

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 43837

Land Office Number: 153500.

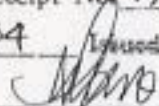
cc/ps Land: PLOT NO. 262 INDUSTRIAL AREA
MANDELA ROAD TABATA D'SALAAM CITY.

Term: NINETY NINE YEARS.

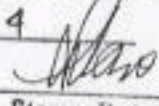
TITLE No. 43837
 REGISTERED 4.11.1994
 At 11:00 AM

 Sub-Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. F.0470714
 of 21.10.94

 Stamp Duty Officer O. NO. 153500.

L.D. NO. 172515.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 3140/= Paid
 on original Receipt No. F.0470714
 of 21.10.94

 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 30th day of October

One thousand nine hundred and ninety four.

TITLE NO. 43837

copy

THIS IS TO CERTIFY that HIGHWAY CARRIES LIMITED a liability company incorporated in Tanzania under the companies ordinance (Cap.212) and having its Registered Office at Dar es Salaam of P.O. BOX 7185, 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 ninety four 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, 1995 shall thereafter pay rent of shillings Sixty three thousand (TShs. 63,000/-) 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 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074 and 2084 or within three years thereafter in each case.

2. The Occupier shall:-

- 1) 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, 1995 submit to the Authority such plans for the buildings (including blocks 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 building according to the plans and specifications

- v) At all times during the terms after the thirtieth day of September, 1997, 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 Director 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 obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3.1) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose or of 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 its or employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

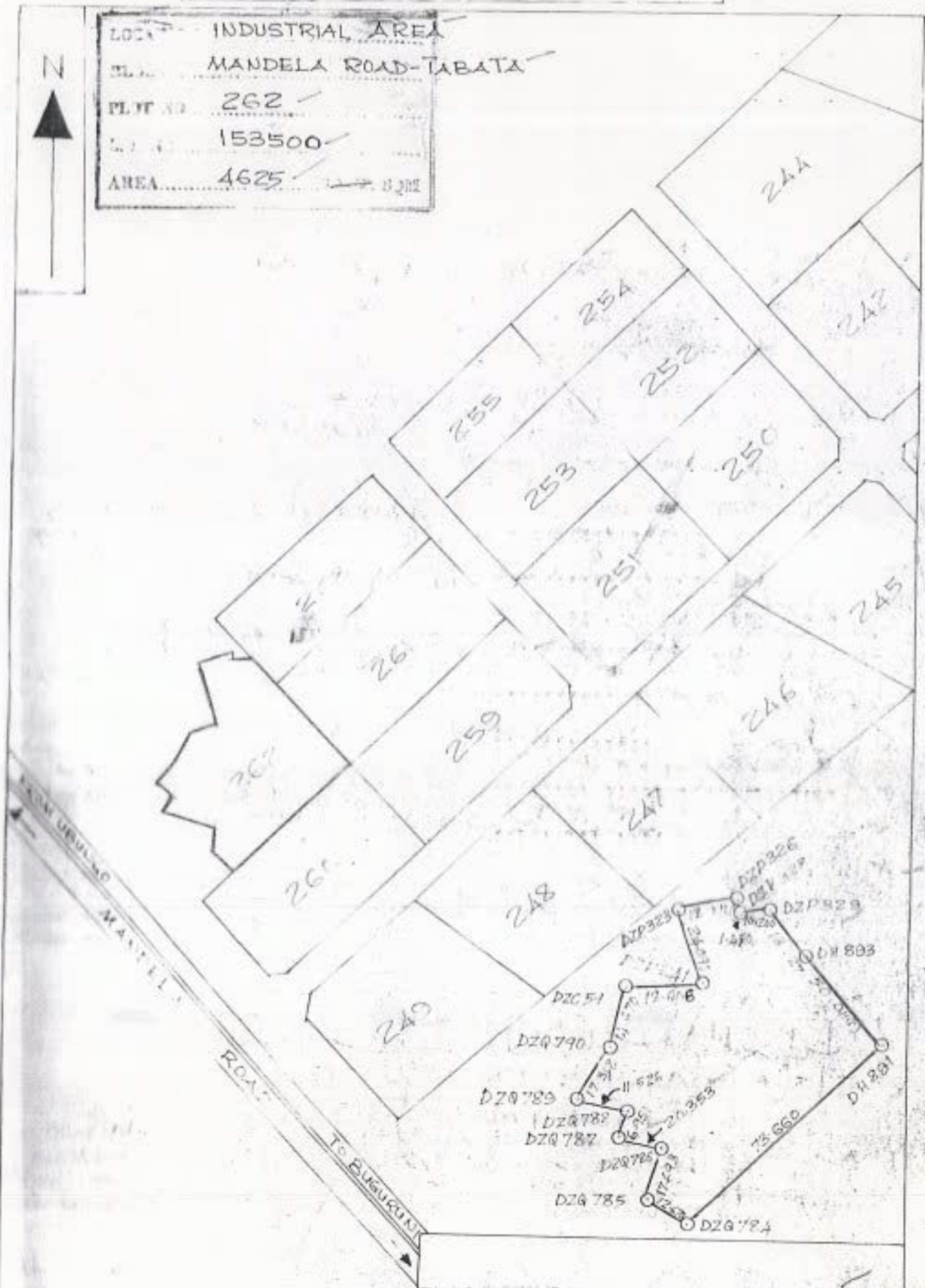
4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will have received consent except in special circumstance of which the Commissioner shall be the sole judge.

5. 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;

DAR-ES-SALAAM CITY

LOCALITY INDUSTRIAL AREA
 ST. NO. MANDELA ROAD-TABATA
 PLOT NO. 262
 AREA 153500
 AREA 4625



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

27704
 Ministry of Survey
 Ministry of Lands, Housing and Urban Development
 -Khanaka
 28.10.94

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- 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 conditions does not oblige the Government to make or improve roads.
6. The Occupier shall further:-
- i) make and maintain on the land throughout the term adequate arrangements for water supply drainage and disposal of the Right;
 - ii) make and keep all the building on the land rate-proof and carry out such measures to the Medical officer of ht health for the Authority may require for this purposes;
 - iii) provide and maintain on the land such oblution facilities and make and maintain such hygienic measures as may be required by the said Medical Officer of Health;
7. The land and the buildings to be erected thereon shall be used for WORKSHOP use Group 'H' use class 2(c) as defined in the Town and Country Planning (use classes) Regulations, 1960.
8. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

Industrial Area *cc/20*
ALL that land known as Plot No. 262 Mandela Road Tabata Dar-es-Salaam City containing Four thousand and six hundred and twenty five (4,625) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey Plan Number 27704 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.

cc/ko
I, the within-named HIGHWAY CARRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

cc/ko
SEALED with the COMMON SEALED of the said HIGHWAY CARRIES LIMITED and DELIVERED in the presence of us this *28th* day of October, 1994.
cc/ko
Signature: 1.....
Postal Address: *PO Box 7185 DAR-ES-SALAAM.*
Qualification: *DIRECTOR*
Signature: 2.....
Postal Address: *PO Box 7185 DAR-ES-SALAAM.*
Qualification: *DIRECTOR*

LAND REGISTRY DAR ES SALAAM
DISCHARGED ON 10.8.2001
MORTGAGE
#135703 118439
Filed Document no
Date of Registration *17-6-08* at *10:41 AM*
to *BARCLAYS BANK TANZANIA LIMITED OF P.O. BOX 5137 DDM*
(To secure Fm USD 1'562'500)
[Signature]
Asst. Registrar of Titles

LAND REGISTRY DAR ES SALAAM
MORTGAGE
Filed Document no *88947*
Date of Registration *6-11-97* time *10.00 AM*
to *TRUST BANK (TANZANIA) LIMITED P.O. Box 8298, Dar es Salaam, FD 89174*
(To secure sh. 100,000,000/=)
[Signature]
Senior Assistant Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE
Discharged on 13-5-08
Filed Document no *102,913* time *4:00 P.M.*
Date of Registration *23-6-98* time *1:00 P.M.*
to *INTERNATIONAL FINANCE CORPORATION (IFC).*
(To secure USD. 1,000,000)
[Signature]
Asst. Reg of Titles

LAND REGISTRY DAR ES SALAAM
MORTGAGE
Filed Document no *102545*
Date of Registration *27-1-98* time *10.00 AM*
DISCHARGED F.D. 102912
to *TRUST BANK (TANZANIA) LIMITED*
P.O. Box 8298, Dar es Salaam

LAND REGISTRY DAR - ES - SALAAM
 MORTGAGE
 135704
 DISCHARGED
 10.08.2011 10:43A
 FD 157673
 BANK OF AFRICA TANZANIA
 LIMITED OF BOX 3054 DAR ES SALAAM
 on 30-1-2014
 at 12:35 pm
 (To Secure Unspecified Amount)
 Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 TRANSFER
 Filed Document No. 174665
 Date of Registration 13.01.2016 time 11:30 Am
 To SIMBA LOGISTICS LIMITED
 P.O. Box 7185 D'SALAAM
 COS NATURAL LOVE AND AFFECTION
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 MORTGAGE
 DISCHARGED
 148106
 FD 157673
 5/07/2012 9:55 A
 on 30-1-2014
 To BANK OF AFRICA TANZANIA LIMITED of
 P.O. Box 3054 at 12:35 pm
 To SECURE UNSPECIFIED AMOUNT
 Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 MORTGAGE
 Filed Document No. 157679
 Date of Registration 30-1-2014 time 12:35 Am
 To NATIONAL MICROFINANCE
 BANK PLC of P.O. Box 9213 DDM
 (To secure USD 3,125,000)
 Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 DEED OF VARIATION
 169536
 Filed Document No. 24615
 Date of Registration 12:28 m
 To NATIONAL MICROFINANCE
 BANK PLC (Amount Secured
 Varied to USD 3,308,750)
 Senior Asst. Registrar of Titles