

RECEIVED
December 7y

10-15 a.m.
Land Form 33
Schona
Asst. Registrar of Titles



Revenue Receipt No. *29-4-74* Issued.
Schona
Revenue Authority



L.O. No. *2473/74*
L.O. No. *515/74*

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The *14th* day of November
nine hundred and Seventy Four /

Certified True Copy
Schona
Asst. Registrar of Titles
Date *6.06.05.*

TITLE No. *19229.*

THIS IS TO CERTIFY that AGIP (TANZANIA) LIMITED, a limited liability company incorporated in Kenya under the Companies Ordinance (Cap. 212)

~~is~~ hereinafter called "the Occupier" is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") ~~as joint tenants/as tenants in common in equal shares~~ for a term of Ninety Nine years from the first day of January One thousand nine hundred and Seventy Four 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 having paid rent up to the thirtieth day of June 1974, shall thereafter pay rent of Shillings five thousand, eight hundred 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 1984, 1994, 2004, 2014 or within three years thereafter in each case.~~ *2024, 2034, 2044, 2054 and 2064.*

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 Region Development 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");



Copy

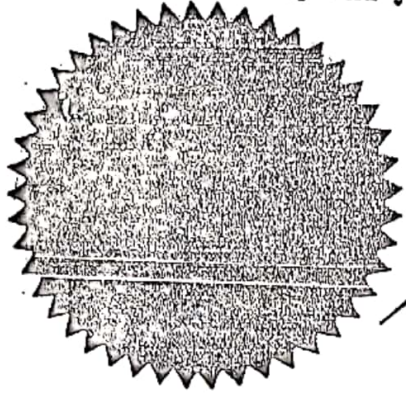
6. The land shall be used for the purposes of the following classes (a) - (c) Shops, Offices, and Petrol Services and Group B Use Classes (shops and offices, and Group B Use Classes) Town and Country Planning (Use Classes) Regulations, 1964.

7. The President may revoke the Right for good cause or in public interest.

SCHEDULE

All that land known as Plot No. 1017 of the City of Dar es Salaam and containing one hundred and sixty (160) square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 15966 deposited at the Office of the Commissioner 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.



Mary et al
 DIRECTOR OF LAND DEVELOPMENT SERVICES
 COMMISSIONER FOR LANDS

The within-mentioned (P.L. No. 1017) shall be subject to the terms and conditions contained in the certificate of occupancy.

Certified True Copy
[Signature]
 Asst. Registrar of Titles
 Date 06.06.05.

DELIVERED TO THE ATTORNEY GENERAL OF THE said ASIF (TANZANIA) DELIVERED and DELIVERED in the presence of us this 10th day of October 1974.

(Signature) *[Signature]*
 (Postal Address) P.O. Box 9540
 DAREESALAAM
 (Qualification) MANAGING DIRECTOR

(Signature) *[Signature]*
 (Postal Address) P.O. Box 9540
 DAREESALAAM
 (Qualification) FINANCE DIRECTOR

NOTE
 In this document every reference to the word 'land' shall be construed to include any interest in land.

Copy 7
 ABIDGATE
 ARBARY PUBLICS
 [Signature]

Cert. of Occupancy
Date 6.06.05.

- (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 Occupiers expenses as assessed by the Commissioner 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 Occupiers 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 Commissioner PROVIDED that the consent of the Commissioner shall not be necessary

Handwritten signature
~~to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

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 Occupiers or their 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 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.

Handwritten initials
ALEX
ADVOCATE
MOHAMED PUBLIS
COMMISSIONER

ENTRIES IN THE REGISTER
TITLE No. 29

No. Registered 2.12.74 at 10.15
To ABIP (TANZANIA) LIMITED

Registered at m

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

CAVEAT
WITHDRAWN FT 10466
No. 105597 Registered 16.3.01 at 11.25
To AHMED MBARAK BIN KLEB of
P.O. Box 30197, DAR ES SALAM
CN 12.7.2005

Registered at m

[Signature] *[Signature]*
Asst. Registrar of Titles

Asst. Registrar of Titles

No. 109900 Registered 10.6.2008
To ORYX OIL COMPANY LIMITED
of BOX 9540 DISALAM.

Registered at m

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered at m
To

Registered at m
To

Asst. Registrar of Titles

Asst. Registrar of Titles



copy

DAR ES SALAAM CITY

Certified True

Handwritten signature

SHEET SHOWING DETAILS OF PLOT

Number of Titles
6005



This plan prepared in accordance with Registered Plan No. 15966
It approved for the purposes of the Land Registration ordinance.
Director of Surveys and Mapping
Date



ENTRIES IN THE REGISTER
TITLE NO. 19229

<p>No. Registered 2.12.74 at 10.15 To ABIP (TANZANIA) LIMITED</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>MORTGAGE DISCHARGED PD 11468 on 03-08-07 No. 110164 Registered 7-9-05 at LWP To STANBIC BANK TANZANIA LIMITED (T/SALAMA) (Shs 2,500,000,000/=)</p> <p><i>[Signature]</i> Asst. Reg. of Titles</p>
<p>CAVEAT WITHDRAWN PD 10996G No. 105597 Registered 16.3.01 at 11.25 To AHMED MBARAK BIN HLEB of P.O. Box 30197, DAR ES SALAAM, on 12.7.2005. at 10:15 AM.</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>MORTGAGE DISCHARGED on 27.08.10 - DEBY No. 116964 Registered 21.02.04 at LWP To NATIONAL MICROFINANCE BANK LIMITED BOX 9213 D'SALAMA (T/SALAMA) (Shs 4,000,000,000/=)</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>
<p>No. 109900 Registered 10.6.2008 at LWP To ORYX OIL COMPANY LIMITED of BOX 9540 D'SALAMA</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>CHANGE OF NAME Discharged on 16.06.10 27.08.10 1032 No. 118620 Registered 8.07.09 at LWP To NATIONAL MICROFINANCE BANK PLC.</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>
<p>TRANSFER No. 110037 Registered 3.8.05 at LWP To NEW MSIMBAZI KEROSENE LIMITED of BOX 21531 D'SALAMA (In cons of USD 500,000)</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>MORTGAGE PD 116964 Discharged on 16.06.10 27.08.10 1032 No. 118621 Registered 09.07.09 at LWP To AMOUNT SECURED VARIED (T/SALAMA) (Shs 3,217,000,000/=)</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>

ENTRIES IN THE REGISTER
TITLE NO. -

<p>Discharged on 166034 MORTGAGE No. 128717 Registered 27-08-14 1232 To NATIONAL MICROFINANCE BANK PLC OF BOX 9213, NAIROBI. (Amount secured increased to KSh 10,319,000,000/-) Asst. Registrar of Titles</p>	<p>No. Registered at m To</p> <p>Asst. Registrar of Titles</p>
<p>MORTGAGE 166035 Registered 27-08-14 1232 To NATIONAL BANK OF COMMERCE LIMITED of P.O. BOX 1861 NAIROBI (To secure Unspecified amount) Asst. Registrar of Titles</p>	<p>No. Registered at m To</p> <p>Asst. Registrar of Titles</p>
<p>No. Registered at m To</p> <p>Asst. Registrar of Titles</p>	<p>No. Registered at m To</p> <p>Asst. Registrar of Titles</p>
<p>No. Registered at m To</p> <p>Asst. Registrar of Titles</p>	<p>No. Registered at m To</p> <p>Asst. Registrar of Titles</p>