

Dae No - 00832

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number:

84435

Land Office Number: 282455.

Land: PLOT NO. 2/2 KURASINI IN DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE NO. 84435
 REGISTERED 08.05.2009
 AT 1:00 Pm

 Senior Asst. Registrar of Titles

TANZANIA LAND AND DUTY ACT,
 Stamp Duty Paid 107120/=
 on original Receipt No. 28514339
 of 08.05.2007
 Stamp Duty

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANZANIA LAND AND DUTY ACT,
 Stamp Duty Paid 1000/=
 on original Receipt No. 28514339
 of 08.05.2007
 Stamp Duty

Title No. 84435
 L.O. No. 282455
 L.D. No. TM/KB/2

The 8th day of May Two thousand and seven.

THIS IS TO CERTIFY that **ORYX OIL COMPANY LIMITED** is a limited liability company incorporated in Tanzania under Companies Ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 9540, 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 **April, two thousand and seven** 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 Occupier having paid rent up to the thirtieth day of June, 2007, shall thereafter pay rent of shillings **Two million one hundred thirty eight thousand, four hundred forty (Shs.2,138,440/=)** 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.

SPECIAL CONDITIONS:

The Occupier further covenants:-

- a) To observe and comply with the regulations relating to Petroleum of Petroleum Products which are now in force or which shall thereafter be in force;
 - b) To comply with all regulations of the Tanzania Railways Corporations in respect of the use of the raid sidings to be constructed to serve the said land;
5. **USER:** The land and existing buildings thereon shall be maintained and shall be used for **Special Industrial** purposes only. Use Group 'H' as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
 6. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 7. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
 8. The President may revoke the right for good cause and in public interest.

SCHEDULE

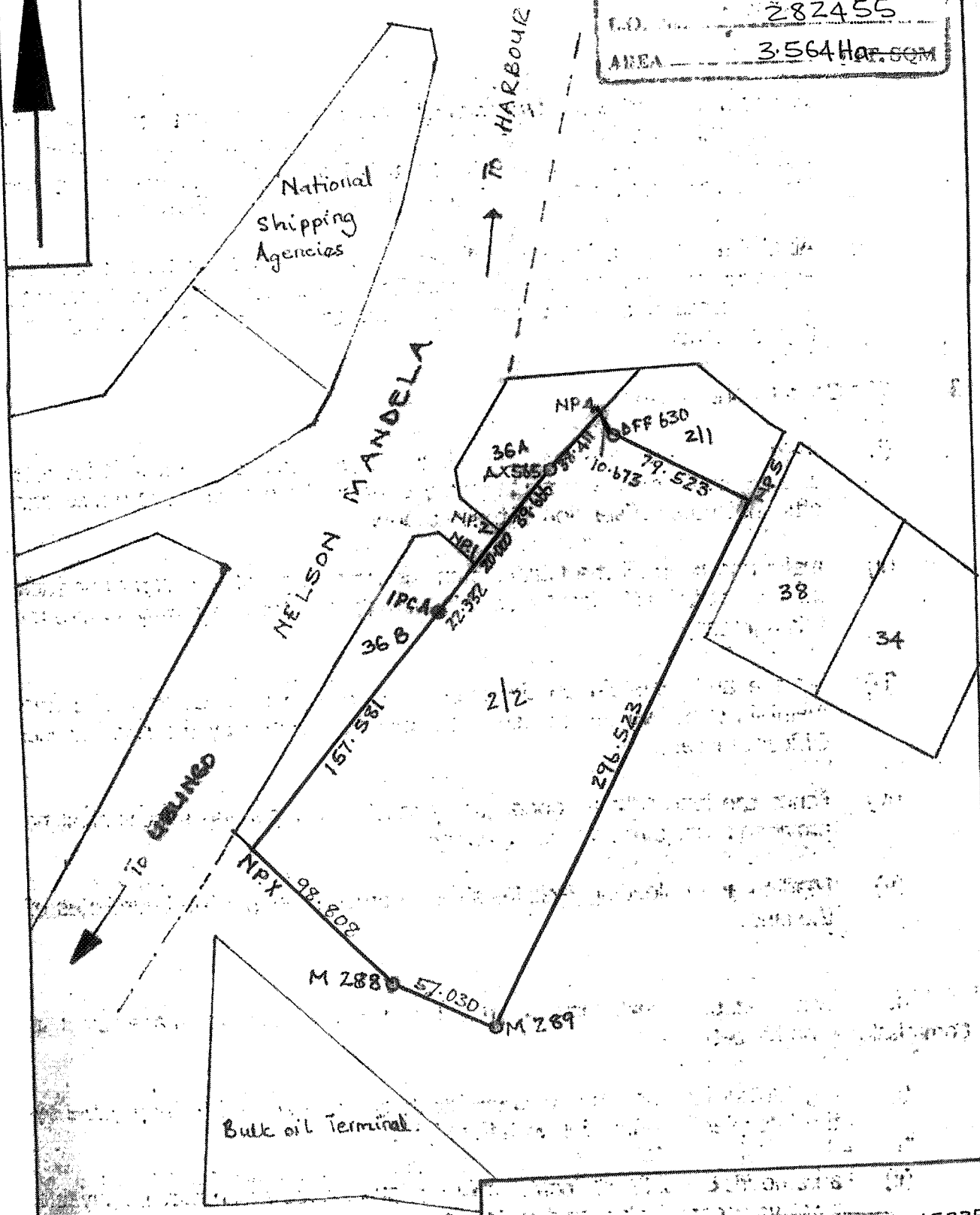
ALL that Land known as Plot No.2/2 situated at **Kurasini** in **Dar es Salaam City** containing **Three decimal point five six four (3.564) Hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **45335** deposited 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.


ASS T. COMMISSIONER FOR LANDS

DAR ES SALAAM CITY

LOCATION	KURASINI
BLOCK	—
PLOT NO.	2/2
L.O. NO.	282455
AREA	3.564 Hectares



This plan implies no guarantee of title by the Government.

This plan, prepared in accordance with the registered plan No. 45335, is approved for purposes of the registration ordinance.
 Director of Survey and Mapping: *Alifanga*
 Ministry of Lands, Housing and Urban Development, Dar es Salaam. Date: 5/6/200

The within named **ORYX OIL COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the)
said **ORYX OIL COMPANY LIMITED** and)
DELIVERED in the presence of us)
of us this 15 day of JUNE 2007.)

Signature..... [Signature])

Postal Address: P.O. BOX 9540)

DSM)

Colification: FINANCE MANAGER)

Signature..... [Signature])

Postal Address: P.O. BOX 9540)

DSM)

Qualification: MANAGING DIRECTOR)

LAND REGISTRY DAR - ES - SALAMBA
MORTGAGE
Filed Document No. 143378
Date of Filing No. 28-3-2012 time 12:02 P.M.
To STANDARD CHARTERED BANK
TANZANIA LIMITED (to secure
US\$ 16,000,000 and TSHs. 37,411,000,000)
Including CT-14542
Senior Asst. Registrar of Titles [Signature]

LAND REGISTRY DAR - ES - SALAMBA
MORTGAGE
Filed Document No. 143378
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