

Commissioner for Lands.

I the within named MUFINDI WOODPOLES PLANT AND TIMBER LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said MUFINDI WOODPOLES PLANT AND TIMBER LIMITED, and delivered in presence of us this

18<sup>th</sup> day of June 2002

Signature .....

Postal Address, Box 1365 MBEYA

Qualification, DIRECTOR

Signature .....

Postal Address, Box 1365 MBEYA

Qualification, DIRECTOR

TITLE NO: 8545-MBYLR

REGISTERED 23-9-2002

AT 10.35 AM



M. M. Mwanjau  
Asst. Registrar of Titles

Land Form 22.

L.O. NO. 178895

NRE. NO. 1320

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY

The 31<sup>st</sup> day of August Two thousand and one (2001)  
TITLE NO. 8545-MBYLR

THIS IS TO CERTIFY that MUFINDI WOOD POLES PLANT AND TIMBER LIMITED a limited liability company incorporated in Tanzania under Cap. 242 and having its registered office in Mbeya of P.O. Box 1365 Mbeya (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") for a term of thirty-three years from the first day of April, Two thousand and one 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 therefor or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of June, 2002, shall thereafter pay rent of shillings nine thousands seven hundred thirty five only (9,735/=) 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 or within three years thereafter in each case.

2. The Occupier shall:  
(i) Maintain 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 MUFINDI DISTRICT COUNCIL (hereinafter called "the Authority")  
(ii) At all times during the term of the Right 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")

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/= Paid  
and Revenue Receipt No. 15626200  
of 3-5-2002 Issued.  
M. M. Mwanjau  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 695/= Paid  
an original Receipt No. 15626200  
of 3-5-2002  
M. M. Mwanjau

- (iii) 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;
- (iv) 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 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 or modification of any condition in the Right.

3. (1) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of the building on it without the previous written consent of the Commissioner. PROVIDED that 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 her employees or agents or contractors or members of the household shall be deemed as 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.

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;
- (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. The land and buildings shall be used for special Industrial Purpose: Use Group N, Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960, as amended 1993.
- 7. The President may revoke the Right for good cause or in Public interest.

#### SCHEDULE

All land known as Farm No. 836 at Kihang' Village, Mufindi District shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 34709 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

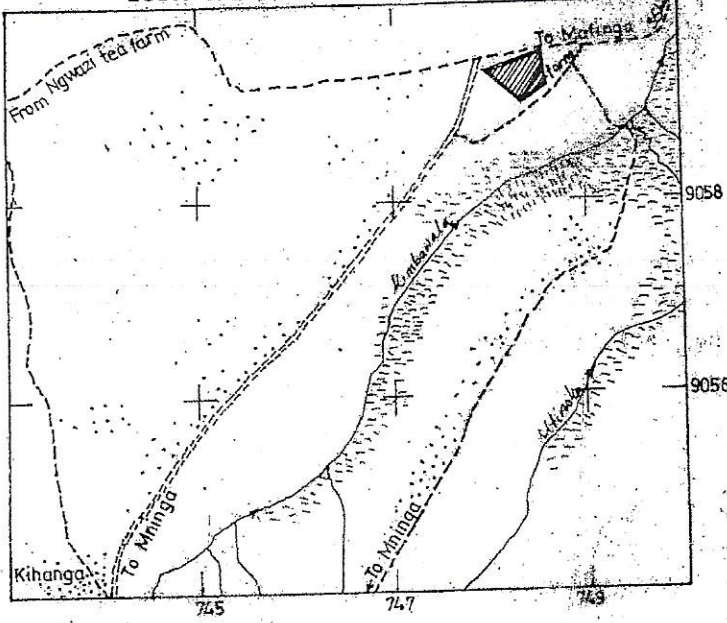
GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

**MUFINDI DISTRICT**

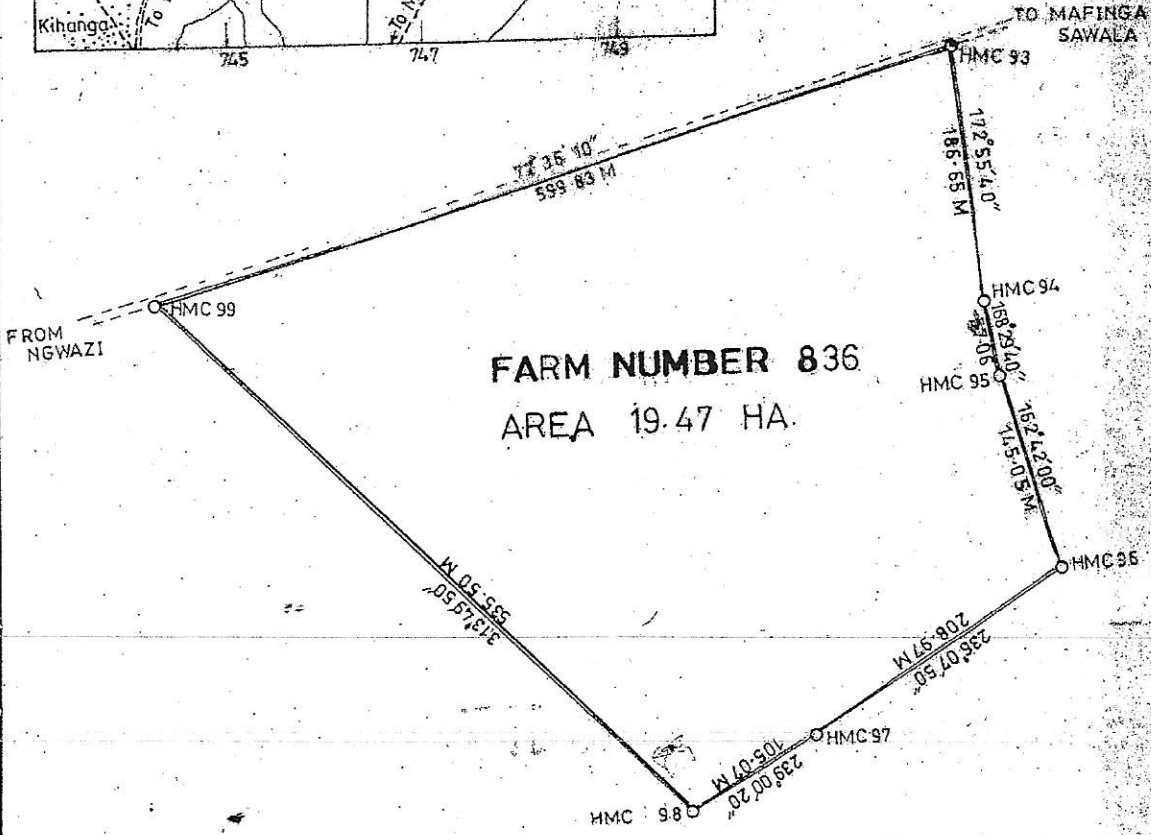


LOCATION DIAGRAM

SHEET No. 248/14 248/22



FARM No. 836  
 VILLAGE KIHANGA  
 L.O. No. 178695  
 AREA 19.47 HA



This plan prepared in accordance with the Registered plan No 34709 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping *[Signature]* Date 6.5.2002

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

Ministry of Land and Minerals Development SALAAM

**MUFINDI**