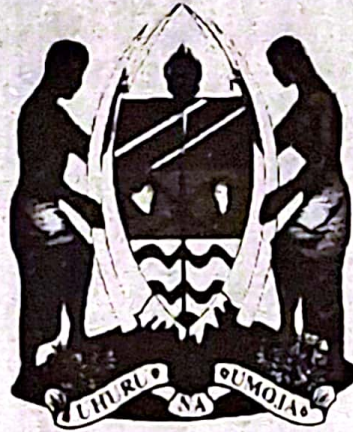


THE UNITED REPUBLIC OF TANZANIA
The Land Registration Ordinance (Cap. 334)



Certificate of Title

Number 186225 / 21

This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

The description of appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.

DEED DOCUMENT NO. 186225/21
 REGISTERED 12th NOVEMBER, 1992
 A: 11:00 AM
[Signature]
 Registrar of Titles

Stamp Duty Paid 190/-
 728690
 L.O. NO. 86537
 of 4th NOVEMBER, 1977
[Signature]
 D. NO. 83660

Certified True Copy
[Signature]
 Registrar of Titles
 05/06/12

CERTIFICATE OF OCCUPANCY

The *Twenty fifth* day of *August*
 One thousand nine hundred and Ninety-two

TITLE NO. 186225/21

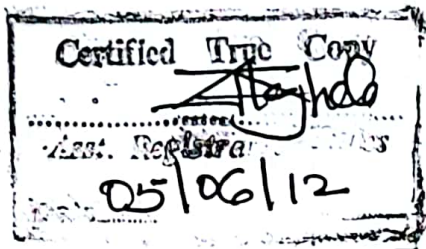
THIS IS TO CERTIFY that NATIONAL SHIPPING AGENCIES COMPANY LIMITED, a limited liability Company registered under companies Ordinance Cap.212 of P.O.Box 9082, DAR ES SALAAM (hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety nine years from the First day of October, One thousand nine hundred and seventy 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's having paid rent up to the Thirtieth day of June, 1978, shall thereafter pay rent of Shillings Three thousand four hundred (Shs.3,400/-) 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 1987, 1997, 2007, 2017, 2027, 2037, 2047, 2057 and 2067 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 The Dar es Salaam City 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");
- (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'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's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.



: 2 :

3. (i) The Occupier's 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 the consent of the Commissioner shall not be necessary.

(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 its employees or agents or 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.

5. The Occupier shall further:-

- (1) Make and maintain of the land throughout the term 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 buildings on the land rat-proof and carry out such measures as the Medical Officer of Health of the Authority may require for this purpose;
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health;
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

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 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.

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05/06/12

: 3 :

7. USER: The land and buildings to be erected thereon shall be used for whole sale and storage warehouses purposes only. Use Group 'L' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in public interest.

S C H E D U L E

ALL that land known as Plot No.23 Kurasini Dar es Salaam City containing One decimal point one three (1.13) Acres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 14017 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.

Cee

COMMISSIONER FOR LANDS.

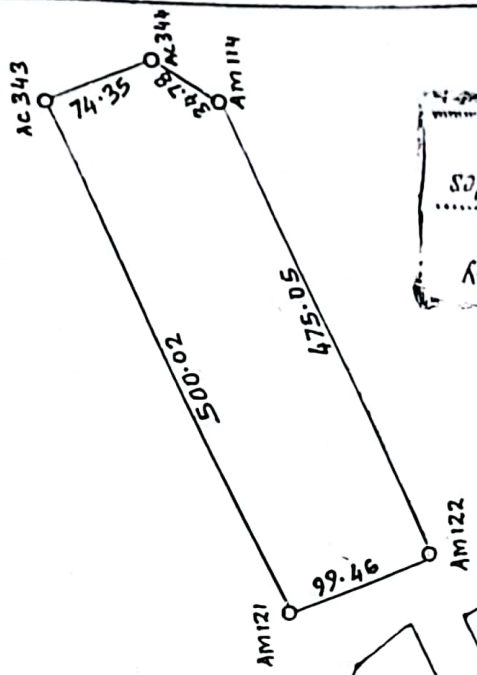
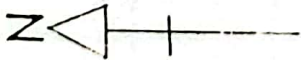
THE within-named NATIONAL SHIPPING AGENCIES COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of)
the said NATIONAL SHIPPING)
AGENCIES COMPANY LIMITED and)
Delivered in the presence of)
us this 13th day of)
July 1992.)
Signature:.....)
Postal Address:.....)
.....)
Qualification:.....)

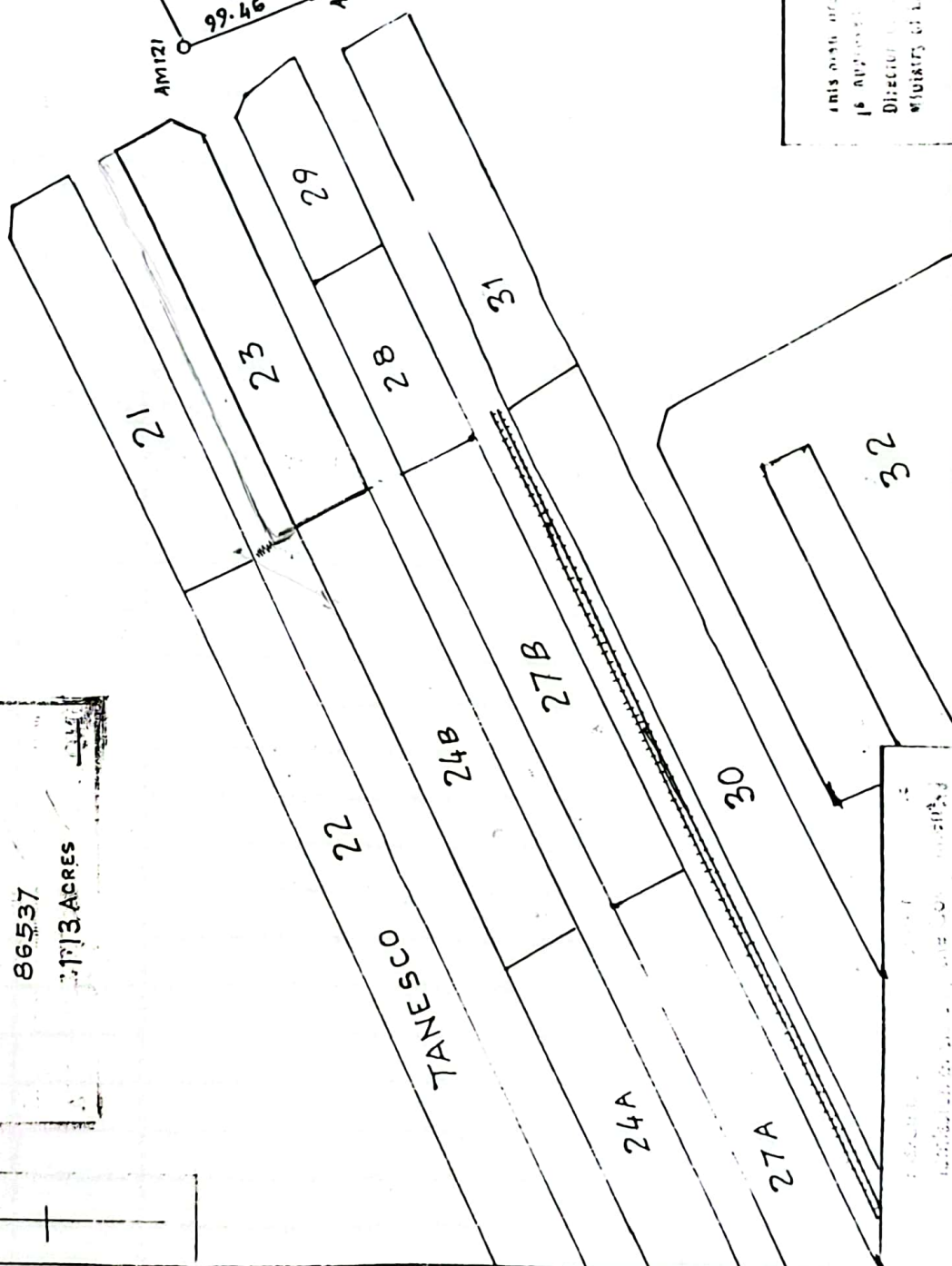
MANAGING DIRECTOR

DARES SALAAM CITY

KURASINI
23
86537
113 Acres



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Asst. Registrar of Titles
05/06/12



14017
150000
Director
MINISTRY OF LANDS AND SURVEY
14017
150000
Director
MINISTRY OF LANDS AND SURVEY

