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CERTIFICATE OF TITLE TO LEASEHOLD LAND.

This is to certify that the annexed Certificate of Occupancy dated the Fifth day of January 1928 is registered in the Land Registry under title No. 833. Copies of the subsisting entries in the register are within.

Dated the Twenty seventh day of June 1928.

H. W. ...

Ag. Registrar of Titles.

I certify that this is the true photostat copy of the original one

Zoff A

NOTARY PUBLIC MOSHI

Title No. 833

Description of registered land:

All that piece or parcel of land situated to the east of and bounded on the west by the Weru-Weru River in the Arusha Chini Area of the District of Moshi containing approximately ninety eight (98) acres as delineated and edged with red on the plan annexed to the enclosed Certificate of Occupancy.

APPLICATION FOR ALTERATION OF TERMS

Title No. ~~833~~ 833

Date: ✓

To: The Registrar of Titles,
DAR ES SALAAM.

Kyungi Sisal Estates Limited, Dar es Salaam, hereby apply for the following variations of the terms and conditions contained in the Certificate of Occupancy registered under the above mentioned title.

1. That the words "for a term commencing on Thirteenth day of January, One thousand nine hundred and twenty seven and expiring on the Twenty sixth day of April, Two thousand and twenty seven" be substituted for the words "thirty three years from the Thirteenth day of January, One thousand nine hundred and twenty seven" appearing in the fifth, sixth and seventh lines of the first paragraph of page one.

2. That the words "The rental shall be subject to revision by the Governor on the twelfth day of January, One thousand nine hundred and forty seven" appearing in the tenth and eleventh lines of Special Condition number one, page one, be deleted and the following words be substituted at the end of the said Condition:

"Provided always that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the Right of Occupancy (and shall be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of this Right of Occupancy) provided that such revision may take place only within five years after the above mentioned revision dates".

3. That the following paragraph be added after Special Condition One, page one:

"That this Right of Occupancy is subject to the Land Regulations, 1948".

The Land Ordinances, 1923 to 1926

CERTIFICATE OF OCCUPANCY.

The *Fifth* day of *January*

Nineteen hundred and twenty eight

Title No. *833*

THIS IS TO CERTIFY that *Eric Knighting Baxter* of *Moshi* in the District of *Moshi*

(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 thereto for a term of *thirty three* years ~~from~~ the *thirteenth* day of *January* Nineteen hundred and twenty seven *expiring on 26th April 2027* according to the true

intent and meaning of the said Ordinances and subject to the provisions thereof and to any regulations made thereunder and to the following special terms and conditions, viz :—

1. The occupier shall pay yearly during the said term the rent of Shillings *Forty nine* (*Shs. 49/-*) to be paid yearly in advance without any deduction the first of such payments for the year ending on the *twelfth* day of *January* Nineteen hundred and twenty eight having been made on or before the execution of these presents and the subsequent payments to be made in advance for each year on the *thirteenth* day of *January* in each year during the said term.

The rent shall be subject to revision by the Governor on the twelfth day of *January* 1917.

~~2. The occupier shall subject to any law now or hereafter enacted erect on the premises such buildings as shall be approved by the Competent Authority in the District of _____ of a value of not less than Shillings _____~~

~~and such buildings shall be completed for occupation and use on or before _____~~

Stamp Duty Shillings *Four* paid area *11646* 93.9.24.
Revenue Receipt No. *11646* 93.9.24.
Issued by *A.D. Mushi*

A.W. Williams
A. Ag and Co. Ltd
7/7/25

F.D. 12142
121
Recy 7

the _____ day of _____ Nineteen
hundred and twenty

Given under my hand and the Public Seal of the Territory the day
and year first above written.

Donald C. Fisher

Governor.

I, the within named Eric Knighting Baxter hereby
accept the terms and conditions contained in the foregoing Certificate of
Occupancy.

Signed and delivered

by the said Eric Knighting Baxter
who is able to read and write
the language in which the
above-written document is
written this *24th* day of
February 1928.

Eric Baxter

H.R. Gilber
~~*H.R. Gilber*~~
A.D.O. Magistrate.

The Common Seal of Kyungi Sisal Estates Limited was affixed hereto in the presence of *V. M. Nazeral*, a director of the company

who are able to read and write the language in which the above document is written this 26th day of *April* 1951 in the presence of:

W. H. ...
Adviser
Durston

V. M. Nazeral
Director

I agree to the variations of the terms and conditions as set out in this application.

B. M. ...
ACTING GOVERNOR'S DEPUTY.
12.7.51

TANGANYIKA
Stamp Duty Shs. 10/-
PAID ON ORIGINAL
No. 65124 of 15-51
[Signature]
Registrar-General

FILED DOCUMENT No. *12142*
REGISTERED 28.8.51
at *4 p. m.*
[Signature]
Registrar of Titles



The Common Seal of Kyungi Sisal Estates Limited was affixed hereto in the presence of *V.M. Nazari,* a director of the company

V.M. Nazari
Director

who are able to read and write the language in which the above document is written this 26th day of April 1951 in the presence of:

W. H. ...
...
...

I agree to the variations of the terms and conditions as set out in this application.

TANGANYIKA
Duty Shs. 10/-
ON ORIGINAL
63212/51, S. S.
...
Asst. Registrar-General

...
GOVERNOR'S DEPUTY
12. 7. 51

FILED DOCUMENT No. 12141
REGISTERED 28.8.51
at 4p. m.
...
Registrar of Titles



of filed document	Date of Registration	Nature of entry	Initial Regis
	1928.	Leasehold Title.	
	27th June	Certificate of Occupancy in favour	
	10.0.a.m.	of Eric Knighting Baxter of Moshi	
		in the District of Moshi, first	
		registered owner.	
200	1928. 9th July	Transfer of Right of Occupancy to	
	10. am.	Baron Gilbert von Pomberg of	
		Schloss, Buleern, Germany Price Rs. 20,000/-	
621.	1930.	Transfer of Right of Occupancy dated	
	4th June	19/3/30 to United Real Estates Limited	
	11-40 a.m.	consideration Rs 99520/-	
624.	1930.	Charge dated 25/3/30 for Rs. 500,000/-	
	4th June.	and interest in favour of Leslie Frederick	
	3-45 pm.	Smith of Tanga.	
N.P. 183	1930 4th June	Release of the above Charge	
	11 a.m.	(F.S. No. 24)	
N.P. 184.	1930 4th June	John Hilton Paton of Tanga registered	
	2 p.m.	as owner of Right of Occupancy as ~	
		Liquidator of United Real Estates	
		Limited (in liquidation)	
N.P. 185.	1930	Transfer dated 4/3/1932 of Right of	
	8th June	Occupancy to Leslie Frederick Smith	
	9 a.m.	of Tanga (Consideration, including	
		other properties, Rs 500,000/-)	

ENTRIES IN THE REGISTER

TITLE No. 833

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
TRANSFER			
No. 7993	Registered 6-12-47 at 11 a. m.		
To KIYUNGI SISAL ESTATES LIMITED			
Cons. Sh. 800,000/ including titles 821 832 1184, 1188, 1189, 5928, NP 91 & NP 430.			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
MORTGAGE BY DEPOSIT			
No. 13667	Registered 28-7-52 at 3:30 p.m.		
To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED (including titles Nos. 821, 832, 1188, 1189, NP 91, NP 430 & L.C. Nos. 13705) WITHDRAWN - FD No. 18224 of 25-7-52 3:30 p.m.			
Proof of compliance with the provisions of the Companies Ordinance Section 7A has not been produced.			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
TRANSFER			
No. 8114	Registered 18-2-48 at 10 a.m.		
To THE DIAMOND JUBILEE Investment Trust Limited, to 200,000/- and including titles 821, 832 1184, 1188, 1189, 5928, NP 91 & NP 430.			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
MORTGAGE BY DEPOSIT			
No. 18925	Registered 25-1-54 at 3:30 p.m.		
To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED. WITHDRAWN FD. 18149 of 29-11-54.			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
NOTICE OF MORTGAGE BY DEPOSIT			
No. 9267	Registered 22-11-49 at 11 a.m.		
To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE CO. LTD. (Withdrawn FD 110-13605 28-7-52 - 3:30 p.m.)			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
TRANSFER			
No. 18150	Registered 29-11-54 at 8:30 a.m.		
To KIYUNGI SISAL PLANTATIONS LIMITED. CONS. SH. 2717174/- INCL. 821, 832 1184 1188 1189 NP 91, NP 430.			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
MULTIPLICATION OF REGISTER			
No. 12442	Registered 28-5-51 at 4 p.m.		
To TERMS OF RIGHT OF OCCUPANCY (VARIED) Inter alia term extended to 26th April 2037.			
Asst. Registrar of Titles			

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
TRANSFER			
No. 44267	Registered 17-4-65 at 10:20 a.m.		
To KIYUNGI PLANTATIONS 1964 LIMITED Cons. sh. 7,040,000/- incl. titles 832, N.P. 430, N.P. 91, 1188, 1184, 1189, 821.			
Asst. Registrar of Titles			

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BY ARBUTHNOT LATHAM
CO. LIMITED.
WITHDRAWN P.D. 55224
ON 10.12.69 AT 8:30 A.M.
D. K. Salama
Asst. Registrar of Titles
REGISTRAR OF TITLES

LAND REGISTRY, MOSHI
CHANGE OF NAME - FD. 7081
Filed Document No. 12008
Date of registration 27-8-99 time 9:00 A.M.
DISCHARGED
To: NBC (1997) LIMITED
P.O. Box 1863,
DAR-ES-SALAM.
Asst. Registrar of Titles

TRANSFER
No. 58337 Registered 11.9.71 at 10.05 a.m.
To THE TANGANYIKA PLANTING COMPANY
LIMITED P.O. Box 93, MOSHI
Cons. shs. 980,000/-
incl. titles 821, 832, 1189, 1188, 1184 (PT)
N.P. 430 (PT)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME - FD. 58337
Filed Document No. 12935
Date of registration 4-9-2000 time 8:30
To TPC LIMITED P.O.
Box 93, MOSHI.
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 5523
Date of registration 12-10-89 time 8:00 A.M.
DISCHARGED FD NO. 12919
ON 12-10-89
EAST AFRICAN DEVELOPMENT BANK
to secure various foreign currencies
equivalent to S.R. 1,853,000 (including
C.T. Nos. 1189, 1188, 832, 821, 1144, 2
10624, 18655, 18656, 14669 & NP 12)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGED
Filed Document No. 13018 FD 49812
Date of registration 5-10-2000 time 9:00 a.m.
ON 02-08-2018 at 11:00
To CRDB BANK LIMITED, to secure
TShS: 1,500,000,000/- including C.T. Nos.
NP 267, 430, 821, 832, 1184, 1188, 1189
1442, 10624, 14669, 18655, 18656 &
NP 12.
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 7081
Date of registration 18-10-71 time 8:00 a.m.
DISCHARGED
To THE NATIONAL BANK OF TANZANIA
to secure an unspecified amount
including C.T. Nos. 18655, 18656, 821
832, 1184, 14669, NP 12, 10624,
1188, 1189, &
Asst. Registrar of Titles

LAND REGISTRY, MOSHI FD NO.
DEED OF VARIATION 13018
DISCHARGED
Filed Document No. 13468 FD 49812
Date of registration 18-04-2001 time 11:00 A.M.
ON 02-08-2018
To CRDB BANK LIMITED
to secure additional sum of
Tshs. 2,000,000,000/- including C.T. Nos.
NP 267, 430, 821, 832, 1184, 1188, 1189, 1442,
10624, 14669, 18655, 18656 & NP 12.
Asst. Registrar of Titles

TITLE NO. 833

LAND REGISTRY, MOSHI
 MORTGAGE **DISCHARGED**
 Filed Document No. **13591 F049A0**
 Date of registration **11-06-2001** Time **1:00 P.M.**
ON 16-07-2018 AT 1:00 P.M.
 BY **BARCLAYS BANK IANZANIA LIMITED**
 to secure US \$16,000,000 subject to fluctuations in the effective rate of exchange plus interest during the term of the mortgage including charges of \$32,000,000, \$7,430,821, \$22,822,118, 1185, 1442, 10624, 14669, 18655, 18656, 171184, 175

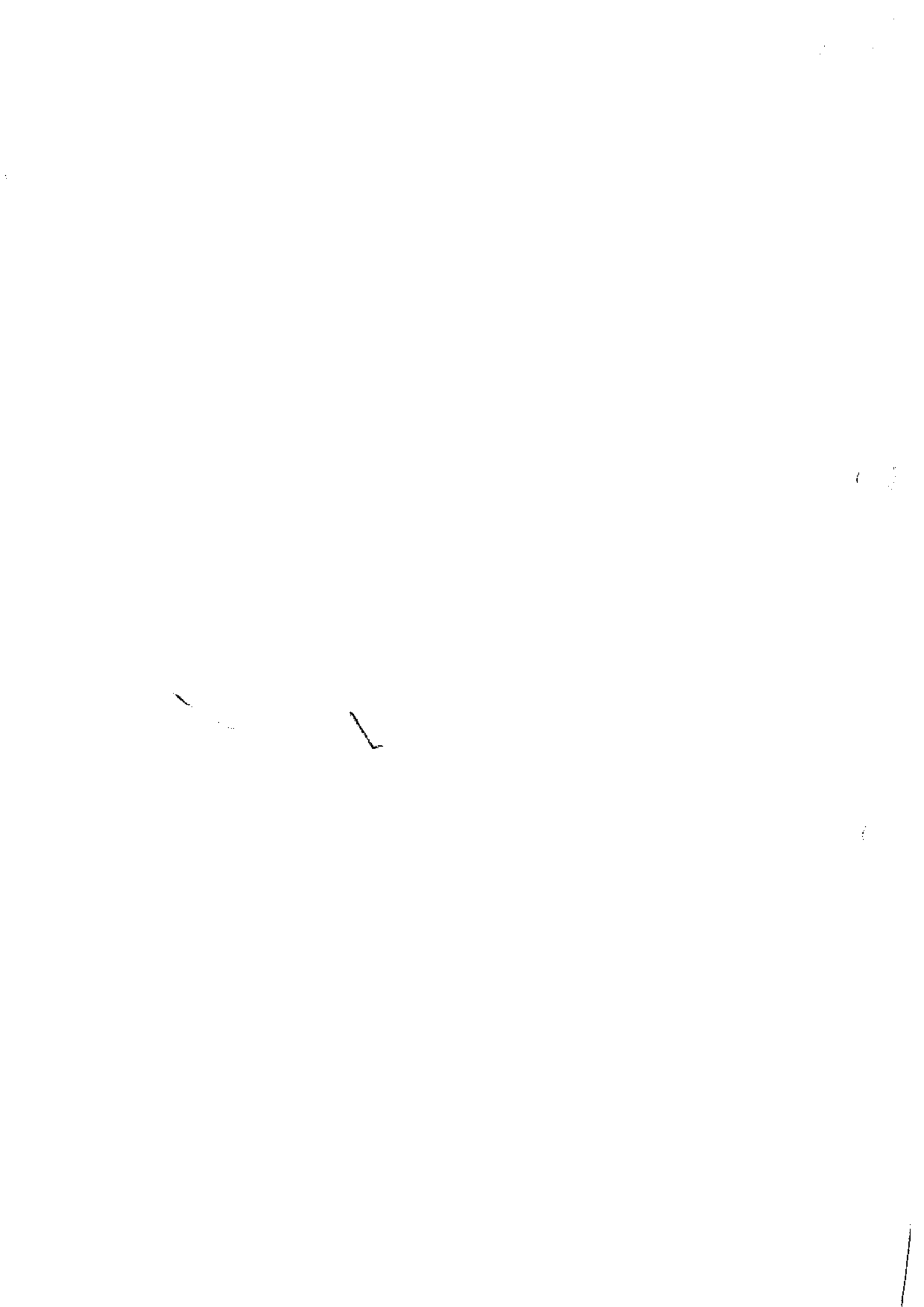
LAND REGISTRY, MOSHI
 MORTGAGE **DISCHARGED**
 Filed Document No. **17465 F049A12**
 Date of registration **12-11-2004** Time **10:45 A.M.**
ON 02-08-2018 AT 1:00 P.M.
 BY **CRDB BANK LIMITED and NATIONAL BANK OF COMMERCE LIMITED**
 (To secure an Underspecified Amount)
 including CTN 26, 1, 430, 10, 07832, 1184, 1188, 1442, 10624, 14669, 18655, 18656, NP91, CT 15492 and 16179.

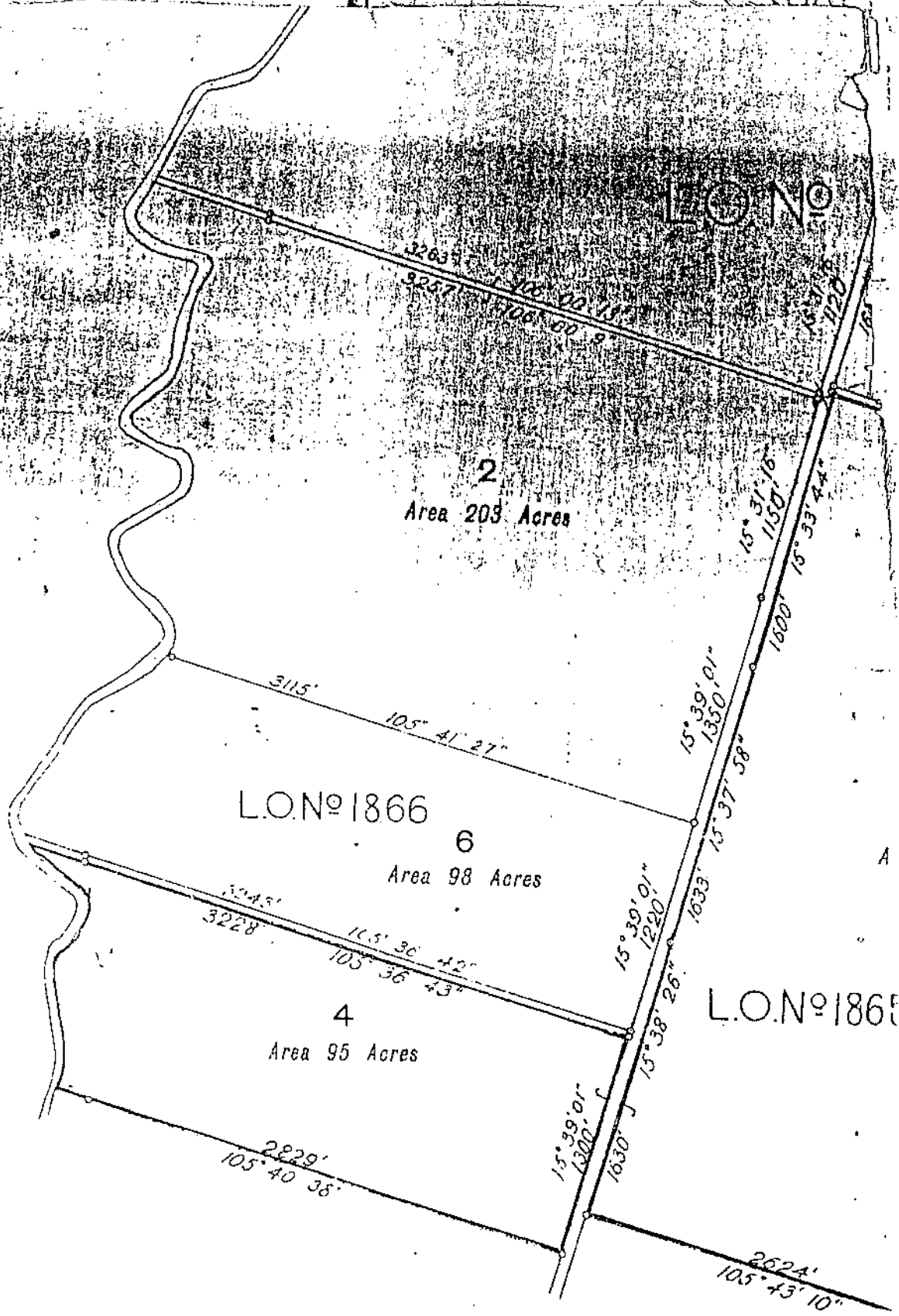
LAND REGISTRY, MOSHI **41571**
 CHANGE OF NAME **DISCHARGED**
 Document No. **49811 F049A12**
 Date of registration **02-08-2018** Time **1:00 P.M.**
ON 02-08-2018 AT 1:00 P.M.
 BY **CRDB BANK PLC OF P.O BOX 268 DAA ES SALAAM**

SCHEDULE.

All that piece or parcel of land situated to the east of
and bounded on the west by the Weru-Weru River in the
Arusha Chini area of the District of Moshi containing
approximately ninety eight (98) acres as delineated and
edged with red on the plan annexed hereto.

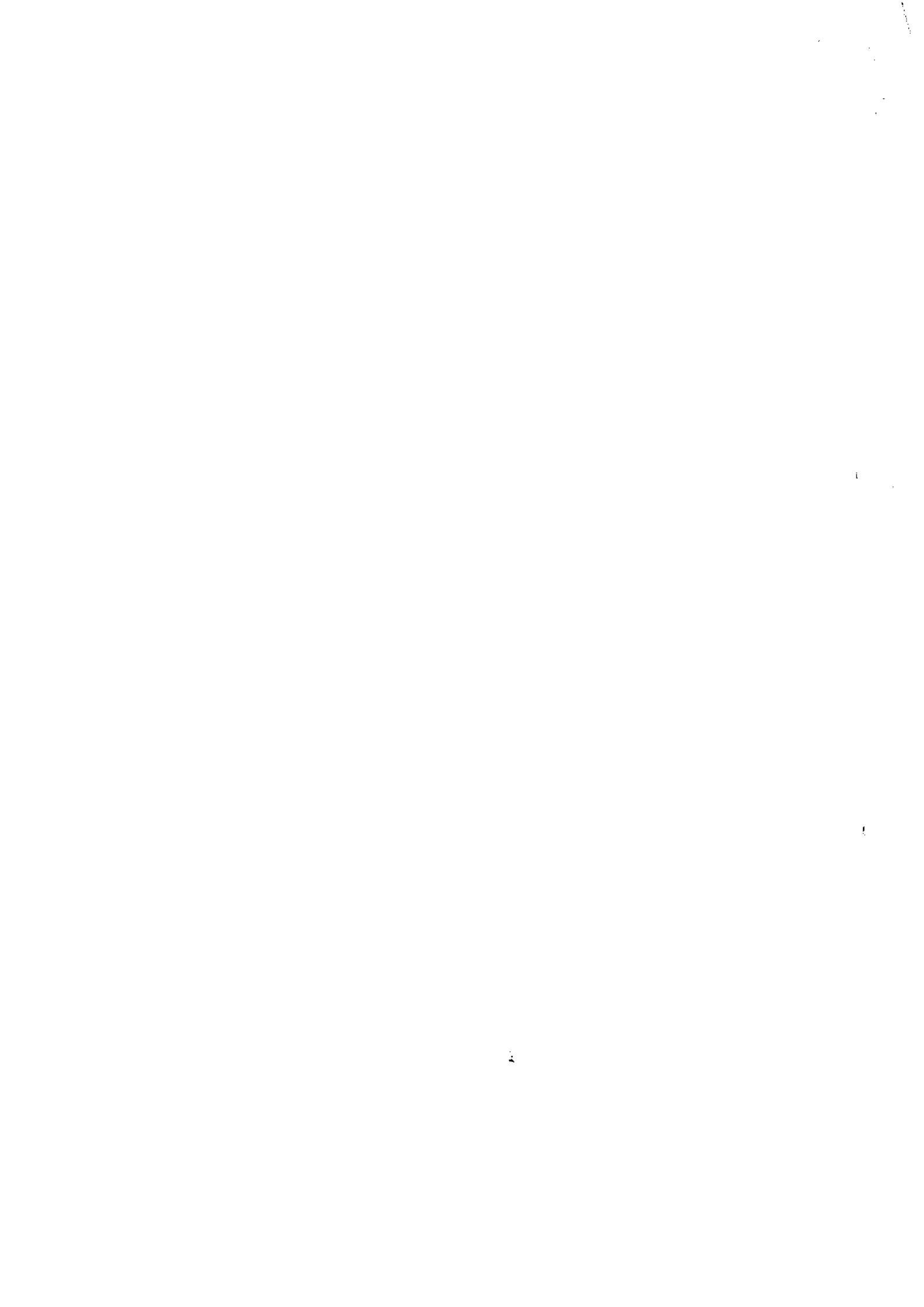
Red
Edg.





Feet. 1000 500 0 500 1000

Scale 1:10000



Comps. 114
 File 1924
 Plan E⁵ 107, N⁵ 20

Block 3
 Sheet 22-1-SE
 Year 1925

<u>Plot No. 4</u>		<u>L.O. No. 1866</u>			
16.A				+ 8 740 414.5	- 77 253.9
	101 25 50	3227.9			
20.A				+ 8 739 775.1	- 74 090.8
	191 27 50	1500.1			
20				+ 8 738 500.6	- 74 349.1
	281 29 30	2828.5			
19				+ 8 739 063.8	- 77 130.2
	281 29 30	210(s)			
River					
				Curvilinear Bdy. Wera Wera River Bank	
River					
	101 25 30	310(s)			
16.A					

Area = 95 Acres

Plot No. 6

15.A				+ 8 741 621.7	- 76 344.1
	101 30 10	3115.1			
20.B				+ 8 741 000.0	- 75 842.4
	191 27 50	1220.1			
20.A(a)				+ 8 739 304.5	- 74 024.8
	281 25 30	3243.4			
15.C				+ 8 740 440.9	- 77 263.1
	281 25 30	330(s)			
River					
				Curvilinear Bdy. Wera Wera River Bank	
River					
	101 30 10	30(s)			
15.A					

Area = 93 Acres

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .999821

Plane distances are shown.

Originally surveyed on local origin; later connected to tribrach by swing computation based on T.M. values of points common to L.O. Nos 1870 and 1871. The T.M. values shown above may therefore be in error by amounts up to 300 feet, but should be correct in relation to each other.

