

**CERTIFICATE OF OCCUPANCY**

*(Issued under Section 38 of the Land Ordinance)*

Date of Issue:       **October, 1991.**

Title Number:       **17241.**

Land Office Number: **24027.**

Land: **18.94 Acres, Morogoro Township.**

Term: **Ninety-nine years.**

LAND REGISTRY  
Filed Document no  
Date of Registration 31-7-68 time 11:30 am  
To TANZANIA TOBACCO PROCESSING  
COMPANY LIMITED OF P  
P.O. Box 227 MOROGORO,  
Registered as owner.  
*[Signature]*  
Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
NOTICE OF DEPOSIT  
Filed Document no 102776  
Date of Registration 9-4-98 time 11:00 AM  
BY UNIVERSAL LEAF TOBACCO  
COMPANY OF P.O BOX 25099 RICHMOND,  
VIRGINIA 23260 UNITED STATES OF AMERICA.  
*[Signature]*  
Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
CHANCE OF OWNERSHIP  
Filed Document no 100785  
Date of Registration 1-9-95 time 12:15 P.M  
to TANZANIA TOBACCO  
BOARD of P.O. Box 227,  
MOROGORO.  
*[Signature]*  
Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE  
**DISCHARGED ON**  
Filed Document no 101400  
Date of Registration 16-5-96 time 11:00 AM  
~~20-7-97~~ **AS 12:55 PM**  
to THE NATIONAL BANK  
OF COMMERCE.  
**UNDER P.D. NO 102128**  
To secure an unspecified amount  
including other titles  
*[Signature]*  
Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
TRANSFER  
Filed Document no 102,281  
Date of Registration 25-9-97 time 12:30 P.M.  
to TANZANIA TOBACCO PROCESSORS  
LIMITED, of P.O. Box 665, MOROGORO  
(Consideration sh. 2,324,626,875/=)  
*[Signature]*  
Senior Asst Registrar of Titles

TANZANIA

## CERTIFICATE OF OCCUPANCY

(Issued under Section 38 of the Land Ordinance)

Date of Issue: **October, 1991.**

Title Number: **17241.**

Land Officer Number: **24027.**

Land: **18.94 acres, Morogoro Township.**

Term: **Ninety-nine years.**

Certified True Copy

*W. Davis*  
Assistant Registrar of Titles

Date

*21/10/21*

TITLE NO. 17241.

REGISTERED

31<sup>st</sup> - 7 - 68

at 11.30p.

*C. S. S. S.*

*Act. Registrar of Titles*



L.O. No. 24027.

L.D. No. 60944/II.

Stamp Duty Shs.	360	Paid
and Revenue Receipt No.	712484	
of	29-4-68	issued.
<i>C. S. S. S.</i>		
Registrar of Titles		

CERTIFICATE OF OCCUPANCY

The 19<sup>th</sup> day of July

One thousand nine hundred and sixty-eight.

Title No. 17241.

THIS IS TO CERTIFY that TANZANIA TOBACCO PROCESSING COMPANY LIMITED (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 January One thousand nine hundred and sixty-eight 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 1969, shall thereafter pay rent of Two thousand eight hundred and sixty-five Shillings (Shs.2,865/-) 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 1988, 2008, 2028 and 2048 or within five years thereafter in each case.

2. In this Certificate the Morogoro Town Council is called "the Authority".

3. The Occupier shall erect on the land buildings (hereinafter called "the buildings") worth at least Shs.2,500,000/- in two stages designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Authority as follows:

A. Stage One.

(i) By the thirtieth day of June 1968, submit to the Authority such plans for the buildings of the value of Shs.1,500,000/- (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy

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*[Handwritten Signature]*

Assistant Registrar of Titles

Date 21/10/91

- (ii) Within three months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (i) above begin building on the land in accordance with such plans and specifications;
- (iii) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty-first day of December, 1969;
- (iv) At all times after the thirty-first day of December 1969, have on the land approved buildings specified in sub-paragraph (i) above and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (v) 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.

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.

#### B. Stage Two:

- By the thirty-first day of December 1973, complete the second and final stage of development by erecting further buildings to the value of Shs.1,000,000/- the plans of which shall have been approved by the Authority and thus have on the land approved buildings of the value of Shs.2,500,000/-.

4.(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 his employees agents or contractors shall be deemed a dealing with the land or buildings.

5. The Commissioner shall have an absolute discretion to give or withhold consent under condition 4. Any dealing or agreement (other than a mortgage or charge)

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*W. H. H. H.*

Assistant Registrar of Titles

Date *21/10/91*

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entered into before compliance with condition 5B will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

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 him 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 making or improvement thereof. This condition does not oblige the Government to make or improve roads.

7. 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 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.

8. All buildings on the land shall be used only for Industrial purposes as defined in Use Group 'O' - Use Class (a) of the Town and Country Planning (Use Classes) Regulations 1960.

9. The Occupier undertakes to leave a strip of land approximately 750' long and 60' wide situated within BD 183, 184, 180 and 182 on Survey Division Plan Numbered 13657 and described thereon "Way Leavw". He further undertakes to pay all expenses which may become payable in providing an access road and/or Railway Siding to the land in addition to all fees usually collected on the grant of a Right.

Certified True Copy

*White*

Assistant Registrar of Titles

Date

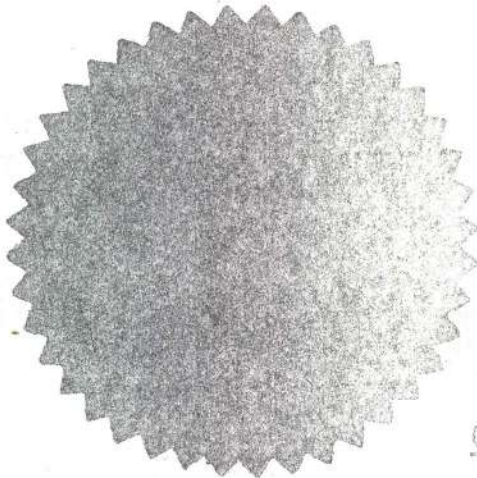
*2/10/51*

10. The President may revoke the Right for good cause.

SCHEDULE

Eighteen decimal point nine four (18.94) acres in Morogoro Township shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 13657 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.

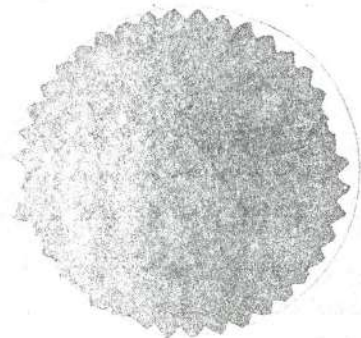
GIVEN under my hand and Seal and by Order of the Minister the day and year first above written.



*P. C. Bahicag*  
COMMISSIONER FOR LANDS

The within-named TANZANIA TOBACCO PROCESSING COMPANY LIMITED hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of )  
the said TANZANIA TOBACCO )  
PROCESSING COMPANY LIMITED )  
and delivered in the presence )  
Date: of us this 10<sup>th</sup> day )  
of July 1968. )  
(Signature) *C. G. KANAMA* )  
(Postal Address) P. O. Box 233 )  
Dar es Salaam. )  
(Qualification) Chairman. )  
(Signature) *W. P. MPAJI* )  
(Postal Address) P. O. Box 233 )  
Dar es Salaam. )  
(Qualification) Secretary. )



Certified True Copy

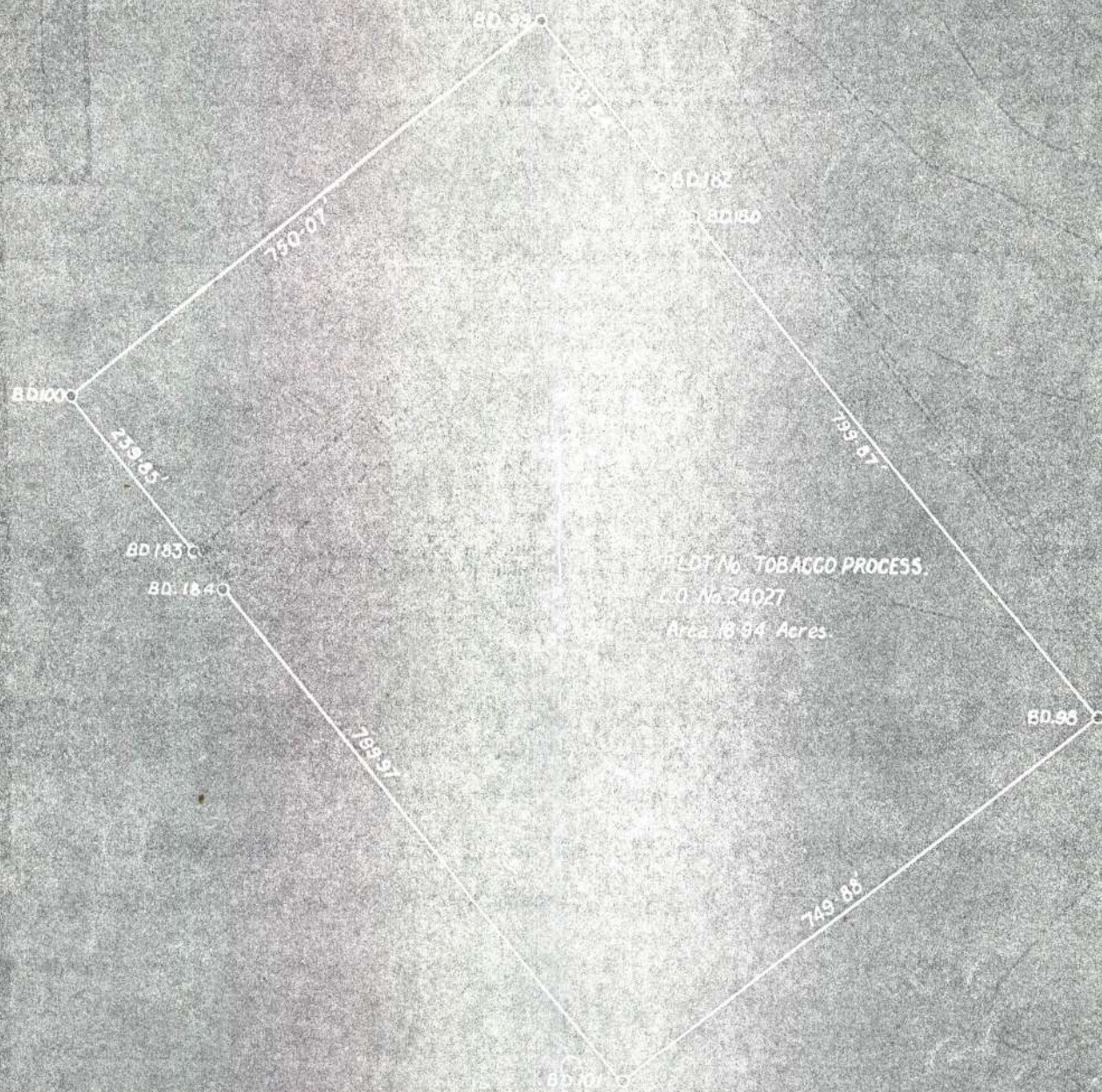
*[Handwritten Signature]*

Assistant Registrar of Titles

Date

*26/10/71*

# MOROGORO TOWNSHIP



Certified True Copy

*W. H. H. H.*  
Assistant Registrar of Titles

Date *22/10/91*

**MORTGAGE**

No 55601 Registered 6-2-70 112-00

To **B.A.T. TANZANIA LIMITED**

To Secure Shs. 3,100,000/=

(including title nos. 16951, 16952, 16953, and 16879)

DISCHARGED FD. 63749  
ON 17-4-75 AT 12.00 NOON.

*ambaya*  
SEN. ASST. REGISTRAR OF TITLES

Certified True Copy  
*W. L. ...*  
Assistant Registrar of Titles  
Date *21/10/91*

Stamp Duty Shs. *50/-* Paid  
*certifying fee* AS/616100  
and Revenue Receipt No.  
of *21-10-1991* issued.  
*W. L. ...*  
Registrar of Titles

Stamp Duty Shs. *25/-* Paid  
and Revenue Receipt No. *AS/616100*  
of *21-10-1991* issued.  
*W. L. ...*  
Registrar of Titles