

TITLE No. 1355
REGISTERED 23.7.85
Land Form 32
at 8.00 a. m
Wasilley
Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid
and Revenue Receipt No. 252816
of 5-1-85
L.O No. 86741
Wasilley
Asst. Registrar of Titles
AR/1987
L.O. NO.

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 15th day of June One thousand
nine hundred and Eighty Five

TITLE No. 1355 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that **ESKA CHEMICALS LIMITED**, a limited liability Company incorporated in Tanzania and having its registered Office at Arusha of P.O.Box 972, ARUSHA.

(hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereinafter called "the Land") as ~~joint tenants/tenants~~ in common in equal shares for a term of Ninety Nine years from the First day of

January, One thousand nine hundred and eighty five 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's having paid rent up to the thirtieth day of June, 1985, shall thereafter pay rent of Shillings Nine thousand five hundred eighty three and Seventy five cents (Shs. 9,583/75) 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 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065 and 2075 or within three years thereafter in each case.
2. The Occupier shall:—
 - (i) Erect 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 Arusha Municipal Council
 - (ii) By the Thirtieth day of June, 1985, (hereinafter called "the Authority"); 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 and 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 by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
 - (iv) 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, 1987;
 - (v) At all times during the term after the Thirty first day of December, 1987 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");

SCHEDULE

ALL that land known as Plot No. 2 Themi Industrial Area Arusha Municipality containing one decimal point double five (1.554) hectares ^{166/100} square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18875 deposited at the Office of the Commissioner for 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]
DIRECTOR OF LAND DEVELOPMENT SERVICES.
"Director of Land Development Services."
~~COMMISSIONER FOR LANDS~~

WE the within-named ESKA CHEMICALS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED WITH THE COMMON SEAL OF THE SAID ESKA CHEMICALS LIMITED AND DELIVERED IN THE PRESENCE OF US THIS DAY OF 20th May 1985.

Signature: ... *MSBhambra*
Postal Address: ... *P.O. Box 972*
..... *ARUSHA*
Qualification: *DIRECTOR / CHAIRMAN*
Signature: ... *GMsk*
Postal Address: ... *P.O. Box 972*
..... *ARUSHA*
Qualification: ... *DIRECTOR / SECRETARY*



In this document every reference to Commissioner for Land and Commission for Survey and Mapping should be read and Constructed as a reference to the "Director of Land Development Services" and "Director of Survey and Mapping" respectively.

- (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 Commissioner for 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's 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 PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

~~to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(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 their employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). 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.

5. The Occupier's 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's 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.

6. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall

be used for Special Industrial purposes Use Group 'N' Use Classes

(a) and (b) as defined in the Town and Country Planning

(Use Classes) Regulations, 1960.

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

Stamp Duty Shs 860/- Paid
on Original Revenue Receipt No.
252816 of 5.1.85

Washilemu
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 16853
Date of registration 14-5-2004 time 1:00 P.M.
To LEOPARD TOURS LIMITED
P.O. Box 1638, ARUSHA
(Cons. TSHS 50,000,000/-)
W. Washilemu
Asst. Registrar of Titles



ARUSHA MUNICIPALITY

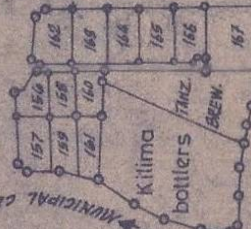
N

INSET SHOWING DETAILS OF PLOT

Locality **THEMI INDUSTRIAL AREA**
 Block — EJ132
 Plot No. **2**
 L.O. No. **86741**
 Area **1.554 hectares**

RADIO TANZ.

MUNICIPAL CENTRE



From Arusha

TECO PLOT

GENERAL TYRE FACTORY PLOT

34

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FIBRE BOARDS FACTORY PLOT

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Coffee plantation

Coffee plantation

To Moshi

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This plan, prepared in accordance with Registered plan No. 18875, is approved for the purposes of the Land Registration Ordinance.
 Director of Surveys and Mapping
 Date **29.3.85**
 Ministry of Lands, Housing and Urban Development,
 Dar es Salaam

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