

Doc no. 60001

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY
LEASEHOLD TITLE

copy of

This is to certify that the annexed Certificate of Occupancy dated

the 30th day of August 20...18

is registered in the Land Registry under Title No. 177344

Copies of the subsisting entries in the register are within

Dated the 25th day of September 20...18

BRENDA M. PINGE
Asst. Registrar of Title


Title No. 177344/1

Description of registered land.

That land known as Plot No. 2 Block 'A' at Zegowali in Kibaha Township containing Twelve Decimal Point Three Nine Zero (12.390) Square Metres shown for identification only edged Black on the plan attached to this lease agreement registered under the Filed Document 1199343 annexed hereto and defined on the registered Survey Plan Numbered 41073 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

ENTRIES IN THE REGISTER
TITLE NO. 177544/1

FD No. 195343 Registered 21.09.2018 at 3.11 p.m.
 To: FRANCE INTERNATIONAL TRADE
 COMPANY LIMITED, P.O. BOX 77128,
 DAR ES SALAAM.



 Asst. Registrar of Titles

No. Registered at
 To:

 Asst. Registrar of Titles

MORTGAGE

No. 206548 Registered 15.05.2020 at 12.05 PM
 To: STANDARD CHARTERED BANK
 TANZANIA LIMITED OF P.O. BOX 9011, DSM
 (TO SECURE USD. 10,750,000/=)
 INCLUDING CT NO 177543/1 &
 177545/1


 Asst. Registrar of Titles

No. Registered at
 To:

 Asst. Registrar of Titles

No. Registered at m
 To:

Asst. Registrar of Titles

No. Registered at
 To:

Asst. Registrar of Title

No. Registered at m
 To:

Asst. Registrar of Titles

No. Registered at
 To:

Asst. Registrar of Title

1468/18

Land Form No. 56

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: 177544

L.O. No: 907429

LD No: 257279

Made and entered into this.....day of2018

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

PRANCE INTERNATIONAL TRADE COMPANY LIMITED

of P.O Box 38009 DAR ES SALAAM and having certificate of incentives No. 015097 (hereinafter referred to as the "LESSEE") on the other part.

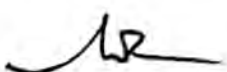
THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No. 177544 in respect of land within Plot No. 2 Block "A" situated at Zogowali in Kibaha District, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety-Eight** years commencing on the **First** day of **July, Two Thousand and Eighteen** and expiring on the **Thirty First** day of **June, Two Thousand One Hundred and Sixteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Industrial** purposes only; Use Group 'N' use classes (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June,2018, thereafter continue to pay Tshs 3,964,480/= (Three Million Nine Hundred Sixty Four Thousand Four Hundred Eighty) or any other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** and maintain on the land all existing buildings designed in permanent materials and used for service trade and specifically production of precast concrete wall panels, as approved by Kibaha District Council (the Authority).
4. **WHERE** necessary and permissible, to erect more building(s) in accordance with building plans and specifications, that shall have been first approved by the Authority.
5. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.



6. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
7. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
8. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
9. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the



Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named PRANCE INTERNATIONAL TRADE COMPANY LIMITED hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 2 Block 'A' situated at Zogowali in Kibaha District, measuring twelve decimal point three nine zero (12.390) hectares, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 41073 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said)
PRANCE INTERNATIONAL TRADE)
COMPANY LIMITED and DELIVERED in the)
presence of us this.....day of2018)

Signature..... *刘五斌*
Postal Address..... P.O. Box 38009
Qualification..... Director.....

Signature..... *刘盼婷*
Postal Address..... P.O. Box 38009
Qualification..... Secretary.....

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us this ¹⁹.....)
day of SEPTEMBER2018)


Signature..... *John*
Postal Address..... Box 938 DSM
Qualification..... EXECUTIVE DIRECTOR.....

Signature..... *X*
Postal Address..... P.O. Box 938 DSM
Qualification..... SENIOR LEASE OFFICER.....




LR

FILED DOCUMENT No. 199344
REGISTERED ON 21.09.2018
AT 3:11 PM



Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 134,000/- Paid
Receipt No: 99006622822
of: 24-09-2018



Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 99006622822
of: 24-09-2018



Stamp Duty Officer





Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 99006622822

Received from : TANZANIA INVESTMENT CENTRE
(TIC)

Amount : 134,000.00 TZS

Amount in Words : One Hundred Thirty Four Thousand
Tanzanian Shilling Only

In respect of : 140329 - Land Registration Fees

Bill Reference : STAMP DUTY AND REG FEES

Payment Control Number : 991171295071

Payment Date : 2018-09-24

Issued by : MARTHA STANLEY MILLINGA

Date Issued : 24-09-2018 10:51:38

Signature

Secretary
Ministry of Lands, Housing &
Human Settlement Development
Dar es Salaam



United Republic of Tanzania
Ministry of Lands, Housing and Human Settlements Development
Government Bill

Control Number : 991171295071
Payment Ref : STAMP DUTY AND REG FEES
Service Provider Code : SP117
Payer Name : TANZANIA INVESTMENT CENTRE
(TIC)
Payer Phone : 255784841164
Bill Description : LEASE HOLD TITLES CT NO
177544



SCAN & PAY USING MPESA APP

Billed Item (1) : Land Registration Fees : 134,000.00 (TZS)

Total Billed Amount : 134,000.00 (TZS)

Printed on : 21-09-2018

Expire : 21-10-2018

Printed By : Dorah Gadrack Matee

Signature : 

Make payments through Bank(NMB/CRDB/NBC) or Mobile(AirtelMoney / HaloPesa / MPESA / TigoPesa / TPesa by selecting "Government Payments") Use provided Payment Control Number as your payment reference For More Information Please contact your Service Provider xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Lipa kupitia Benki(NMB/CRDB/NBC) au Mitandao (AirtelMoney / HaloPesa / MPESA / TigoPesa / TPesa kwa kuchagua "Malipo ya Serikali") Tumia Namba ya Malipo uliyopewa kama Kumbukumbu ya Malipo Kwa maelezo zaidi wasiliana na mtoa huduma wako

GOVERNMENT PAYMENT GATEWAY

201 Bank House

2018.09.24 10:09:42

Control number:091171295071 TANZANIAINVESTMENTCENTRETIC

Service name :Ministry of Lands, Housing and Human Settlements Develop

Amount paid:134,000

(One Hundred Thirty-Four thousand)

Bill Description :LEASE HOLD TITLES CT NO 177544

Bank Reference :EC100241579229

Thank You

Posted by :CE04511

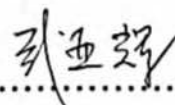


HANDLING OVER NOTE-DISPATCH MEMO

LHT No.177544/1
Plot No. 2 Block 'A' Zogowali,
Kibaha Township.

I, YAHUI WU of P.O. Box 77128 TEL +255 715 568 888 DAR ES SALAAM being Director of PRANCE INTERNATIONAL TRADE COMPANY LIMITED with Driving Licence No.4000599705 do hereby accept that I have collected Derivative Title No. 177544/1 for the above mentioned plot on behalf of PRANCE INTERNATIONAL TRADE COMPANY LIMITED from TANZANIA INVESTMENT CENTRE for the sole purpose of delivering it to The Directors of PRANCE INTERNATIONAL TRADE COMPANY LIMITED for safe keeping.

Received by; YAHUI WU

Signature;.....

Dispatched by; MICHAEL J.M

Signature;.....

Date:26/09/2018

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(1) The 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

2. The Occupier shall:-

1. The Occupier having paid rent up to the thirtieth day of June, 2019 shall thereafter pay rent of shillings three million nine hundred sixty four thousand four hundred eighty (3,964,480/=) 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.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE Established under Act No.26 of 1997 of P.O. Box 938, 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 July, Two thousand and Eighteen 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 thereof or amendment thereof and to the following special conditions:-

The 30th day of August Two thousand and Eighteen.

Title No: 177544
L.O. No. 907429.
L.D. No. 257279.

(Under Section 29)

CERTIFICATE OF OCCUPANCY

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

THE UNITED REPUBLIC OF TANZANIA

23.08.18

9900546474

198214

Land Form No. 22

31.08.18
10.30 PM

177544

- WPC/05.000
- (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.
 - (iii) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the ^{Town} Kibaha District Council within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain on 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 for 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.
4. **USER:** The land shall be used **Industrial** purposes only, Use Group 'N' Uses classes (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.
- 22

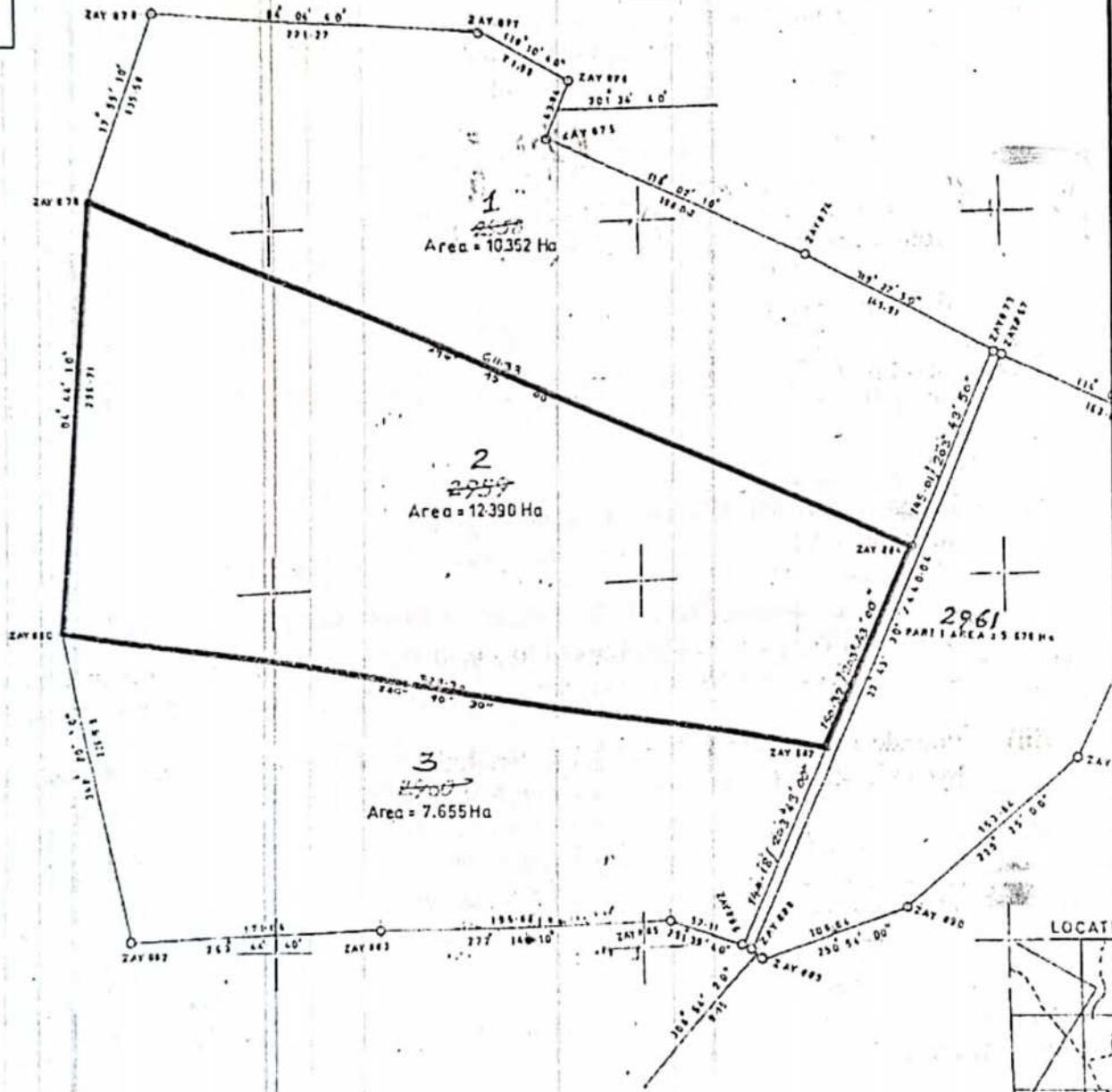
KIBAHA TOWNSHIP



LOCALITY..... ZOGOWALI
 BLOCK A
 PLOT No..... 2
 L.O. No:..... 907429
 AREA:..... 12.390 Ha

SURVEY C

KA



This plan is prepared in accordance with Registered Plan No..... 41073

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping..... *F.H.* Date *2008/05*

Ministry of Lands, Housing and Human Settlements Development, Dodoma

The issue of this plan implies no guarantee or admission of title by the government

TP DRG No. 19/KBH/589/0120

152

SCHEDULE

ALL that Land known as Plot No. 2 Block 'A' situated at Zogowali in Kibaha Township containing twelve decimal point three nine zero (12.390) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 41073 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.


A3- ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.


SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this 29 day of August, 2018.)

Signature: )

Postal Address: 938)

DAR ES SALAAM)

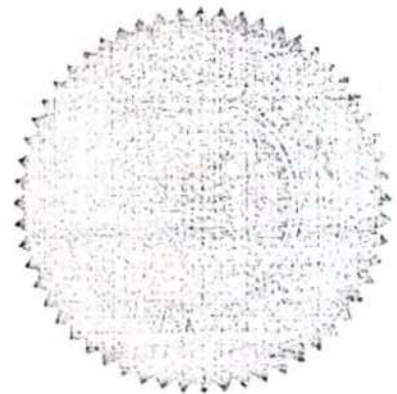
Qualification: EXECUTIVE DIRECTOR)

Signature: )

Postal Address: P.O. Box 938)

DAR ES SALAAM)

Qualification: SENIOR DEPT. OFFICER)



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**ENTRIES IN THE REGISTER
TITLE NO.**

<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>
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<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>
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<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>
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<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p>.....</p> <p style="text-align: center;">..... <i>Asst. Registrar of Titles</i></p>
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Doc No. 6007

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY
LEASEHOLD TITLE

copy of
This is to certify that the annexed Certificate of Occupancy dated
the **30th** day of **August** 20...**18**
is registered in the Land Registry under Title No. **177543**
Copies of the subsisting entries in the register are within

Dated the **25th** day of **September** 20...**18**

BRENDA KUPINGE
Asst. Registrar of Title

Title No. **177543/1**

Description of registered land.

All that land known as Plot No. 3 Block 'A' at Zogowali in Kibaha Township, containing Seven Decimal Point Six Five Five (7.655) Hectares shown for identification only edged black on the plan attached to this lease agreement registered under the Filed Document Number 199340 annexed hereto and defined on the registered Survey Plan Numbered 41073 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.



THE UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE
TANZANIA INVESTMENT CENTRE



In reply, please quote:

TICC/MAN/OF001/015097/16

29th March, 2021

The Managing Director,
Prance International Trade Company Ltd,
Plot No. 1092 Sewa Street,
P. O. Box 38009,
DAR ES SALAAM.

**RE: ACKNOWLEDGEMENT OF RECEIPT OF THE AMENDED
CERTIFICATE OF INCENTIVE & REQUESTING TO PROCESS MORTGAGE
CONSENT FOR PLOT NO. 1, 2 AND 3 BLOCK 'A' LOCATED AT
ZOGOWALI IN KIBAHA TOWNSHIP**

We acknowledge receipt of your letter dated 26th February, 2021 bearing the above subject.

2 In the said letter, you have asked for Tanzania Investment Centre (TIC) to give consent to your application for loan from Standard Chartered Bank Tanzania Limited and use the constructed premises as collateral.

3 It is our pleasure to inform you that, the TIC Executive Director has approved your application and hence the consent is hereby granted.

4 However, you are obliged to utilize the loan to achieve the objective of your project, from which you were issued with Certificate of Incentives and Derivative Right/Leasehold Title (i.e. establish a project for manufacturing building materials)

5 Furthermore, you have to submit six month's progress reports of your project as per TIC requirements.

6 Thank you for your usual cooperation.

Dr. Maduhu I. Kazi
EXECUTIVE DIRECTOR

1470/18

Land Form No. 56

TANZANIA INVESTMENT CENTRE

THE LAND ACT

(No. 4 of 1999)

DERIVATIVE RIGHT

(Under Section 20)

C.T. No: 177543

L.O. No: 907430

LD No: 257278

Made and entered into this.....day of2018

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

PRANCE INTERNATIONAL TRADE COMPANY LIMITED

of P.O Box 38009 DAR ES SALAAM and having certificate of incentives No. 015097 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No. 177543 in respect of land within Plot No. 3 Block "A" situated at Zogowali in Kibaha District, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety-Eight** years commencing on the **First** day of **July**, **Two Thousand and Eighteen** and expiring on the **Thirty First** day of **June**, **Two Thousand One Hundred and Sixteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

Asz

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2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** and maintain on the land all existing buildings designed in permanent materials and used for service trade and specifically production of precast concrete wall panels, as approved by Kibaha District Council (the Authority).
4. **WHERE** necessary and permissible, to erect more building(s) in accordance with building plans and specifications, that shall have been first approved by the Authority.
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6. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
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8. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
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2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

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As

Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **PRANCE INTERNATIONAL TRADE COMPANY LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 3 Block 'A' situated at **Zogowali** in **Kibaha District**, measuring **seven decimal point six five five (7.655) hectares**, shown for identification only edged **black** on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered **41073** deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said)
PRANCE INTERNATIONAL TRADE)
COMPANY LIMITED and DELIVERED in the)
presence of us this.....day of2018) 11

Signature..... 刘五超
Postal Address..... P.O. Box 38009
Qualification..... Director

Signature..... 刘雨婷
Postal Address..... P.O. Box 38009
Qualification..... Secretary

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us this 19)
day of SEPTEMBER2018)

Signature..... [Signature]
Postal Address..... Box 938 DSR
Qualification..... EXECUTIVE DIRECTOR

Signature..... [Signature]
Postal Address..... P.O. Box 938 DSR
Qualification..... SENIOR LEGAL OFFICER



FILED ON: _____
REGISTRY OF TITLES
Region of Titles

ENDORSEMENT CANCELLED



FILED DOCUMENT No. 199341
REGISTERED ON 21.09.2018
AT 3:11 PM

st. Registrar of Titles

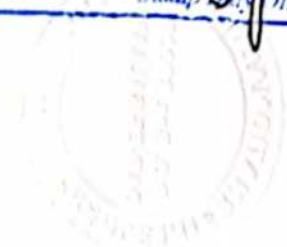


TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 134,000/- Paid
Receipt No: 99006622784
of: 24-09-2018

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 99006622784
of: 24-09-2018

Stamp Duty Officer

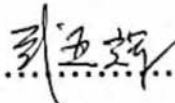


HANDLING OVER NOTE-DISPATCH MEMO


LHT No.177543/1
Plot No.3 Block 'A' Zogowali,
Kibaha Township.

I, YAHUI WU of P.O. Box 77128 TEL +255 715 568 888 DAR ES SALAAM being Director of PRANCE INTERNATIONAL TRADE COMPANY LIMITED with Driving Licence No.4000599705 do hereby accept that I have collected Derivative Title No. 177543/1 for the above mentioned plot on behalf of PRANCE INTERNATIONAL TRADE COMPANY LIMITED from TANZANIA INVESTMENT CENTRE for the sole purpose of delivering it to The Directors of PRANCE INTERNATIONAL TRADE COMPANY LIMITED for safe keeping.

Received by; YAHUI WU

Signature;..........

Dispatched by; MICHAEL J.M

Signature;..........

Date:26/09/2018



United Republic of Tanzania
Ministry of Lands, Housing and Human Settlements Development
Government Bill

Control Number : 991171295069
Payment Ref : STAMP DUTY AND REG FEES
Service Provider Code : SP117
Payer Name : TANZANIA INVESTMENT CENTRE
(TIC)
Payer Phone : 255784841164
Bill Description : LEASE HOLD AGREEMENT CT
NO 177543



SCAN & PAY USING MPESA APP

Billed Item (1) : Land Registration Fees : 134,000.00 (TZS)

Total Billed Amount : 134,000.00 (TZS)

Printed on : 21-09-2018

Expire : 21-10-2018

Printed By : Dorah Gadrick Matee

Signature : 

Make payments through Bank(NMB/CRDB/NBC) or Mobile(AirtelMoney / HaloPesa / MPESA / TigoPesa / TPesa by selecting "Government Payments") Use provided Payment Control Number as your payment reference For More Information Please contact your Service Provider xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Lipa kupitia Benki(NMB/CRDB/NBC) au Mitandao (AirtelMoney / HaloPesa / MPESA / TigoPesa / TPesa kwa kuchagua "Malipo ya Serikali") Tumia Namba ya Malipo uliyopewa kama Kumbukumbu ya Malipo Kwa maelezo zaidi wasiliana na mtoa huduma wako

GOVERNMENT PAYMENT GATEWAY

201 Bank House

2018.09.21 10:09:22

Control number: 901171205069 TANZANIA INVESTMENT CENTRE LTD

Service name : Ministry of Lands, Housing and Human Settlements Develop

Amount paid: 134,000

(One Hundred Thirty-Four thousand)

Bill Description : LEASE HOLD AGREEMENT CT NO 177543
Bank Reference : EC100241578685

Thank You

Posted by : CE04511





Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 99006622784

Received from : TANZANIA INVESTMENT CENTRE
(TIC)

Amount : 134,000.00 TZS

Amount in Words : One Hundred Thirty Four Thousand
Tanzanian Shilling Only

In respect of : 140329 - Land Registration Fees

Bill Reference : STAMP DUTY AND REG FEES

Payment Control Number : 991171295069

Payment Date : 2018-09-24

Issued by : MARTHA STANLEY MILLINGA

Date Issued : 24-09-2018 10:52:27

Signature : 

Secretary
Ministry of Lands, Housing &
Human Settlements Development
Dar es Salaam

Government Payment Gateway © 2017 All Rights Reserved (GePG)

177543

31.08.18

10.30 Am

Land Form No. 22

122478/-

9900546400

23.08.18



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 177543

L.O. No. 907430.

L.D. No. 257278.

The 30th day of August Two thousand and Eighteen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE Established under Act No.26 of 1997 of P.O. Box 938, 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 **July, Two thousand and Eighteen** 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, 2019 shall thereafter pay rent of shillings **two million four hundred forty nine thousand seven hundred sixty (2,449,760/=)** 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 Occupier 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

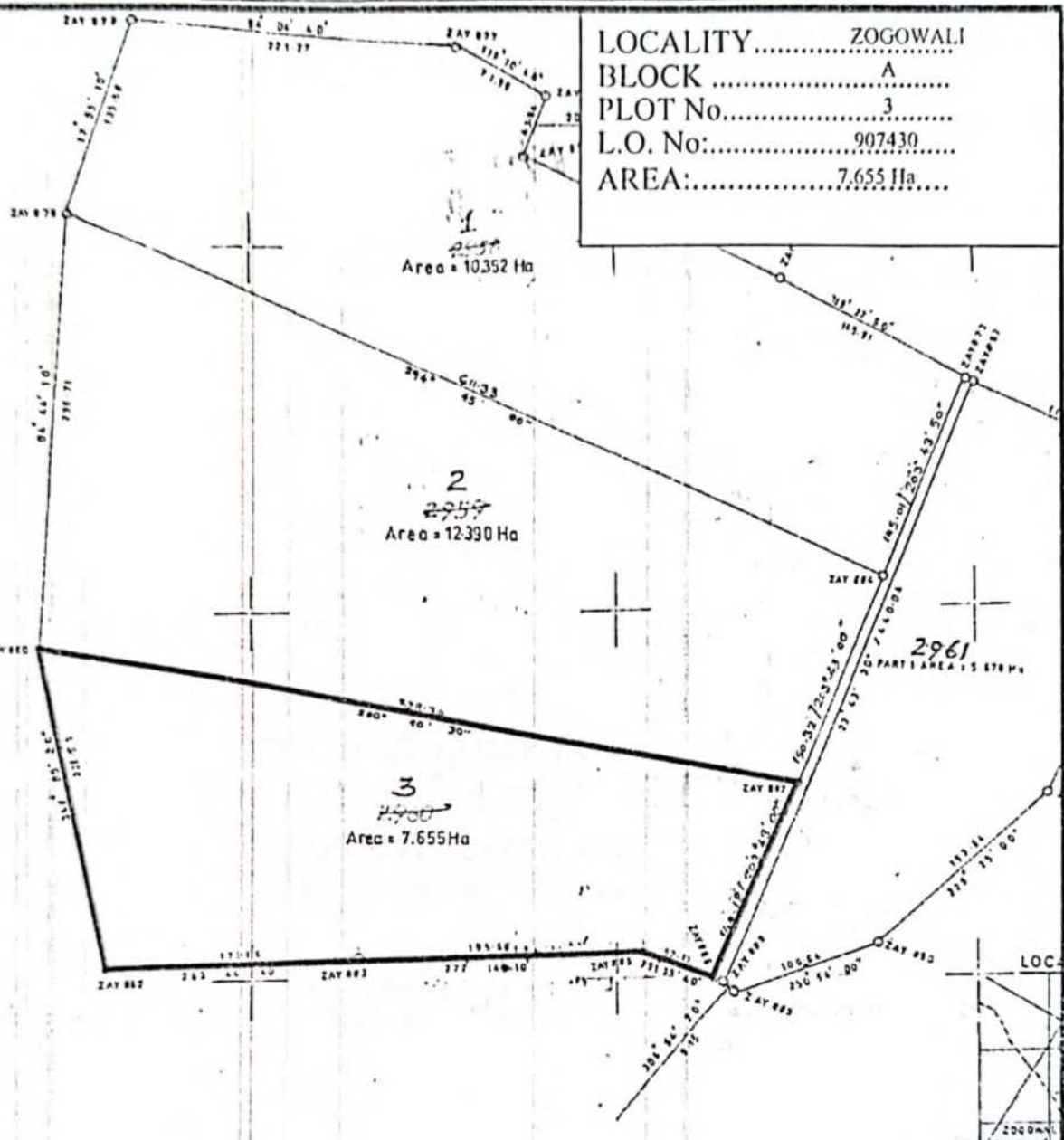


- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Building shall be in permanent materials.
- WP/13/22
(iv) Building plans to be submitted to the ^{T&M} Kibaha District Council within six months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain on 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 for 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.
4. **USER:** The land shall be used **Industrial** purposes only, Use Group 'N' Uses classes (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

Handwritten signature

KIBAHA TOWNSHIP

LOCALITY..... ZOGOWALI
 BLOCK..... A
 PLOT No..... 3
 L.O. No:..... 907430
 AREA:..... 7.655 Ha



TP DRG No-19/KBH/589/012018

[Signature]
 SURVEY APPROVED
 DATE 06-09-2025

COMPS E 354^A
 MP 185/11/6

This plan is prepared in accordance with Registered Plan No..... 41073

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping..... *[Signature]* Date 22-08-2025

Ministry of Lands, Housing and Human Settlements Development, Dodoma

The issue of this plan implies no guarantee or admission of title by the government

[Handwritten signature]

SCHEDULE

ALL that Land known as Plot No. 3 Block 'A' situated at Zogowali in Kibaha Township containing seven decimal point six five five (7.655) Hectar shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 41073 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.

[Signature]
A3 ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this..... 29 day of AUGUST 2018.)

Signature..... *[Signature]*)

Postal Address: 938)

DAR ES SALAAM)

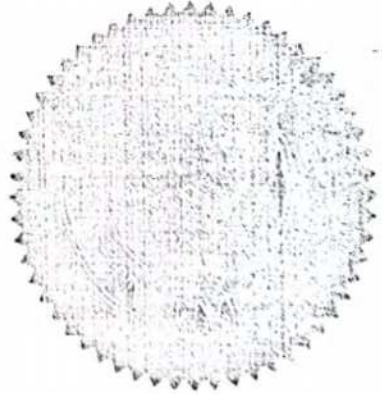
Qualification: EXECUTIVE DIRECTOR)

Signature..... *[Signature]*)

Postal Address: P.O. Box 938)

DAR ES SALAAM)

Qualification: SENIOR LEGAL OFFICER)



LAND REGISTRY DAR-ES-SALAAM

LEASE

199340

21.9.2018 3:11 PM

PRANCE INTERNATIONAL TRADE CO
MPANY LTD, BOX 7728, DUSALAM
FOR A TERM OF 98 YRS FROM 1-6-2018

LEFT-HOLD TIME
177543/1. Issued



Stamp of Titles

ENTRIES IN THE REGISTER
TITLE NO.

No. Registered at m
To
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Asst. Registrar of Titles

No. Registered at m
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Asst. Registrar of Titles

ENTRIES IN THE REGISTER
TITLE NO. 177545/1

<p align="right">21.09.2018 03:11PM</p> <p>FD. No. Registered at m</p> <p>To PRANCE INTIPNATIONAL TRADE COMPANY LIMITED P.O. BOX 33009 DAR ES SALAAM.</p> <p align="center"> Asst. Registrar of Titles</p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p align="center">..... Asst. Registrar of Titles</p>
<p align="center">MORTGAGE</p> <p>No. 206548 Registered 15-05-2020 at 12:05PM</p> <p>To STANDARD CHARTERED BANK TANZANIA LIMITED OF PO-Box 9011, DSM (TO SECURE USD. 10,750,000/=) INCLUDING CT NO 177543/1 & 177544/1</p> <p align="center"> Asst. Registrar of Titles</p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p align="center">..... Asst. Registrar of Titles</p>
<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p align="center">..... Asst. Registrar of Titles</p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p align="center">..... Asst. Registrar of Titles</p>
<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p align="center">..... Asst. Registrar of Titles</p>	<p>No. Registered at m</p> <p>To</p> <p>.....</p> <p align="center">..... Asst. Registrar of Titles</p>

1468/18

Land Form No. 56

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: 177545

L.O. No: 907428

LD No: 257277

Made and entered into this.....day of2018

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

PRANCE INTERNATIONAL TRADE COMPANY LIMITED

of P.O Box 38009 DAR ES SALAAM and having certificate of incentives No. 015097 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No. 177545 in respect of land within Plot No. 1 Block "A" situated at Zogowali in Kibaha District, and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety-Eight** years commencing on the **First** day of **July**, **Two Thousand and Eighteen** and expiring on the **Thirty First** day of **June**, **Two Thousand One Hundred and Sixteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Industrial** purposes only; Use Group 'N' use classes (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June,2018, thereafter continue to pay Tshs 3,312,640/= (Three Million Three Hundred Twelve Thousand Six Hundred Forty) or any other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** and maintain on the land all existing buildings designed in permanent materials and used for service trade and specifically production of precast concrete wall panels, as approved by Kibaha District Council (the Authority).
4. **WHERE** necessary and permissible, to erect more building(s) in accordance with building plans and specifications, that shall have been first approved by the Authority.
5. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.



6. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
7. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
8. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
9. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the

JSZ

Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named PRANCE INTERNATIONAL TRADE COMPANY LIMITED hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 1 Block 'A' situated at Zogowali in Kibaha District, measuring ten decimal point three five two (10.352) hectares, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 41073 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said)
PRANCE INTERNATIONAL TRADE)
COMPANY LIMITED and DELIVERED in the)
presence of us this.....day of2018)

Signature.....*刘五军*
Postal Address.....P.O. BOX 38009
Qualification.....DIRECTOR

Signature.....*刘红梅*
Postal Address.....P.O. BOX 38009
Qualification.....SECRETARY

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us this¹⁹)
day ofSEPTEMBER.....2018)

Signature.....*W. W. W.*
Postal Address.....BOX 938 DSI
Qualification.....EXECUTIVE DIRECTOR

Signature.....*[Signature]*
Postal Address.....P.O. BOX 938 DSI
Qualification.....SENIOR LEGAL OFFICER



FILED DOCUMENT No. 199360

REGISTERED ON 21-09-2018

AT 03:11 PM



[Signature]

Registrar of Title

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 500/= Paid

Receipt No: 99006622852

of: 24-09-2018

[Signature]

Stamp Duty Officer

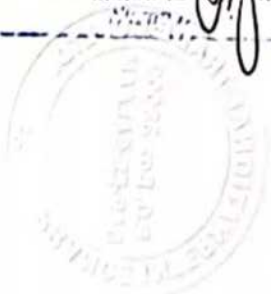
TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 1500/=

Receipt No: 99006622852

of: 24-09-2018

[Signature]

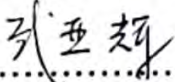


HANDLING OVER NOTE-DISPATCH MEMO


LHT No.177545/1
Plot No. 1 Block 'A' Zogowali,
Kibaha Township.

I, YAHUI WU of P.O. Box 77128 TEL +255 715 568 888 DAR ES
SALAAM being Director of PRANCE INTERNATIONAL TRADE
COMPANY LIMITED with Driving Licence No.4000599705 do hereby
accept that I have collected Derivative Title No. 177545/1 for the above
mentioned plot on behalf of PRANCE INTERNATIONAL TRADE
COMPANY LIMITED from TANZANIA INVESTMENT CENTRE for
the sole purpose of delivering it to The Directors of PRANCE
INTERNATIONAL TRADE COMPANY LIMITED for safe keeping.

Received by; YAHUI WU

Signature;.....

Dispatched by; MICHAEL J.M

Signature;.....

Date:27/09/2018

GOVERNMENT PAYMENT GATEWAY

201 Bank House

2018:09:24 10:09:07

Control number:091171295064 TANZANIAINVESTMENTCENTRETIC

Service name :Ministry of Lands, Housing and Human Settlements Development

Amount paid:134,000

(One Hundred Thirty-Four thousand)

Bill Description :LEASE HOLD TITLES CT NO 177545

Bank Reference :EC100241579868

Thank You

Posted by :CE04511





Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 99006622852

Received from : TANZANIA INVESTMENT CENTRE
(TIC)

Amount : 134,000.00 TZS

Amount in Words : One Hundred Thirty Four Thousand
Tanzanian Shilling Only

In respect of : 140329 - Land Registration Fees

Bill Reference : STAMP DUTY AND REG FEES

Payment Control Number : 991171295064

Payment Date : 2018-09-24


Issued by : MARTHA STANLEY MILLINGA

Date Issued : 24-09-2018 10:52:55

Signature

Government Payment Gateway © 2017 All Rights Reserved (GePG)

TITLE No. 177545
 REGISTERED 31-08-18
 AT 10:30 AM



[Signature]
 Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/= Paid
 Receipt No: 99005464464
 of: 23-08-18

[Signature]
 Stationery Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 177545
 L.O. No. 907428.
 L.D. No. 257277.

The 30th day of August Two thousand and Eighteen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE Established under Act No.26 of 1997 of P.O. Box 938, 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 **July, Two thousand and Eighteen** 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, 2019 shall thereafter pay rent of shillings **three million three hundred twelve thousand six hundred forty (3,312,640/=)** 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 Occupier 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

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 165622/= Paid
 On Original Receipt Shs: 99005464464
 of: 23-08-18

[Signature]
 Stationery Officer

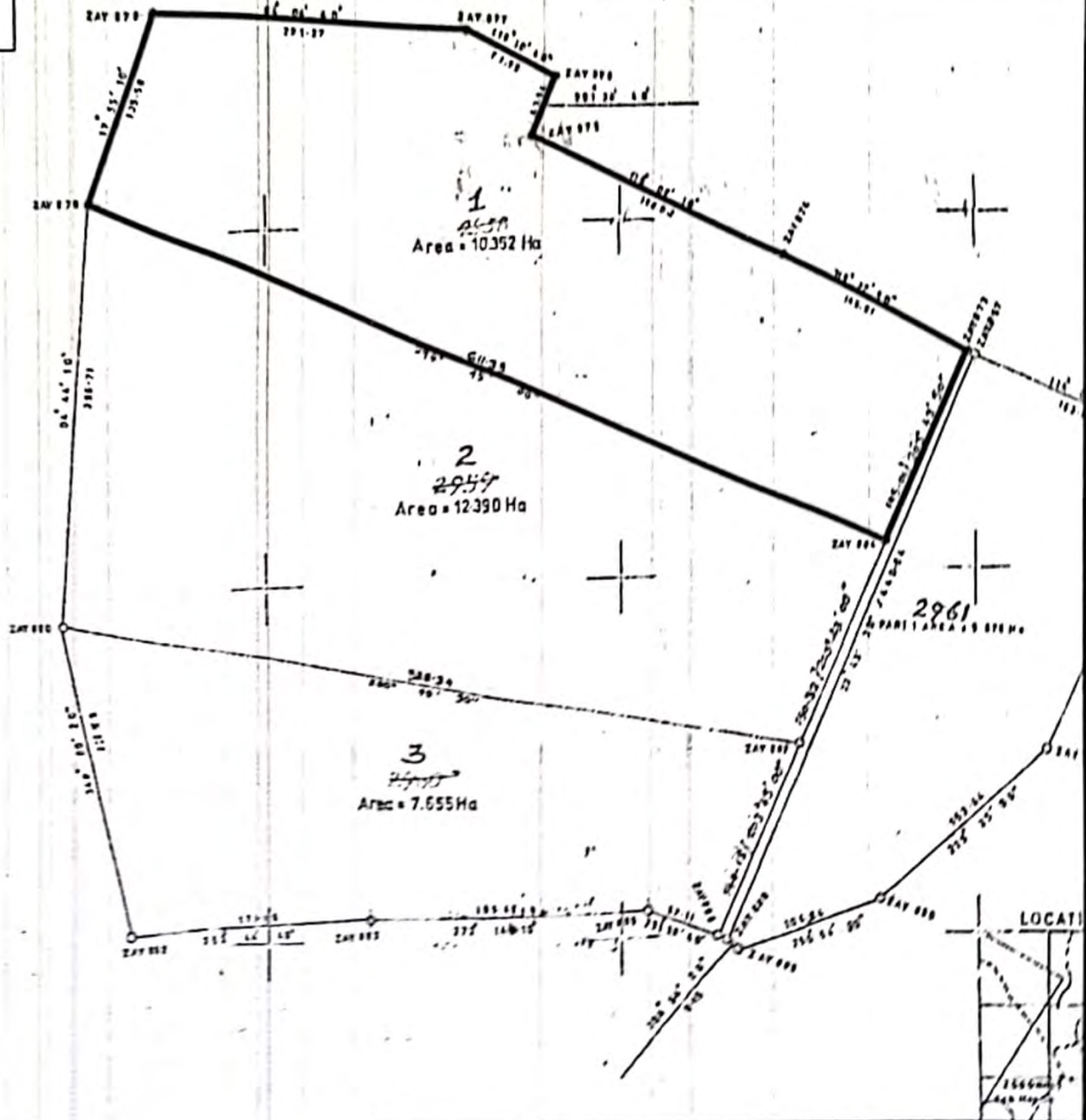
[Handwritten mark]

- (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.
 - (iii) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the ^{Town} Kibaha ~~District~~ Council within six months from the commencement of the Right. WPR
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
- (i) 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 for 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.
4. **USER:** The land shall be used **Industrial** purposes only, Use Group 'N' Uses classes **(b)** and **(c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

KIBAHA TOWNSHIP

LOCALITY..... ZOGOWALI
 BLOCK A
 PLOT No..... 1
 L.O. No:..... 907428
 AREA:..... 10.352 Ha

SURVEY OF
 KIBAHA



This plan is prepared in accordance with Registered Plan No. 41073

TP DRG No-19/KBH/569/0120

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping..... *EF* Date 24.09.2018

The issue of this plan implies no guarantee or admission of title by the government

Ministry of Lands, Housing and Human Settlements Development, Dar es Salaam

Handwritten signature

SCHEDULE

ALL that Land known as Plot No. 1 Block 'A' situated at Zogowali in Kibaha Township containing ten decimal point three five two (10.352) Hectar shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 41073 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.

[Signature]
AS - ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this.....*29*..... day of*AUGUST*....., 2018.)

Signature.....*[Signature]*.....)

Postal Address:.....*938*.....)

.....*DAR ES SALAAM*.....)

Qualification:.....*EXECUTIVE DIRECTOR*.....)

Signature.....*[Signature]*.....)

Postal Address:.....*P.O. BOX 938*.....)

.....*DAR ES SALAAM*.....)

Qualification:.....*SENSOR CENTRE OFFICER*.....)



LAND REGISTRY DAR - E3 - SALAAM

LEASE

Filed Document No. 199360

Date of Registration 21-09-2018 03:11 P.M.

To PRANCE INTERNATIONAL TRADE COMPANY

LIMITED OF BOX 38009, DSM for a term of 98 YRS

commencing from 01st day of JULY, 2018

Leasehold title 17754511

Issued,

Senior Assst. Registrar of Title

**ENTRIES IN THE REGISTER
TITLE NO.**

<p>Registered.....at.....m</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p style="text-align: center;"><i>Asst. Registrar of Titles</i></p>	<p>No.....Registered.....at.....m</p> <p>To.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p style="text-align: center;"><i>Asst. Registrar of Titles</i></p>
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