

TANGANYIKA

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



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

LEASE HOLD TITLE

/Copy of

This is to certify that the annexed Certificate of Occupancy dated

the 29th day of August, 2022..

is registered in the Land Registry under Title No. PWN 12682

Copies of the subsisting entries in the register are within

Dated the 03rd day of November 20.22.

HADIJA MILULU
ASST: Registrar of Title

Title No. PWN 12682/1

Description of registered land

All that Land known as Plot No. 44 Block 'F' situated at MWANAMBAYA Area in MKURANGA DISTRICT containing Thirty seven Thousand and Thirty (37030) Square Metres shown for identification only edged black on the Plan attached to this Certificate and defined on the Registered Survey Plan Numbered 142939 deposited on the Office of the Director for Surveys and Mapping at DAR ES SALAAM.

THE UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Dar es Salaam)

C.T. No: 12682 PWN
L.O. No: 1071590
REF.No : LD/PW/9081

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and **FEDERAL FOOTWEAR INC LIMITED** of P.O. Box 33722 DAR ES SALAAM (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 44 Block 'F' situated at **Mwanambaya** in **Mkurunga District Council** Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for the issue of a **Leasehold Title** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the **COMMON SEAL** of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us this...⁰⁵.....]
day of August.....2022]

Name: John M. Mnali
Signature: [Signature]
Postal Address: P.O. Box 938 Dsm
Qualification: Ag. Executive Director

Name: ALEXANDER NYANI
Signature: [Signature]
Postal Address: P.O. Box 788 Dsm
Qualification: SENIOR DEPT. OFFICER




SEALED with the COMMON SEAL of the said]
FEDERAL FOOTWEAR INC LIMITED and]
DELIVERED in the presence of us this.....]
day of2022]

Name: JI YONGLING
Signature: 李永灵
Postal Address: Box. 105727, D.S.M.
Qualification: Director

Name: CHEN fu QUN
Signature: 陈福群
Postal Address: Box. 105727 D.S.M.
Qualification: Director

FILED DOCUMENT No. 221594.
REGISTERED ON: 07-10-2022.
AT: 03:15 PM.



[Signature]
Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 1000/- Paid
On Receipt No. 922279130745620.
of: 07-10-2022.

[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 500/- Paid
Receipt No. 922279130745620.
of: 07-10-2022.

Stamp Duty Officer



5 21 TFN -833



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: 12682 PWN
L.O. No: 1071590
REF.No : LD/PW/9081

Made and entered into this.....day of2022

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

FEDERAL FOOTWEAR INC LIMITED

of P.O Box 96232 DAR ES SALAAM and having certificate of incentives No. 20221638 (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. 12682 PWN in respect of land within Plot No. **44 Block 'F'** situated at **Mwanambaya** in **Mkuranga District Council** 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 **January, Two Thousand and Twenty Two** and expiring on the **Thirty First** day of **December, Two Thousand One Hundred and Nineteen** 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-Service Trade** Purposes Only; Use Group 'M' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2021, thereafter continue to pay Tshs **1,184,960/=** (Tanzania Shillings One Million One Hundred Eighty Four Thousand Nine Hundred Sixty) 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** the land by establishing and operating a new project for manufacturing of shoes and related products **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Mkuranga District Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **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.
 - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

5. **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.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **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

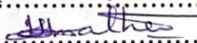
In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **FEDERAL FOOTWEAR INC LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.


SCHEDULE

ALL that Land known as Plot No. 44 Block 'F' situated at Mwanambaya in Mkuranga District Council, measuring thirty seven thousand thirty (37030) square metres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 142939 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

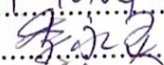
SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us this...⁰⁵.....]
day of ...August.....2022]

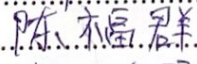
Name: John M. Msali
Signature: 
Postal Address: P.O. Box 938 ASM
Qualification: Ag. Executive Director



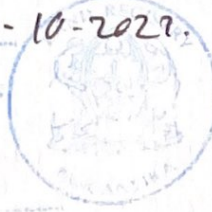
Name: ALEXANDER NUNANI
Signature: 
Postal Address: P.O. Box 788 DSM
Qualification: SENIOR CERAM OFFICER

SEALED with the COMMON SEAL of the said]
FEDERAL FOOTWEAR INC LIMITED and]
DELIVERED in the presence of us this.....]
day of2022]

Name: Ji YONG LING
Signature: 
Postal Address: BOX 105727 D.S.M
Qualification: DIRECTOR

Name: CHEN FU QUN
Signature: 
Postal Address: BOX 105727 D.S.M
Qualification: DIRETOR



FILED DOCUMENT No. 221595
REGISTERED ON: 07-10-2022
AT: 03:15 PM.

Senior Asst. Registrar of Tit

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Sub: 1000/- Paid
922279130745620.
of: 07-10-2022
Stamp

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Sub: 500/- Paid
Receipt No: 922279130745620
of: 07-10-2022
Stamp
of the Officer



TITLE No. 12682 PWN
 REGISTERED 31.08.2022
 AT 02.30R
 Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 59,788/= Paid
 On Original Receipt Shs. 922,541,099,220,84
 of: 03.06.2022
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

Certified True Copy
 Asst. Registrar of Titles
 Date: 03/11/2022

THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 12682 PWN
 L. O. No. 1071590.
 Ref. No. LD/PW/9081.

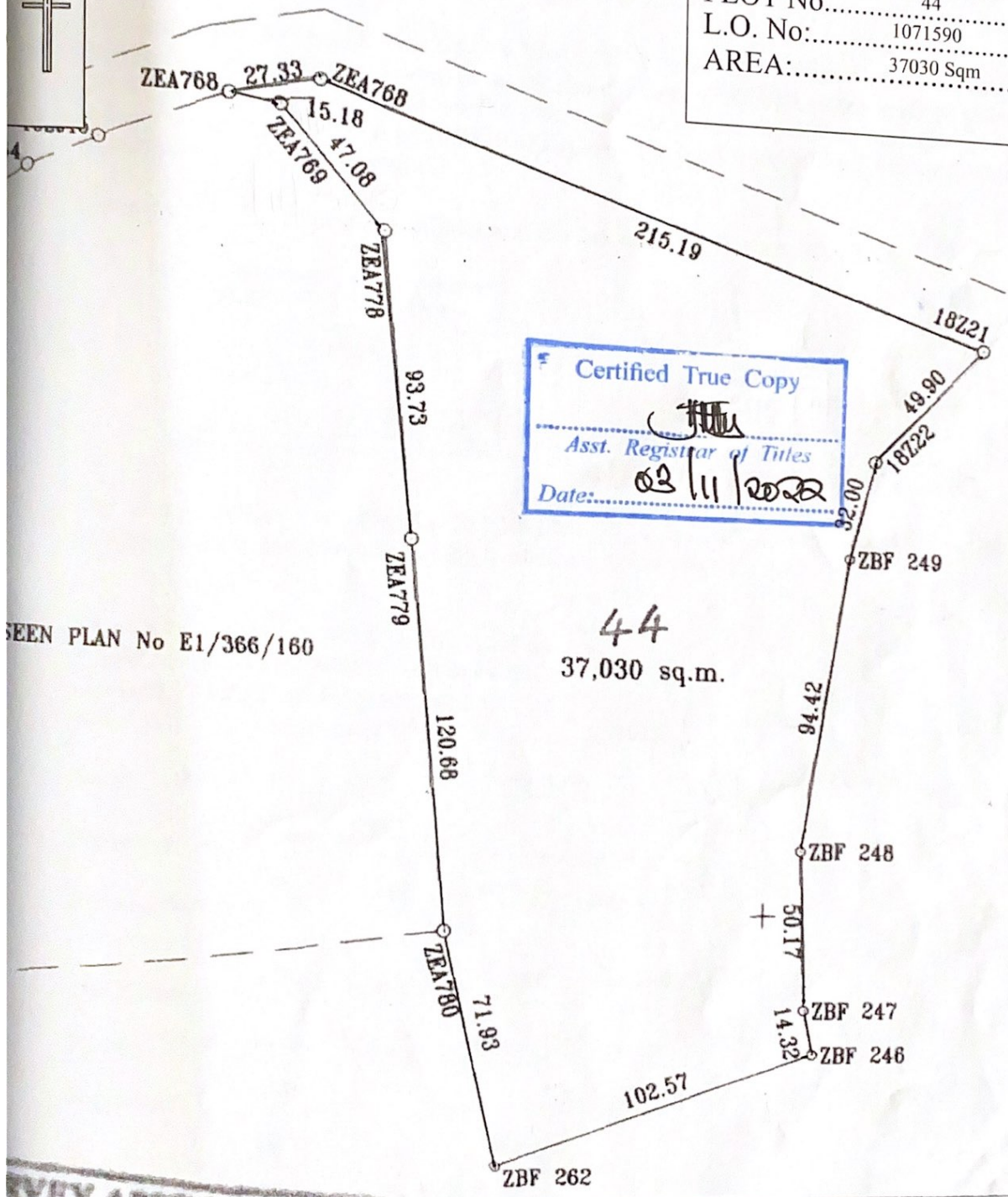
The 29th day of August Two thousand and Twenty Two.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER 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 (99) years from the first day of January, Two thousand and Twenty Two 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, 2022; shall hereafter pay rent of shillings **One million one hundred eighty four thousand nine hundred sixty (Tshs. 1,184,960/=) only** 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

DISTRICT

LOCALITY MWANAMBAYA
BLOCK F
PLOT No. 44
L.O. No: 1071590
AREA: 37030 Sqm



Certified True Copy
Asst. Registrar of Titles
Date: 03/11/2022

SEEN PLAN No E1/366/160

BY APPROVED
White

This plan is prepared in accordance with Registered Plan No. 142939
It is approved for purpose of the Land Registration Act 334
For Director of Surveys and Mapping *[Signature]* Date 15.08.2022
Ministry of Lands, Housing and Human Settlements Development. Dodoma

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

SCHEDULE

ALL that Land known as Plot No. 44 Block 'F' situated at Mwanambaya in Mkuranga District containing thirty seven thousand and thirty (37030) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 142939 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.

Certified True Copy
Asst. Registrar of Titles
Date: 03/11/2022

[Signature]

ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTER
and DELIVERED in the presence of us
this... 01... day of... July... 2022.

Name John M. Mnahi

Signature [Signature]

Postal Address P. O Box 938 Dar

Qualification Ag. Executive Director

Name ALEXANDER MNTANI

Signature [Signature]

Postal Address P. O. Box 938

DAR - ES - SALAAM

Qualification SENIOR LEGAL OFFICER

