

~~REPUBLIC OF TANZANIA~~*The Land Registration Ordinance (Cap. 334 of the Laws)***CERTIFICATE OF TITLE TO LEASEHOLD LAND****(ISSUED UNDER SECTION 38)**

Certified copy of

This is to certify that the annexed Certificate of Occupancy dated
 the Nineteenth day of December 1959
 is registered in the Land Registry under Title No. 13584

Copies of the subsisting entries in the register are within.

Dated the 30th day of May 1989

M. J. S. MZILIG
 (M. J. S. MZILIG)
 Asst. Registrar of Titles

Title No. 13584

Description of registered land.

ALL THAT piece or parcel of land at Msowere in Kilosa District containing Three hundred eighty eight acres (388) as delineated and edged red on the Registered Plan No. B 11 217/1/7234 annexed to the Certified Copy of Certificate of Occupancy hereto.

ENTRIES IN THE REGISTER

TITLE No. 13584

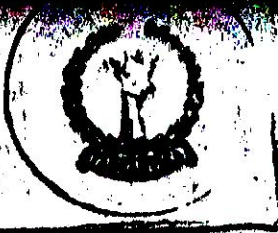
Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
-	29 - 1 - 1960	TANGANYIKA SIGAL ESTATES LIMITED - Registered as Owners.	MM.

LAND REGISTRY - DAR ES SALAAM
PROHIBITORY ORDER
 Filed Document No. 59356
 Date of Registration 15-6-72 time 10.45 a.m.
 BY THE HIGH COURT OF TANZANIA
 NISC. CIVIL CAUSE NO. 1 OF 1972
 (Original Civil Case no. 3 of 1971)
 CANCELLED on 29.6.89
 at 11.30 a.m. FD 78389
[Signature]
 Registrar of Titles,
 MM away
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
CHANGE OF OWNERSHIP (SECT 7)
 Filed Document No. 78494
 Date of Registration 25.7.89 time 11.00 a.m.
 To FARMLANDS TANZANIA SIGAL AUTHORITY
 of P.O. Box 277, Tanga
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
TRANSFER
 Filed Document No. 78495
 Date of Registration 25.7.89 time 11.00 a.m.
 To FARMLANDS TANZANIA LIMITED
 of P.O. Box 2293, Dar es Salaam

REGISTERED
at 9.00 a.m.



Asst. Registrar of Titles

L.O. No. 1542

M.P. No. 16584

TANGANYIKA
Stamp Duty Shs. 1/- paid and
Revenue Receipt No. 76457 of 13.10.55
Issued
Asst. Registrar General

TANGANYIKA
Stamp Ordinance
Section 19
DUTY DENOTED
Shs. 12/- paid on
principal instrument
Revenue Authority

CERTIFICATE OF OCCUPANCY.

The *Nineteenth* day of *December*

One thousand nine hundred and fifty-six *nine*

Title No. 13584

THIS IS TO CERTIFY that TANGANYIKA SISAL ESTATES LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Dar es Salaam (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Eighty years from the First day of September One thousand nine hundred and fifty-five (co-terminous with L.O. No. 8355) according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the covenants implied in Rights of Occupancy under the provisions of the Land Regulations 1948 and to the following special terms and conditions, viz. :-

1. The Occupier shall pay during the said term the rent of Shillings Five hundred and five (Shs. 505/-) to be paid yearly in advance without any deduction on the First day of September in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within five years after the above mentioned revision dates.

- (a) To make adequate arrangements for drainage and disposal of waste products and effluent from any factory or factories which are now or may hereafter be erected on the said land;
- (b) to permit no fouling of the water in any river within or outside the boundaries of the said land as the result of any operations thereon;
- (c) to take all measures necessary to protect the soil; to preserve the soil fertility of the said land and to prevent soil erosion occurring thereon; not to allow soil erosion outside the boundaries of the said land to occur as the result of farming of the said land and to take any measures which may be required by the Director of Agriculture to achieve the above objects.

4. The said land shall be held and used jointly with the land held by the Occupier under Right of Occupancy L.O. No. 8355 and shall not be assigned sub-let or disposed of apart from the land comprised in the aforesaid Right of Occupancy. Nothing in this Condition shall exonerate the Occupier from fulfilment on the said land of the development conditions expressed or implied herein.

5. The Occupier shall not at any time subdivide the said land or assign sublet or dispose of the whole or any portion thereof without the previous consent of the Governor.

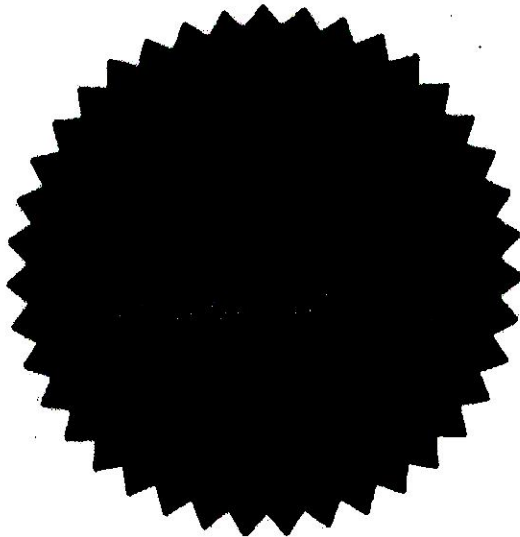
6. The said Right of Occupancy confers no water rights.

7. Failure to comply with any of the terms or conditions herein contained will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate at Msowero in the District of Kilosa and containing Three hundred and eighty-eight (388) acres as delineated on Survey Division Plan No. E11 217/1/7234 annexed hereto and thereon edged in red.

Governor the day and year first above written.



F. Akenhead

LAND OFFICER

The within-named TANGANYIKA SISAL ESTATES LIMITED hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL
of the said TANGANYIKA SISAL
ESTATES LIMITED and delivered
in the presence of us this

Second day of
December, 1956.

(Signature)

(Postal Address)

(Qualification)

(Signature) *Zaver Hassan*

(Postal Address) *P.O. Box 117*

..... *Dar es Salaam*

(Qualification) *Director*

P.O. Box
Director
P.O. Box 117,
Dar es Salaam

TANZANIA STAMP DUTY ACT

Stamp Duty Sls. _____ Paid

and Revenue Receipt No. _____

of _____

CANCELLED

Stamp Duty Officer

Authorized True Copy

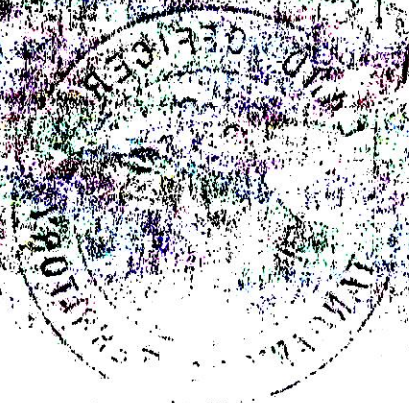
M. Mawaj

Assistant Receiver of Taxes

30/5/89

ADDITIONAL INFORMATION

1. Name of the person or organization to whom the document is addressed
2. Address of the person or organization to whom the document is addressed
3. City, State, and Zip Code of the person or organization to whom the document is addressed



.....
.....
.....
.....
.....

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 25/- Paid
and Revenue Receipt No. 8/070937
of 17-12-88 Issue
M. M. Mawey
Stamp Duty Office

Certified True Copy
M. M. Mawey
Assistant Registrar of Titles
30.5.89

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 50/- Paid
and Revenue Receipt No. 8/070937
of 17-12-88 Issue
M. M. Mawey
Stamp Duty Office

ENTRIES IN THE REGISTER

TITLE No. 13584

No. of Document	Date of Registration	Nature of entry	Initials of Registrar
		LAND REGISTRY, DAR-ES-SALAAM	
		DISCHARGED	
		Filed Document No. 80336 Date of Registration 5-11-90 at 11:00 am FD 104685 ON 27-3-2000 EAST AFRICAN DEVELOPMENT BANK (to secure SAR 300,000) including LT 3775, 4198, 4209, 13245, 13280, 15084, 15852. Senior Ass. Registrar of Titles	
		LAND REGISTRY, DAR-ES-SALAAM	
		DISCHARGED ON 26.6.2000	
		Filed Document No. 83330 at 11:42 am FD 104971 Date of Registration 16-11-92 at 12:30 pm TO: NEDERLANDSE FINANCIERING-MAATSCHAPPIJ VOOR ONWIKKELIJKE ZAKEN NV. of 'at' 62, Benwidenhoutweg P.O. Box 93068, 2509 AB The Hague (to secure Dfl 2,000,000) including LT nos: 3178, 4198, 4209, 15245, 13280, 15084, 15852, 15857, 15858 & 159135 Registrar of Titles	