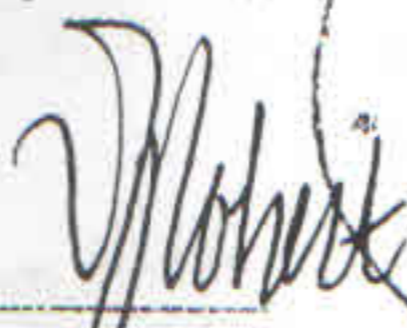




TITLE No. 106116
 REGISTERED No. 3-8-08
 AT 1:00 pm

 Registrar of Titles


TANGANYIKA STAMP DUTY ACT
 Stamp Duty No. 1001-2
 and Revenue Receipt No. 3126682
 of 30-01-08

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty No. 357861-2
 and Revenue Receipt No. 3126682
 of 30-1-08

 Stamp Duty Officer

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No... 106116
 L.O. NO. 332289.
 L.D. NO. 85188.

The 1st day of August Two thousand and eight.

THIS IS TO CERTIFY that **DECENT INVESTMENT LIMITED** a limited liability Company incorporated in Tanzania under Company Ordinance Cap.212 and having its Registered Office at **DAR ES SALAAM** of P.O. Box 22196 **DAR ES SALAAM**. (hereinafter called "the Occupier") is entitled to the 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 **January, Two thousand and eight** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2008, shall hereafter pay rent of shillings **Seven hundred thousands thirteen thousands nine hundred and twenty five shillings (Shs.713,925/=)** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers shall:-
 - (i) 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 responsible for Surveys and Mapping.
 - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.

PLOT No. 4 BLOCK: - MBEZI INDUSTRIAL - KINONDONI MUNICIPALITY

L.O. No. 332289

AREA: 9519 SQM



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The issue of this plan implies no
guarantee or admission of title deed.

The plan prepared in accordance with Registered Plan No. 18636
is approved for purpose of the Land Registration Ordinance.

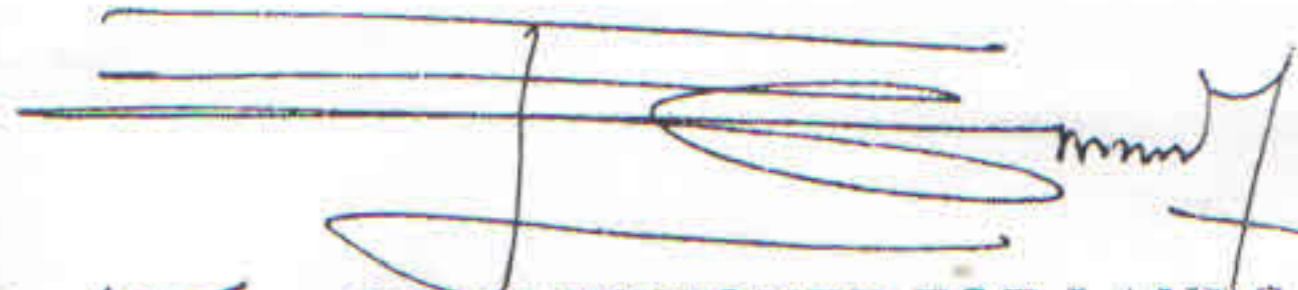
Director of Surveys and Mapping *[Signature]* Date 19/8/08
Ministry of Lands and Human Settlements Development. D'Salaam

SCHEDULE'

1/27/10

ALL that Land known as Plot No. 4 Mbezi Industrial area situated at Mbezi in Kinondoni Municipality containing nine thousand ^{five} ~~three~~ hundred nineteen ~~(9319)~~ square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 18636 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and my official seal the day and year first above written.



AG. ASST. COMMISSIONER FOR LANDS

We, within named **DECENT INVESTMENT LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the)
said **DECENT INVESTMENT LIMITED**)
and **DELIVERED** in the presence of us)
this 24th day of JULY 2008.)

Signature: )

Postal Address: P.O. BOX 22196)

DAR ES SALAAM)

Qualification: DIRECTOR)

Signature: )

Postal Address: P.O. BOX 22196)

DAR ES SALAAM)

Qualification: DIRECTOR)

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT No. 4/1999
TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

TITLE NO. 106116

IN CONSIDERATION of USDollars Fifty Thousand Only (USD. 50,000.00). We, **DECENT INVESTMENTS LIMITED**, of P.O. Box 22196, Dar es Salaam, a company incorporated in Tanzania under the companies Ordinance Cap. 212, DO HEREBY TO TRANSFER to **AIM STEEL LIMITED**, of P.O. Box 530, Arusha, a Right of Occupancy registered under the above reference, and we, **AIM STEEL LIMITED**, do hereby **APPLY TO BE REGISTERED AS THE HOLDER AND OCCUPIER** of the Right Occupancy registered therein above.

Sealed with the **Common Seal** of the said
DECENT INVESTMENTS LIMITED
and delivered in the presence of us
This 3rd day of November, 2008

Signature: [Signature]
Postal Address: P.O. Box 22196
Dar-es-Salaam
Qualification: Director

Signature: [Signature]
Postal Address: P.O. Box 22196
Dar-es-Salaam
Qualification: Director

Sealed with the **Common Seal** of the said
AIM STEEL LIMITED
and delivered in the presence of us
This 3rd day of November, 2008

Signature: [Signature]
Postal Address: P.O. Box: 530
ARUSHA, TANZANIA
Qualification: MANAGING DIRECTOR

Signature: [Signature]
Postal Address: P.O. Box: 530
ARUSHA, TANZANIA
Qualification: DIRECTOR

DRAWN BY:
DECENT INVESTMENTS LIMITED
P.O. BOX 22196,
DAR ES SALAAM



TANZANIA REVENUE AUTHORITY

INCOME TAX DEPARTMENT

CAPITAL GAINS TAX CLEARANCE CERTIFICATE

File No. 30-1101/04/SIP/7007

Serial No. IT024888

Account No. _____

TIN 104-293-441

To PERMANENT SECRETARY MIN
OF LAND & HUMAN SET. DEV.
BOX 9132 DSM

Originating Office

KINONDONI TAX REGION

BOX 9774

DSM

In accordance with the requirements of the provisions of the Income Tax Act, 1973, this is to certify that the seller of:

* the property on plot NO 4 MBEZI INDUSTRIAL AREA

* financial asset _____

has complied with the provisions of section 13 of the Act and that the Commissioner of Income Tax has no objection to the transfer of the interest or the financial asset indicated above held by the transferor to the transferee.

1 Name and postal address of transferor
DECENT INVESTMENTS LTD
P.O. BOX 22196
DSM

2 Name and postal address of transferee
AIM STEEL LIMITED
P.O. BOX 530
ARUSHA

Official seal

Date:

*Delete as appropriate

Full name of officer

EMMANUEL MATIWEKA

Signature: _____

Counter signature: _____

Date: 05/12/08

*Certified true
copy of the
original
16/7/08*

