

2. The Occupiers 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.

1. The Occupiers having paid rent up to the thirtieth day of June, 2013 shall thereafter pay rent of shillings nine thousand two hundred (Tshs. 9,200=) 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.

THIS IS TO CERTIFY that BOHE TRADING AND GENERAL SERVICES COMPANY LIMITED a limited liability company incorporated in Tanzania under Companies Act 2002 of P.O. Box 80137, DAR ES SALAAM. (hereinafter called "the Occupiers") are 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 **Sixty six** years from the first day of **October, Two Thousand and Twelve** 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 thereof or amendment thereof and to the following special conditions:-

The 10th day of June Two thousand and Thirteen

Title No.: **05813-MB1LR**
 L.O.No. **435619**
 L.D.No. **MBZ/14375**

(Under Section 29)

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
 (NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY

Stamp: 01617610
 Stamp: 81-12-2012
 Stamp: 9001=

Stamp: 01617610
 Stamp: 31-12-2012
 Stamp: 1001=

Stamp: 05813-MB1LR
 Stamp: 10-06-2013
 Stamp: 9:00AM

(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 **MBOZI DISTRICT 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.

(v) Not erect or commence to erect on the Land any building except in accordance with building plan which shall have been first approved by the Authority.

3. The Occupiers shall further:-

(i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;

(ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;

(iii) Provide and maintain on the land such ablation facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

(iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;

(v) Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Service Industrial** purposes only, **Use Group "L" use class (a)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

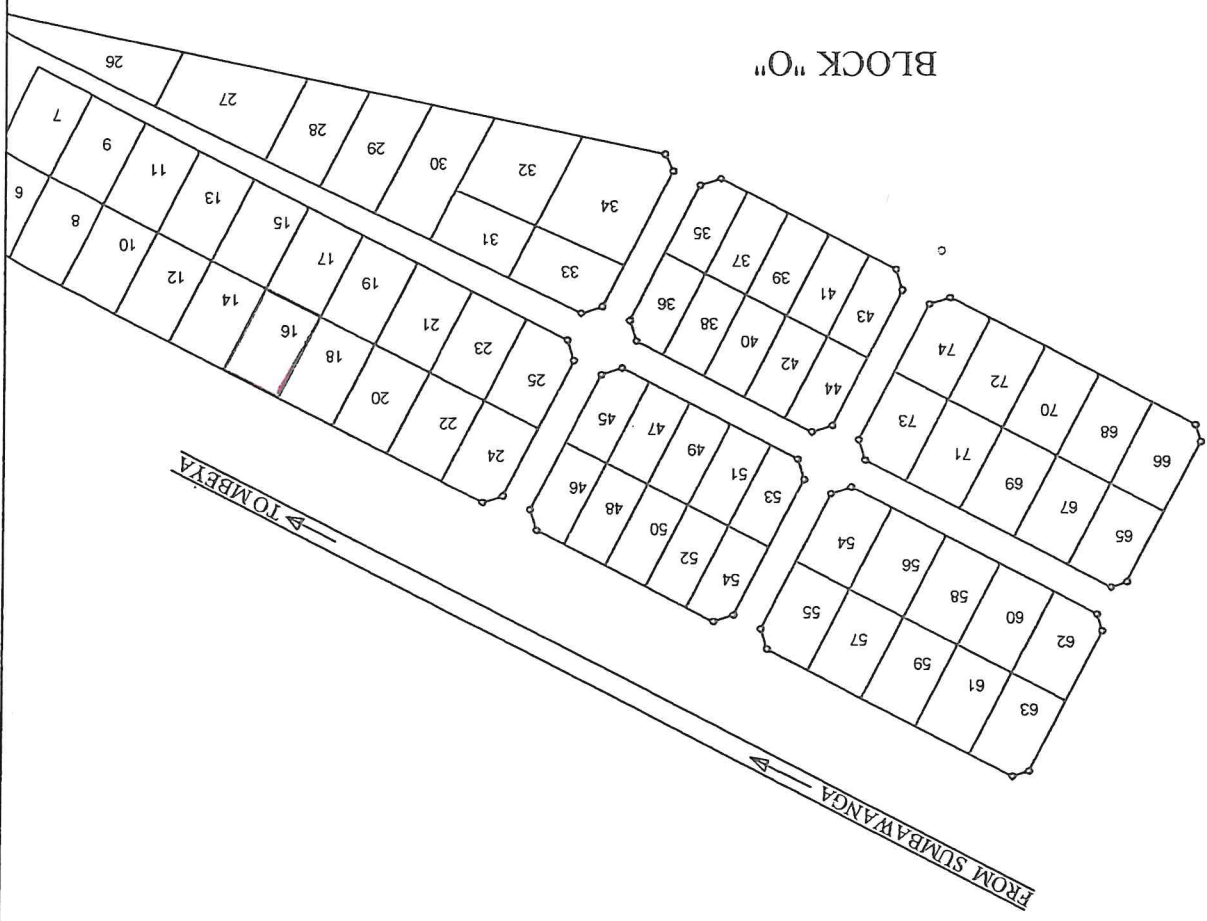
6. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

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

The issue of this plan implies no guarantee or admission of title by the Government.

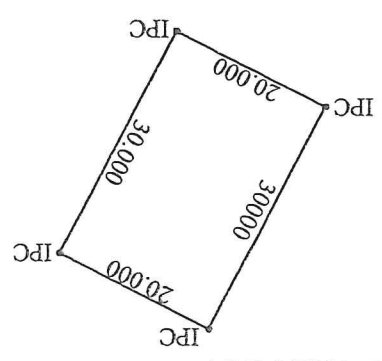
This plan prepared in accordance with Registered Plan No. 44669 is approved for purpose of the Land Registration Ordinance. For Director of Surveys and Mapping. Date 29/1/12. Ministry of Lands and Human Settlements Development, Dar es Salaam.

BLOCK "O"



LOCATION: MWAKA
 BLOCK NO.: "O"
 PLOT NO.: 16
 LO. NO.: 435619
 AREA: 600 SQ.M

INSET SHOWING DETAIL OF THE PLOT



TUNDUMA URBAN AREA

SCHEDULE

All land known as **PLOT NO. 16 BLOCK "O"** situated at **MWAKA - TUNDUNA URBAN AREA** containing **Six hundred (600) Square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey Plan Numbered **44669** deposited at the office of the Director for Survey and mapping at Dar es Salaam.

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

ASSISTANT COMMISSIONER FOR LAND

R. D.

The within named **BOHE TRADING AND GENERAL SERVICES COMPANY LIMITED** do HEREBY accept the term and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said

BOHE TRADING AND GENERAL SERVICES

COMPANY LIMITED and **DELIVERED** in the

presence of us this 29th September

day of 2015

WITNESS

Name: TANIKH MWAKA BUMBILA

Signature: [Signature]

Postal Address: P.O. BOX 80137

Qualification: COMPANY SECRETARY

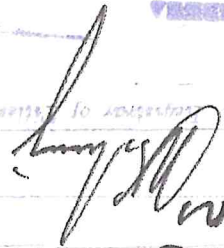

WITNESS

Name: HERSON MWAKA BUMBILA

Signature: [Signature]

Postal Address: P.O. BOX 80137 DSM

Qualification: DIRECTOR

31650-MBYLR	22-7-2019 10:00 AM	BOHETA AGROPROCESSING LIMITED OF P.O. BOX 2171 DAR ES SALAM	32090-MBYLR	18-10-2019 10:30 AM	CRDB BANK PLC	To SECURE UNSPECIFIED AMOUNT
		 Senator Assistant Secretary of State				 Director