



## TANZANIA INVESTMENT CENTRE

# LEASEHOLD AGREEMENT

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

Date of Issue:

**TANZANIA INVESTMENT CENTRE**

**THE LAND ACT**

(No. 4 of 1999)

**DERIVATIVE RIGHT**

(Under Section 20)

C.T. No: 172463

L.O. No: 906941

LD No: 353574

Made and entered into this.....<sup>31<sup>st</sup></sup>..... day of .....<sup>MAY</sup>.....2018

BETWEEN

**TANZANIA INVESTMENT CENTRE**

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

**LB MAFIA ISLAND COMPANY LIMITED**

of P.O Box 101 MAFIA and having certificate of incentives No. 032254 (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 the above-named Title, in respect of land within Plot No. 160 - 165, Block 'A' situated at Ulanzini in Mafia District Council and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being fully described in the schedule hereto for a term of **Ninety Eight** years commencing on the **First** day of **April, Two Thousand and Eighteen** and expiring on the **Thirty First** day of **December, Two Thousand One Hundred and Sixteen** 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 **Residential** purposes only; Use Group 'A' use class (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

*Handwritten signature*

*Handwritten signature*