

Land Form 23A.

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 54596

Land Office Number: 200206

Land: PLCT NO. 30 VIJIBIWENI INDUSTRIAL AREA DAR ES SALAAM CITY

Term: THIRTY THREE YEARS

TITLE No. 54596

REGISTERED 11.7.2003

At 1:00 PM on 22.10.2002



Senior Asst. Registrar of Titles

L.C. NO. 200206

LD/TM/VIJ/IND/30

TANGANYIKA STAMP DUTY

Stamp Duty Shs. 100/-

and Revenue Receipt No. 137

THE UNITED REPUBLIC OF TANZANIA
THE CERTIFICATE OF OCCUPANCY
THE LAND ACT NO. 4 OF 1999
(Section 9 of the Land Ordinance)
(Under Section 29)

10.12.2002 issued

Stamp Duty

The three.

26th

day of September, two thousand and

TITLE No. 54596

THIS IS TO CERTIFY that TOIGO LIMITED a limited liability company registered under the Companies Ordinance (Cap 212) having its register office in Dar es Salaam P.O. BOX 2212 DAR ES SALAAM (hereinafter called "the Occupier's") is entitled to a Right of occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereafter called "the Land") for a term of thirty three years from the first day of October two thousand and two according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

AD/1997

1. The Occupier having paid rent up to the thirtieth day of June shall thereafter pay rent of shillings ~~ten thousand eight hundred and eighty~~ ^{two thousand eight hundred and eighty} only 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 reviewed 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 2042, 2052 and 2062 or within three years thereafter in each case. Commissioner for

2. The occupier shall:-

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 540/-
original Receipt No. 13769024
of 10.12.2002

- (i) Erect 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 Town Municipal Council (hereinafter called "the Authority");
- (ii) By the thirty first day of March 2003, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate
- (iii) within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;

- (v) At all times during the term after the thirtieth day of September 2005; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands Development Services (hereinafter called "the Director");
- (vi) 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 as hereinbefore provided;
- (vii) 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.

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 it or of any building on it without the previous written consent of the Director;

(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 employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. The Director shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2 (iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.

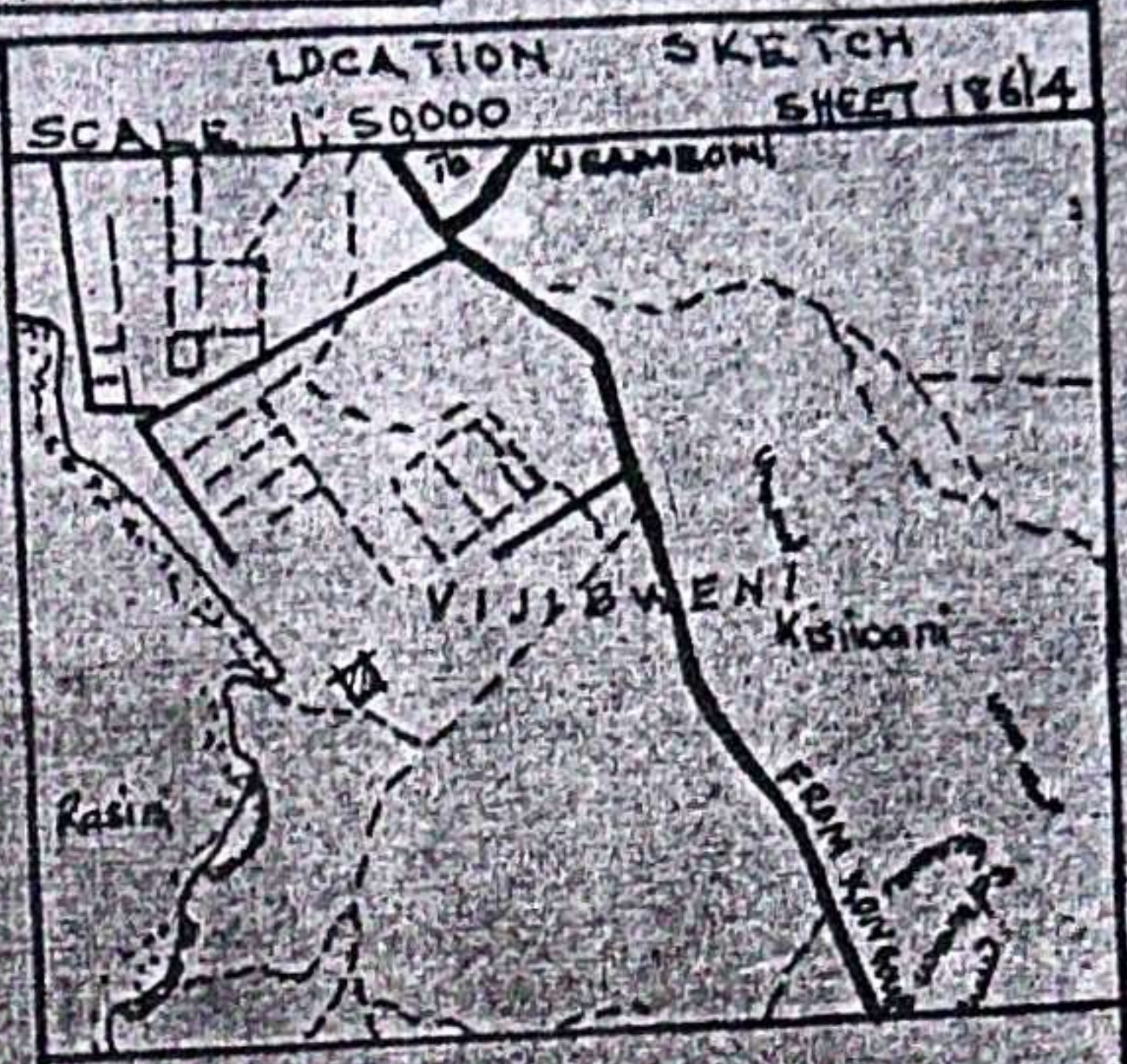
5. The occupier shall further:-

- (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.

DAR ES SALAAM CITY



LOCATION VIJIBWENI INDUSTRIAL
AREA
BLOCK —
PLOT No. 3D
L.O. No. 200206
AREA 10878 HA GOV.



5. The occupier shall pay to the Minister on demand made by the Director on his behalf:-

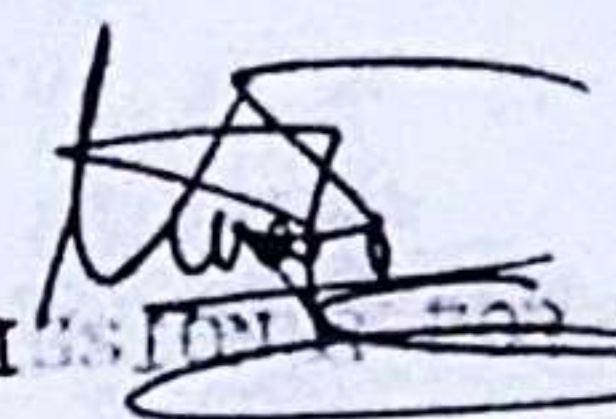
- (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Director shall assess 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 or after such making or improvement thereof. This condition does not oblige the Government to make or improve road

FO 143146
on 19.7.2012
The buildings to be built thereon shall be used for Special Industries purposes only. Use Group ~~(A)~~ use class (C) as defined in the Town and Country Planning (Use Classes) Regulations as amended in 1995.

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

All that land known as Plot No. 30 Vithweni in urban area of Dar es Salaam City containing one point zero eight seven eight (1.0878) hectares showing for identification only as defined on the plan attached to this Certificate as defined on the original survey plan number 35518 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

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


COMMISSIONER OF LANDS

The within-named TOICO LIMITED hereby accept the terms and
conditions contained in the foregoing Certificate of Occupancy.

... with the COMMON SEAL of the said
TOICO LIMITED and DELIVERED in the
presence of us this... 2nd ... day
of... JUNE 2003.

Signature:.....
Postal Address:..... 22126
..... DAR-ES-SALAAM
Qualification:..... MANAGING DIRECTOR

Signature:.....
Postal Address:..... 22126
..... DAR-ES-SALAAM
Qualification:..... DIRECTOR

LAND REGISTRY DAR - ES - SAKAANI

TRANSFER

Filed Document No 139487

Date of Registration 19.10.2011 Time 12:45P

To ATN PETROLEUM CO LTD
OF Box 683 MARDHORU.

(Income of Tsh 20,000,000/-)

Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SAKAANI
VARIATION OF R/O.

Filed Document No 143146

Date of Registration 19.4.2012 Time 1:00 P

To TERMS AND CONDITIONS OF RIGHT
OF OCCUPANCY VARIED AND LAND
RENT INCREASED. to Tsh 293,706/-

Senior Asst. Registrar of Titles

ASSISTANT COMMISSIONER FOR LANDS