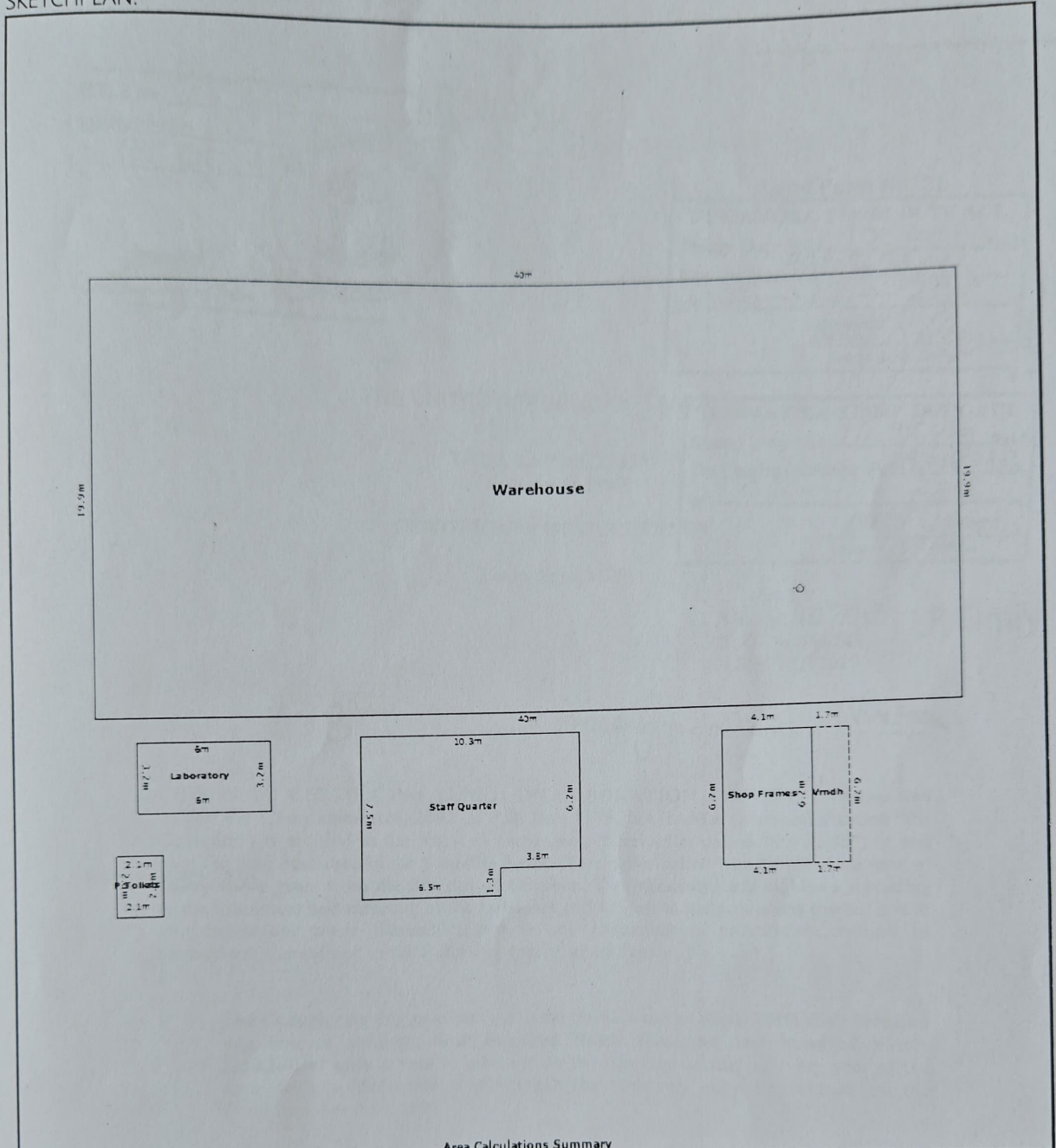


SKETCHPLAN:




TOTAL Sketch by zila model, inc.

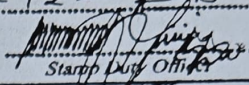
Area Calculations Summary

Calculation Details

Area	Area (Sq m)	Calculation
Living Area	72.31 Sq m	6.5 × 1.3 = 8.45
Staff Quarter	25.42 Sq m	10.3 × 6.2 = 63.86
Shop Frames	10.54 Sq m	4.1 × 6.2 = 25.42
Vmdh	796 Sq m	6.2 × 1.7 = 10.54
Warehouse	19.2 Sq m	19.9 × 40 = 796
Laboratory	5.88 Sq m	6 × 3.2 = 19.2
P.Toilets	929 Sq m	2.1 × 2.8 = 5.88
Total Living Area (Rounded):	929 Sq m	

TITLE DEED:

TITLE No. 73748 LR Simiyu
 REGISTERED 08-02-2019
 AT 01:00 PM

 Registrar of Titles

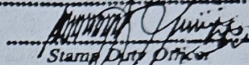
Land Form No. 22
TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/= Paid
 Receipt No: 99009690466
 of: 06-12-2018

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 16,100/= Paid
 On Original Receipt Shs: 99009690466
 of: 06-12-2018

 Stamp Duty Officer

Title No. 73748 LR Simiyu
 L.O. No. 900148
 LD/KTC/13017

The 8th day of February Two thousand and Nineteen

AM/LD

THIS IS TO CERTIFY that TUNEL INCORPORATION LIMITED incorporated under the Companies Act, 2002 of P.O. Box 1175, KAHAMA (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 three years from the first day of October, Two thousand and eighteen 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:-

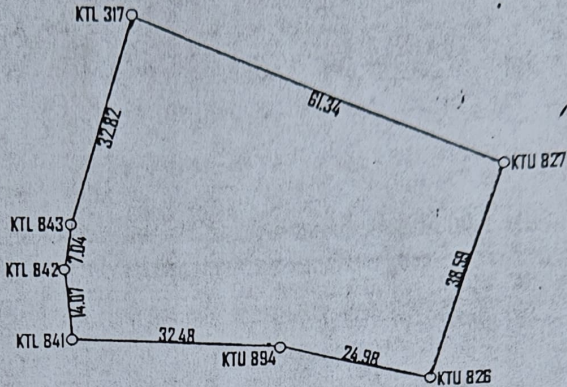
1. The Occupier having paid rent up to the thirtieth day of June, 2019, shall hereafter pay rent of shillings **four hundred thirty thousand two hundred ninety (430,290/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised 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 Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) 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 **Kahama Town Council** (hereinafter called "the Authority");
 - (iv) 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");
3. **USER:** The land and existing buildings erected thereon shall be maintained and the same shall be used for **Service Trade** purposes only. Use Group 'M', use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
 6. The president may revoke the right for good cause or in public interest.

KAHAMA TOWNSHIP



Locality..... MHUNGULA
Block..... "C"
Plot No..... 262
L.O No..... 900148
Area..... 2732 SQM.



This Plan Prepared In accordance with Registered Plan No. 101320 is approved for the purpose of Land Registration Act.
Director of surveys and Mapping..... [Signature] Date 17.01.2019
Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
Dar es Salaam.

This issue implies no guarantee or admission of title by the government.

SCHEDULE

ALL that Land known as Plot No. 262 Block 'C' situated at Mhungula in Kahama Township containing Two Thousand Seven Hundred Thirty Two (2732) Square Metre shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 101320 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

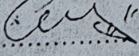
Given under my hand and my official seal the day and year first above written.


A. ASSISTANT COMMISSIONER FOR LANDS

We, the within named TUNEL INCORPORATION LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TUNEL INCORPORATION LIMITED)
and DELIVERED in presence of us)
this ... 06th day of ... 12 2018)

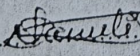
Name: TUMSINE MADEJI TIBAJUKA)

Signature: )

Postal Address: 1175 SHINYANGA)

Qualification: DIRECTOR)

Name: NEEMA DAMAS SAMUEL)

Signature: )

Postal Address: 1175 SHINYANGA)

Qualification: DIRECTOR)