

Land ~~Registered~~ 30-8-89  
 At 12.00 PM  
 Senior Asst. Registrar of Titles  
 LAND REGISTRY  
 TANZANIA

Stamp Duty 5/962265  
 and Revenue Receipt No. 5/962265  
 of 11-11-87  
 Issued L.O. No. 107473  
 L.O. No. 31906  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance) TANGANYIKA STAMP DUTY ACT

The nine hundred and eighty ~~eight~~ <sup>th</sup> day of AUGUST

Stamp Duty Shs. 140/= Paid  
 on original Receipt No. 5/962265  
 of 11-11-87  
 Stamp Duty Officer

TELE NO. 35674

THIS IS TO CERTIFY that THE - TE CLEARING HOUSE LIMITED a limited liability Company incorporated in Tanzania and having its registered Office in Dar es Salaam of P.O.Box. 270 DAR ES SALAAM (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 October One thousand nine hundred and eighty seven 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 1988, shall thereafter pay rent of shillings twenty two thousand seven hundred (shs. 2,700/=) 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 1997, 2007, 2017, 2027, 2037, 2047, 2057, 2067, and 2077 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 Dar es Salaam City Council (hereinafter called "the Authority");
- (ii) By the thirty first day of March 1988, submit to the Authority such plans for buildings (including block plans for the buildings (land use 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 September 1990;
- (v) At all times during the term after the thirtieth day of September 1990; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands Development services (hereinafter called "the Director");