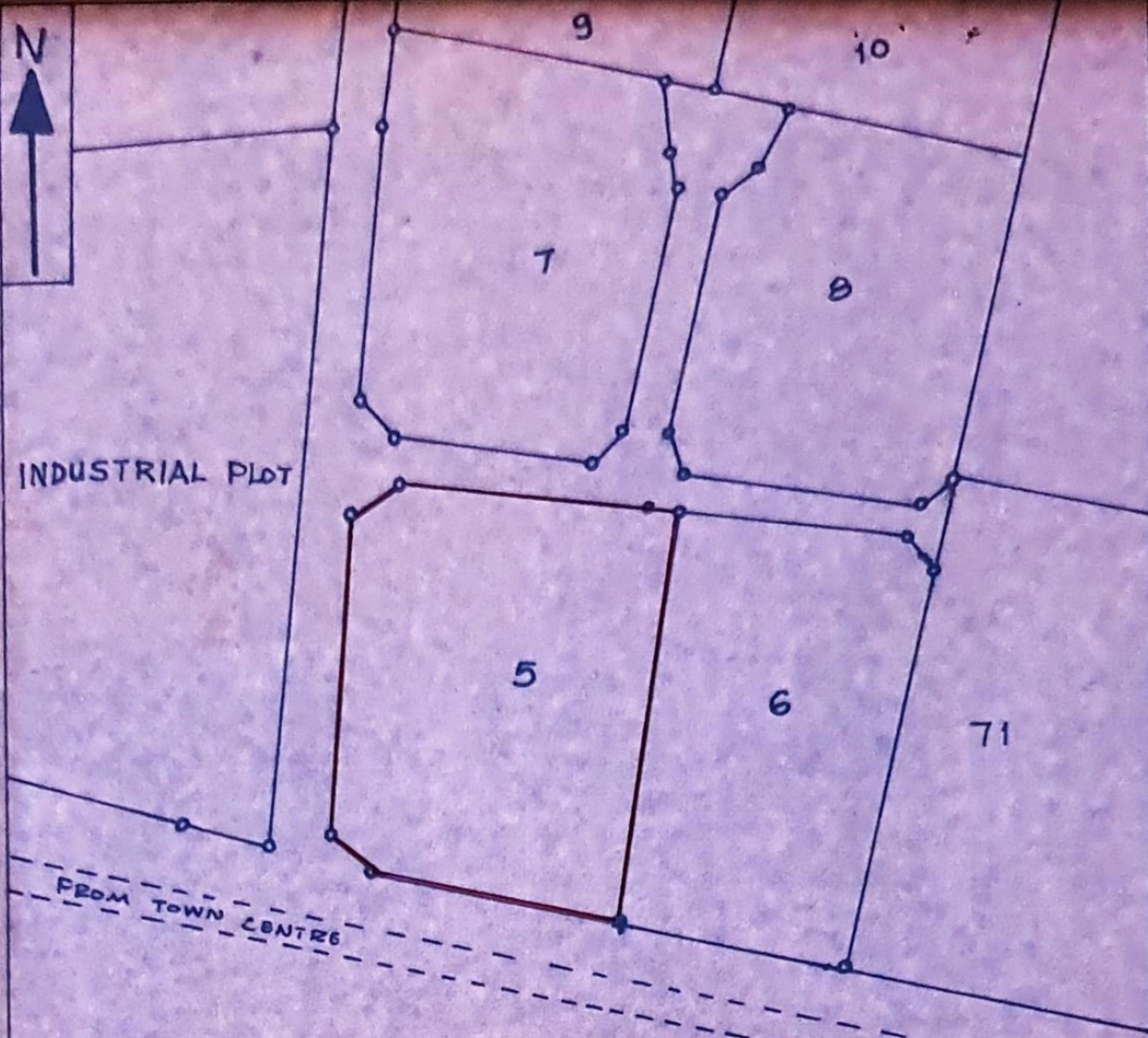
3. (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner;

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier or its 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(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.



INDUSTRIAL PLOT



LOCATION .. NYAKATO .. INDUSTRIAL AREA
 BLOCK
 PLOT NO 5
 L.O. NO 134760
 AREA 16,630 SQ.M

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

This plan, prepared in accordance with Registers, Plan NO. 17630 is approved for the purposes of the Land Registration Ordinance.....
 for Director of Surveys and Mapping, Date: 9/9/91
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

5. 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 Health;
- (iv) Fence the land with a good quality fencing. Car parking spaces shall be provided as required by the Authority. Loading and un-loading facilities shall be provided within the boundaries of the land.

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

- (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right;
- (ii) 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;
- (iii) 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 improvement thereof. This condition does not oblige the Government to make or improve such roads.

7. The land and buildings to be erected thereon shall be used for Industrial Service trades, purposes only; Use Group M2 Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

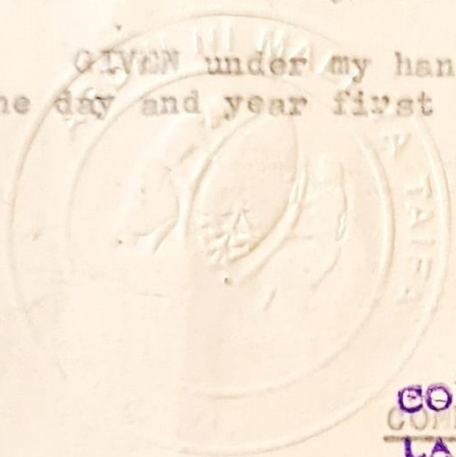
8. The President may revoke the Right for good cause and in public interest.

MWANZA LAND REGISTRY
TRANSFER
 Filed Document No. 10797
 Date of Registration 28-9-04 time 8:00am
 To BEST LINT (T) LIMITED
 of P.O. Box 11963 MWANZA
 (Cons Shs 1,500,000/-)
 M Mway
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY
TRANSFER
 Filed Document No. 11620
 Date of Registration 14-11-05 time 11:40 Am
 To SUPER DOLL TRAILER
 MANUFACTURE CO (T) LIMITED
 of P.O. Box 16541, Dar es Salaam.
 (Cons Shs 40,000,000/-)
 M Mway
 Senior Asst. Registrar of Titles

ALL that land known as Plot No. 5 Industrial Area Nyakato Mwanza Municipality containing sixteen thousand six hundred and thirty (16630) square metres shown for identification only edged red on the land attached to this Certificate and defined on the registered survey plan number 17630 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and Seal and by Order of the Minister the day and year first above written.



[Handwritten signature]

**COMMISSIONER
 LAND DEVELOPMENT SERVICES**

The within-named AFRICAN FOOD INDUSTRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
 AFRICAN FOOD INDUSTRIES LIMITED and)
 DELIVERED in the presence of us)
 this 1st day of September,)
 1991)

Signature: [Handwritten Signature])
 Postal Address: Box 21280 Dar)
Tanzania)
 Qualification: Chairman)

Signature: [Handwritten Signature])
 Postal Address: P.O. Box 1977)
MWANZA - TANZANIA)
 Qualification: MANAGING DIRECTOR)

