

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 44612

Land Office Number: 152798

Land: PLOT NO. 125/2 KIKOCHENI INDUSTRIAL AREA D' DARAJAN CITY.

Term: NINETY NINE YEARS.

CERTIFIED TRUE COPY OF THE ORIGINAL  
BURURE SIMON NGOCHO  
ADVOCATE, NOTARY PUBLIC &  
COMMISSIONER FOR OATHS  
Signature: *Burure Simon Ngocho* Date: 27/05/15

44612  
 REGISTERED 4-7-95  
 12.00 Noon  
 Senior Asst. Registrar of Titles



TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 100/= *100*  
 and Revenue Receipt No. 08893  
 of 16-9-93 337397. O. No. 152798.  
 L. D. No. 167130.  
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 2340/= *2340*  
 and original Receipt No. 337397  
*W. M. M. M.*

CERTIFICATE OF OCCUPANCY

The *30th* day of *June 16-9-93*  
 One thousand nine hundred and ninety-three

TITLE NO. 44612

THIS IS TO CERTIFY that CHINA SICHUAN CORPORATION FOR INTERNATIONAL TEACHING ECONOMIC COOPERATION LIMITED, a limited liability company incorporated in China and having complied with section 321 of the companies Ordinance (Cap.212) and having its registered Office in Dar es Salaam of P.O. Box 72459, DAR ES SALAAM, (hereinafter called "the Occupier"s) 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") for a term of ninety-nine years from the first day of July, One thousand nine hundred nine and ninety-three 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 up to the thirtieth day of June, 1994, shall thereafter pay rent of shillings fifty two only (Shs.52,000/=) 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 2003, 2013, 2023, 2033, 2043, 2053, 2063, 2073 and 2083 or within the term 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 Dar es Salaam City Council (hereinafter called "the Authority");
- ii) By the thirty-first day of December, 1993, 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 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 thirtieth day of June, 1996.

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 COMMISSIONER FOR OATHS  
 Signature: *Burure Simon Ngocho* Date: *27/6/95*

- v) At all times during the term after the thirtieth day of June, 1996, 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") ;
- 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 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 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(1). 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 judge.

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 COMMISSIONER FOR OATHS  
 Signature: *Burure* Date: 27/5/15

5. The Occupier shall further:-

- i) make and maintain on the land throughout the term a 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 boundaries 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 oblution facilities and take and maintain such hygienic measures as may be required by the Medical-Officer of Health.

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 Commissioner shall assess as a property 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 land and the buildings to be erected thereon shall be used for industrial purposes only; Use Group 'C' Use Class a use group 'C' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right in Public interest.

VERIFIED TRUE COPY OF THE ORIGINAL  
BURURE SIMON NGOCHO  
ADVOCATE NOTARY PUBLIC &  
COMMISSIONER FOR OATHS  
Signature: *Burure Simon Ngocho* Date: *27/5/15*

SCHEDULE

ALL that land known as Plot No. 126/2 Mikochehi Industrial area near es Salaam City containing seven thousand two hundred thirty nine (7,239) square metres shown for identification only edged red on the plan numbered 26892 deposited at the Office of the Director 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]*  
COMMISSIONER FOR OATHS

WE, the within-named CHINA SIMON CORPORATION FOR INTERNATIONAL ECONOMIC-ECONOMIC COOPERATION LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

WITNESSED with the NOTARIAL SEAL of the CHINA SIMON CORPORATION FOR INTERNATIONAL ECONOMIC-ECONOMIC COOPERATION LIMITED and RELIANT in the presence of us this 20th day of Dec 1993.

Witness's: *马全斌* MA JINLIN  
Signature: .....

Postal Address: 72459  
..... KINONDONI DSM

Qualification: DIRECTOR OF REPRESENTATIVE

Witness's: *Zhangpeich*  
Signature: .....

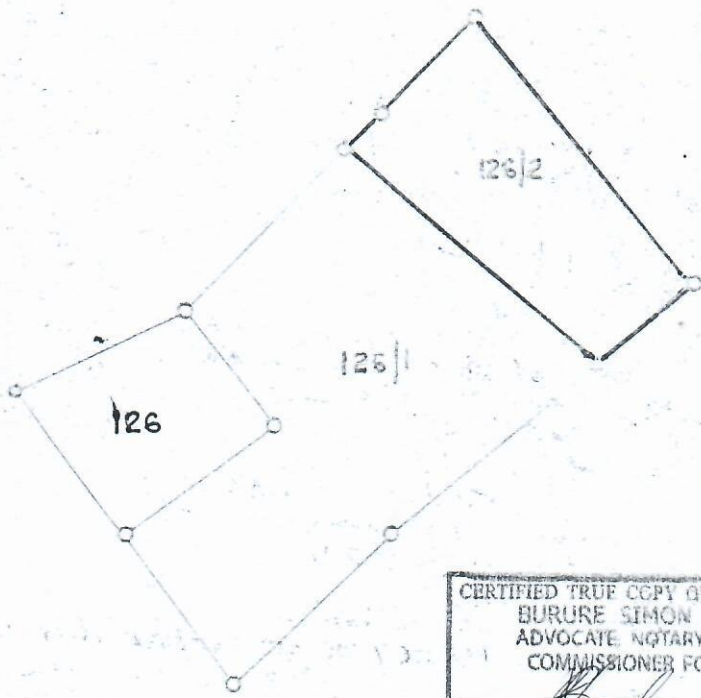
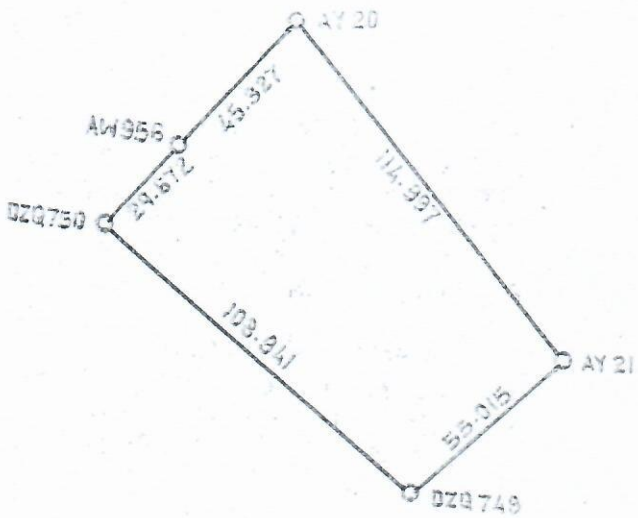
Postal Address: 72459  
..... KINONDONI DSM

Qualification: BUSINESS MANAGER DIRECTOR

CERTIFIED TRUE COPY OF THE ORIGINAL  
BURURE SIMON NGOCHO  
ADVOCATE, NOTARY PUBLIC &  
COMMISSIONER FOR OATHS  
Signature: *[Signature]* Date: *27/12/93*

DAR ES SALAAM CITY

MIKOCHENI INDUSTRIAL  
126/2  
152798  
7239



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BURURE SIMON NGOCHO  
ADVOCATE, NOTARY PUBLIC &  
COMMISSIONER FOR OATHS  
Signature: *Simon Ngocho* Date: 27/05/15

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

26892

LAND REGISTRY DAR-ES-SALAAM  
 DEPARTMENT OF OWNERSHIP  
 123564  
 Filed Document No.  
 Date of Registration 6.8.2009 time 11:04 P.M.  
 To CHINA SICHUAN INTERNATIONAL  
 COOPERATION COMPANY LIMITED  
 OF P.O. BOX 72459, DAR ES SALAAM  
 Senior Ass. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
 MORTGAGE  
 124521  
 Filed Document No.  
 Date of Registration 01.10.09 time 10:34 A.M.  
 To AFRICAN BANKING CORPORATION  
 TANZANIA LIMITED (To secure  
 TShs 269,784,183.25/2)  
 Senior Ass. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
 ✓ MORTGAGE  
 155512  
 Filed Document No.  
 Date of Registration 8-11-2013 time 10:45 A.M.  
 To STANBIC BANK TANZANIA LTD  
 (Amount secured varied to  
 TShs. 10,000,000,000/=)  
 Senior Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
 MORTGAGE  
 130685  
 Filed Document No.  
 Date of Registration 27.9.2010 time 11:23 A.M.  
 To STANBIC BANK TANZANIA LIMITED  
 OF BOX 72647 DAR-ES-SALAAM.  
 (TO SECURE 1,784,000,000/= TSHS)  
 Senior Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
 ✓ MORTGAGE  
 134812  
 Filed Document No.  
 Date of Registration 06.06.2011 time 12:28 P.M.  
 To STANBIC BANK TANZANIA LIMITED  
 OF P.O. BOX 72647, DAR-ES-SALAAM.  
 (Amount secured varied to TSHS=  
 =3,841,000,000/=)  
 Senior Registrar of Titles

CERTIFIED TRUE COPY OF THE ORIGINAL  
 BURURE SIMON NGOCHO  
 ADVOCATE, NOTARY PUBLIC &  
 COMMISSIONER FOR OATHS  
 Signature: [Signature] Date: 27/5/15