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

CERTIFICATE OF TITLE TO LEASEHOLD LAND

ISSUED UNDER SECTION 38

I, NICHOLAS [illegible] ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS [illegible] DO HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
Signature:
Date: 29-3-2012

This is to certify that the annexed certified copy of Certificate of Occupancy dated the eighth day of Nov. ~~22~~ 1943 is regstered in the Land Registry under Title No. 6448

Copies of the subsisting entries in the register are within

Dated the ~~eighth~~ 3rd day of December ~~August~~ 2007 BLART.

Assistant Registrar of Title

Title No. 6448 Description of registered land.

ALL THAT piece or parcel of Land situate in Mikindani now known as Itwara containing Forty decimal point eight (40.8) acres as delineated and edged in red on registered survey numbered D 232/5990 annexed to the enclosed copy of Certificate of Occupancy hereto.

Certified True Copy
Assistant Registrar of Titles
3-12-2007

L.O. No. 2486.
L.P. No. 27999.

TANGANYIKA TERRITORY.

The Land Ordinance (Cap. 68 of the Laws).

CERTIFICATE OF OCCUPANCY.

The Seventh day of November
Nineteen hundred and Forty-nine.

TITLE NO: 6448

THIS IS TO CERTIFY that THE SHELL COMPANY OF EAST AFRICA LIMITED, a Limited Liability Company incorporated in the United Kingdom and having its Registered Office at St. Helens Court, Great St. Helens Street, London, E.C.4. (hereinafter called the Occupier) is entitled to a Right of Occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed hereto for a term of Ninety-nine years from the Second day of July Nineteen hundred and Forty-eight according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the following special terms and conditions, viz:-

Dwalenga 19-3-2019

1. The Occupier shall pay during the said term the rent of Shillings Twelve thousand, Three hundred (Shs. 12,300/-) to be paid yearly in advance without any deduction on the Second day of July in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration

-8. NOV. 1949
XD.

Certified True Copy
Assistant Registrar of Titles
Date 3-12-2007

of Twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to rev sion or further revision after the expiration of every subsequent period of Twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within Five years after the above mentioned revision dates.

2. The Occupier undertakes:-

(i) To erect buildings which expression includes bulk oil storage tanks and installations) on the land of a value of not less than Shillings One million (Shs. 1,000,000/-)

(ii) Within a period of six months from the date of the commencement of the Right of Occupancy to submit to the District Commissioner, Mikindani and the Director of Public Works Dar es Salaam, such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof as will satisfy the said District Commissioner and the Director of Public Works and as will ensure compliance with the building covenant contained in paragraph (i) supra. Such plans and specifications shall be submitted in triplicate to the said District Commissioner and in duplicate to the Director of Public Works.

(iii) To commence building operations within a period of Three months from the date of notifications by the said District Commissioner and the Director of Public Works of approval of the plans and specifications, such buildings to conform to a building line decided upon by the Town Planning Adviser.

(iv) To complete the buildings according to the said plans and specifications so that the said buildings are ready for use and occupation within a period of Eighteen months from the date of commencement of the Right of Occupancy.

(v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the land approved buildings of the type and specifications hereinbefore referred to

Certified True Copy
Assistant Registrar of Titles
Date 3-12-2007

and to maintain the same in good order and repair to the satisfaction of the said District Commissioner and the Director of Public Works.

(vi) Not to erect nor commence to erect on the land any building of any kind whatsoever except in accordance with building plans and specifications which shall have been approved by the said District Commissioner and the Director of Public Works as hereinbefore provided.

Dwalang 9-3-2009

3. No transfer of the said Right of Occupancy will receive consent until the foregoing covenants have been complied with except in special circumstances of which the Governor shall be the sole judge.

4. The Occupier shall not at any time subdivide the land nor assign ...let nor otherwise dispose of any portion thereof nor any of the buildings to be erected thereon without the previous consent of the Governor.

5. The land shall be used solely for the storage of petroleum or petroleum products and for purposes ancillary thereto, which purpose may include the use of a portion of the land as the site for three residentia quarters or such larger number as may be authorised by the Governor provided always that such quarters shall be occupied only by employees of the occupier and their families. The land shall be effectively occupied to the satisfaction of the Governor.

6. The Occupier shall observe and comply with all the regulations for the time being in force relating to the storage of petroleum or petroleum products.

7. If at any time after the period allowed under condition 3 above for the erection of buildings the

Certified True Copy
Assistant Registrar of Titles
Date 3-12-2007

Occupier shall not hold a licence granted under the Petroleum Rules for the storage of petroleum or petroleum products on the said land this shall be deemed to constitute good cause for the revocation of this Right of Occupancy under Section 10 of the Land Ordinance (Cap. 68 of the Laws).

8. The provision by the Railway Administration of railway sidings to serve this land and the cost of the construction and maintenance thereof shall form the subject of a separate agreement between the Railway Administration and the Occupier.

9. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of this Right of Occupancy.

GIVEN under my hand and seal and by order of the Governor the day and year first above written.

Dwalanga
29-3-2019

Haywood

LAND OFFICER.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land being Bulk Oil Storage Plot situate in Mikindani (now known as Mtwara) containing Forty decimal point eight (40.8) acres as delineated on the Land Survey Divison Plan Number $D^{21}\ \frac{2}{5990}$ annexed hereto and thereon bordered red.

Certified True Copy
Assistant Registrar of Titles
Date 3-12-2007

WE, the within-named THE SHELL COMPANY OF EAST AFRICA LIMITED, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED AND DELIVERED by PATRICK DOUGLAS FINN, the duly appointed Attorney of the Occupier acting under and by virtue of Power of Attorney dated the Eighteenth day of August One thousand Nine hundred and Forty-eight, (registered in Dar es Salaam Registry as Number), who is able to read and write the language in which the within written document is written this TWENTY-SIXTH day of OCTOBER 1948, in my presence:-

James [illegible]
A Commissioner for Oaths
Nairobi

29-3-2012

TRANSFER

No. 33810 Registered 7.11.60 at 8 a.m.

To TANGANYIKA SHELL LIMITED

Asst. Registrar of Titles

LAND REGISTRY MTWARA
CHANGE OF OWNERSHIP

Filed Document no 103

Date of Registration 6-10-93 time 8.30A.m

to BP TANZANIA LIMITED

of P.O. Box 9043

Dar-es-Salaam.

Senior Asst Registrar of Titles

No. 40062 Registered 29.6.63 at 1.00 p.m.

To TANGANYIKA SHELL LIMITED

Asst. Registrar of Titles

LAND REGISTRY MTWARA
MORTGAGE

Filed Document no 104

Date of Registration 6-10-93 time 8.30A.m

to TANZANIA INVESTMENT BANK

(To secure 3 million U.S. Dollars)

Senior Asst Registrar of Titles

CHANGE OF NAME

No. 49704 Registered 14.12.67 at 11.30 A.M.

To SHELL TANZANIA LIMITED

Asst. Registrar of Titles

Certified True Copy

Assistant Registrar of Titles

Date 3-12-2007

Stamp Duty Shs 500/= Paid

and Revenue Receipt No 2744008

of 11-04-2007 Issued

Registrar of Titles

CHANGE OF NAME

F.D. 49704

No. 56656 Registered 15-9-70 at 11.45 a.m.

To SHELL AND B.P. TANZANIA Limited.

Asst. Registrar of Titles

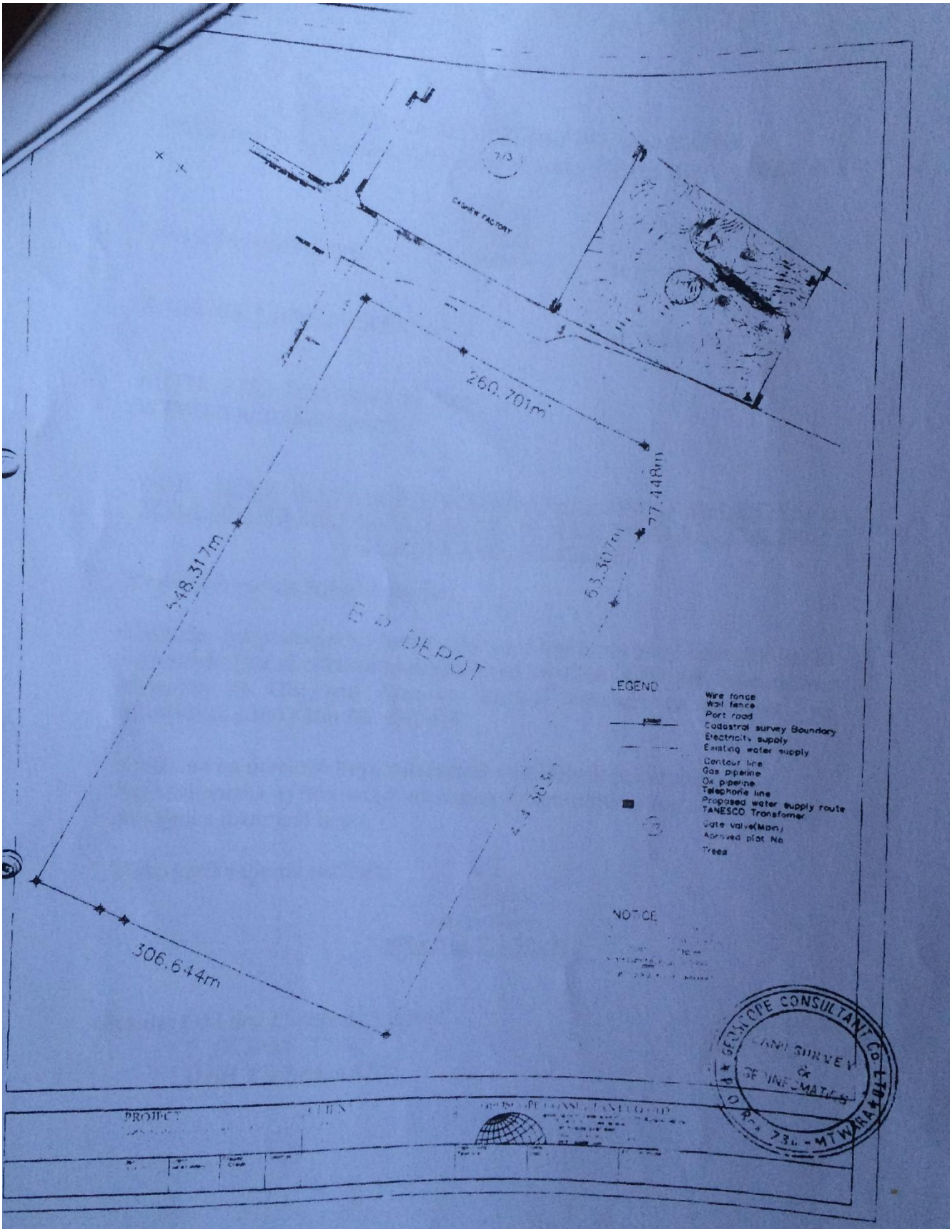
FEES FOR ISSUE

Stamp Duty Shs 1000/= Paid

and Revenue Receipt No 2241908

of 11-04-2007 Issued

Registrar of Titles


713
CASHEW FACTORY
260.701m
77.44Rm
53.307m
548.317m
B.P DEPOT
306.644m
LEGEND
Wire fence
Wall fence
Port road
Cadastral survey Boundary
Electricity supply
Existing water supply
Contour line
Gas pipeline
Oil pipeline
Telephone line
Proposed water supply route
TANESCO Transformer
Gate valve(Main)
Approved plot No
Trees
NOTICE
GEOSCOPE CONSULTANT CO.
LAND SURVEY
&
ENGINEERING
P.O.BOX 734 - MTWARA
PROJECT

TITLE NO.

No. 6448 Registered 8-11-1993 at 8 am m
To B.P. TANZANIA LIMITED OF P.O. BOX 9043 DAR ES SALAAM

Asst. Registrar of Titles

No. Registered at m
To

I NICHOLAS O. SIWA, ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS OF P.O. Box 7242, D'SALAAM DO HEREBY CERTIFY THAT THIS IS A TRUE & ACCURATE COPY OF THE ORIGINAL
Signature:
Date: 29-3-12

Asst. Registrar of Titles

MORTGAGE

No. 104 Registered 6-10-1993 at 8 am m
To TANZANIA INVESTMENT BANK TO SECURE 3 MILLION US DOLLARS

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

DISCHARGED FOLIO 2733
OLD 133 2012
at 9.00 am

REGISTRAR OF TITLES

Asst. Registrar of Titles

CHANGE OF OWNERSHIP
SEC. 71

No. 3738 Registered 13-3-2012 at 9.00 m
To G.M. AND COMPANY (T2) LIMITED OF P.O Box 7788 DAR-ES-SALAAM including TITLE NO 576 MTW

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

DOCUMENT SN 2738

D 13-3-2012

9.00 9 M

Senior Registrar of Titles

LAND REGISTRY TANGANYIKA

Stamp Duty Rs. 500/= Paid

and Revenue Receipt No. 46341446

of 2-3-2012 Issued

Registrar of Titles

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs 1000/= Paid

on original Receipt No. 46341446

2-3-2012

Stamp Duty Cashier

29-3-2019