

Term: 99 years.

Land: Plot No. 35 Third Industrial Estate Arusha Municipality.

Land Office Number: 41149

Title Number: 4603 LAND REGISTRY MOSHI

Date of Issue:

(Issued under Section 9 of the Land Ordinance)

# CERTIFICATE OF OCCUPANCY

~~REGISTRATION~~  
~~OFFICE~~

TANZANIA

Land Form 124 51.

6011/02

2. The Occupiers shall :-

(1) 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 Arusha Municipal Council (hereinafter called "the Authority");

(11) 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");

1. The Occupiers having paid rent up to the thirtieth day of June 1982, shall thereafter pay rent of thirty thousand seven hundred and fifty (30750/-) per year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1991, 2001, 2011, 2021, 2031, 2041, 2051, 2061 and 2071 or within three years thereafter in each case.

following special conditions :-

substitution thereof or amendment thereof and to the regulations made thereunder and to any enactment in Ordinance and subject to the provisions thereof and to any day of July One thousand nine hundred and eighty one according to the true intent and meaning of the Land for a term of ninety nine years from the first ----- ~~joint tenants/tenants in common in equal shares~~ Land" as described in the schedule hereto (hereinafter called "the of Occupancy (hereinafter called "the Right") in and over the (hereinafter called "the Occupiers") are entitled to a Right

THIS IS TO CERTIFY that TANZANIA ELECTRICAL GOODS MANUFACTURING CO. LTD. of P.O. BOX 7156 ARUSHA

TITLE NO. 4603 LAND REGISTRY - MOSHI

nine hundred and Eighty two

The day of *March* One thousand

(Section 9 of the Land Ordinance)

CERTIFICATE OF OCCUPANCY

THE UNITED REPUBLIC OF TANZANIA



*M. M. M. M.*

(111) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority;

(1v) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.(1) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that the consent of the Commissioner shall not be necessary to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(11) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier's employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings. 4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf :-

(1) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;

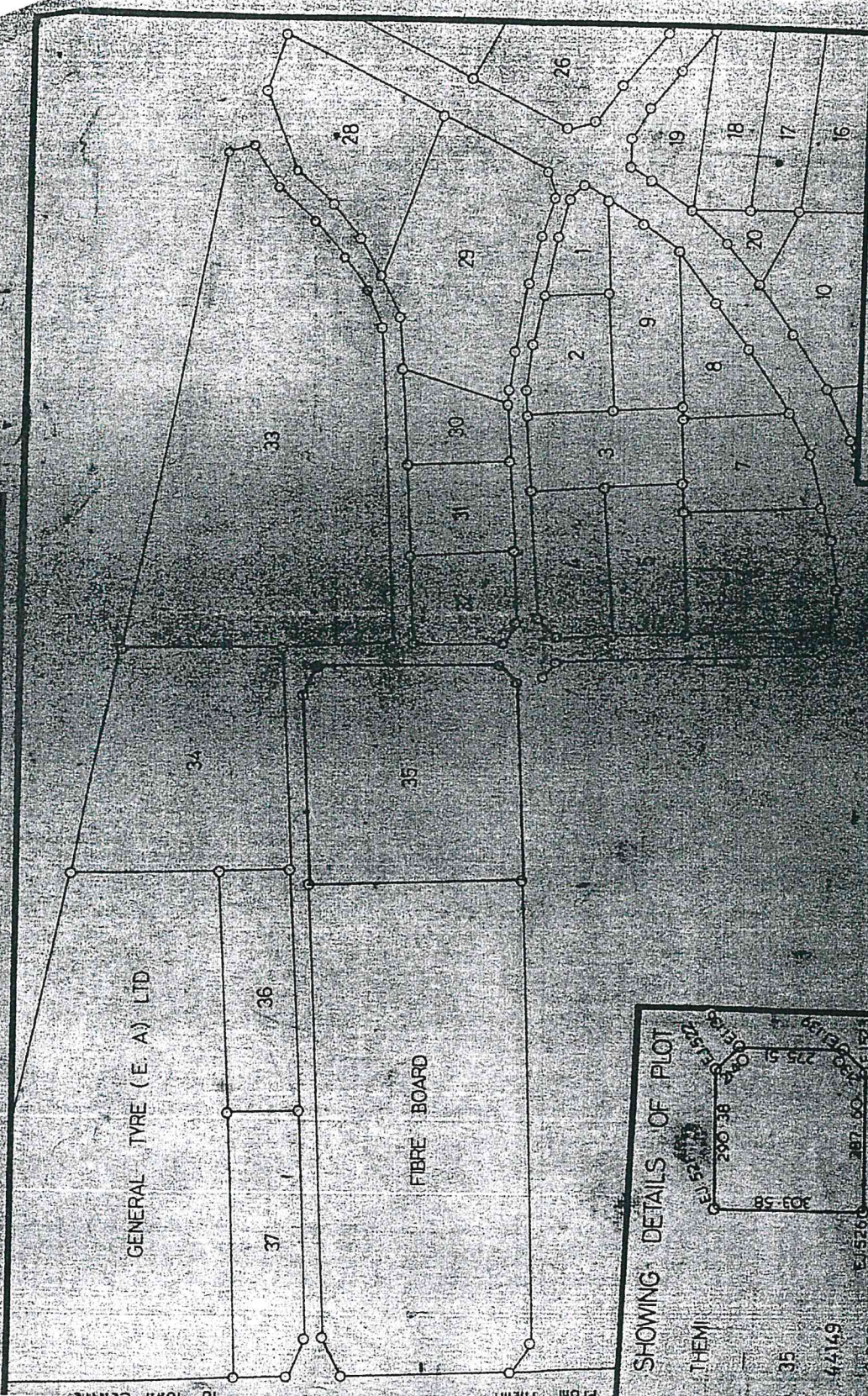
(11) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;

(111) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

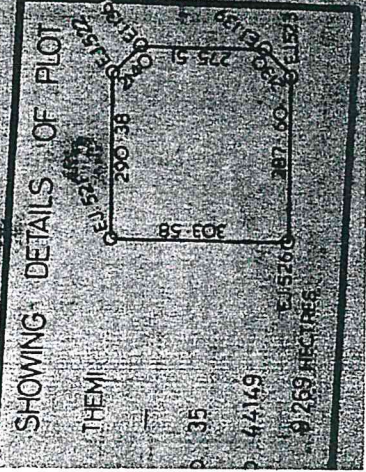
ARUSHA MUNICIPALITY

GENERAL TYRE (E. A) LTD.

FIBRE BOARD



This plan, prepared in accordance with  
Registered plan No/8875 is approved for



FROM THEM

necessary... Regulations, 1960. as defined in the Town and Country Planning (Use Classes) Group (a) and (b) and Use Group L use class (a) the same shall be used for General Industrial purposes use

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

S C H E D U L E  
All that land known as Plot No. 55 Themi Industrial Estate Arusha Municipality containing nine decimal point two six nine (9.269) hectares square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18875 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam. GIVEN under my hand and seal and by Order of the Minister the day and year first above written.



DIRECTOR OF LAND DEVELOPMENT SERVICES.  
COMMISSIONER FOR LANDS

We, the within named TANZANIA ELECTRICAL GOODS MANUFACTURING CO. LTD. hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANZANIA ELECTRICAL GOODS MANUFACTURING CO. LTD and delivered in the presence of  
as this 17th day of MARCH 1982.  
Signature: *[Signature]*  
Postal address: P.O. Box 2689  
DAR-25 - TANZANIA  
Qualification: CHAIRMAN  
Signature: *[Signature]*  
Postal address: P.O. Box 2689  
DAR-25 - TANZANIA  
Qualification: SECRETARY  
Signature: *[Signature]*  
Postal address: P.O. Box 2689  
DAR-25 - TANZANIA  
Qualification: SECRETARY



**MORTGAGE**  
 Filed Document No. 24114  
 Date of registration 10-10-2008 9:00 P.m.  
 T-STANBIC BANK TANZANIA LIMITED  
 TO SECURE US\$ 5,000,000 SUBJECT TO THE  
 FLUCTUATIONS IN THE EFFECTIVE RATE OR RATES  
 OF THE EXCHANGE RATE IN THE AREA GIVEN  
 DATE PLUS INTEREST DURING THE TERM OF THE  
 OF A US\$ 500,000

Assst. Registrar of Titles  
*[Signature]*

LAND REGISTRY, MOSHI  
 CHANGE OF NAME  
 Filed Document No. 24025  
 Date of registration 02-9-2008 1:00  
 M/TANETEC LIMITED  
 of P.O. Box 7156, ARUST

LAND REGISTRY, MOSHI  
 CHANGE OF NAME  
 Filed Document No. 24023  
 Date of registration 22-9-2008 1:00 P.  
 CONSOLIDATED HOLDING CORPORATION DISCHARGED  
 FD No 24024  
 02-9-2008 1:00 PM

LAND REGISTRY, MOSHI  
 SECOND MORTGAGE  
 Filed Document No. 7908  
 Date of registration 25-10-2008 1:00 PM  
 THE NATIONAL BANK OF COMMERCE  
 TO SECURE US\$ 1,000,000  
 DISCHARGED FD 24022  
 02-9-2008 1:00 PM  
 Assst. Registrar of Titles  
*[Signature]*

LAND REGISTRY, MOSHI  
 MORTGAGE  
 Filed Document No. 5295  
 Date of registration 27-9-2008 9:15 AM  
 DISCHARGED  
 TANGANYIKA DEVELOPMENT FINANCE COMPANY LIMITED  
 TO SECURE US\$ 1,500,000  
 DISCHARGED FD 24023  
 02-9-2008 1:00 PM  
 Assst. Registrar of Titles  
*[Signature]*

LAND REGISTRY, MOSHI  
 MORTGAGE  
 Filed Document No. 390  
 Date of registration 29-0-85 8:00 AM  
 TANGANYIKA DEVELOPMENT FINANCE COMPANY LIMITED  
 TO SECURE US\$ 8,005,000  
 DISCHARGED FD 5295  
 02-9-2008 1:00 PM  
 Assst. Registrar of Titles  
*[Signature]*

Stamp Duty Receipt No. 945642/10-2-82  
 Assst. Registrar of Titles  
*[Signature]*



26 26a  
 14-08-08 11:00am  
 HINDRICK CHARITABLE BANK  
 120114 LIMITED  
 17, 134, 160, 161, 162  
 and 163  
 17, 134, 160, 161, 162, 163