

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 47596

Office Number: 107203.

And: PLOT NO. 212 BLOCK 'S' TABARA DAR ES SALAAM CITY.

Term: FIFTEEN YEARS.

TITLE No. 47596
 REGISTERED 18-5-98
 Land Form 32 1.00 PM
 Stamp of Registrar of Titles
 Stamp Duty Shs. 20/=
 and Revenue Receipt No. 84/549129
5-1-90
 L.O. No. 287263
 Stamp Duty 139488

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 18th day of June

nine hundred and ninety eight.

TITLE No. 47596

TANGANYIKA STAMP
 Stamp Duty Shs. 28/=
 on original Receipt No. 5-1-90
 Stamp
One thousand

THIS IS TO CERTIFY that OSINGO CONSTRUCTION COMPANY LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P.O. BOX 6876 DAR ES SALAAM.

(hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereinafter called "the Land") ~~as joint tenants, to be held in equal shares for a~~ term of ninety nine years from the first day of

January One thousand nine hundred and ninety according to the true intent and meaning of the Land Ordinance 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:-

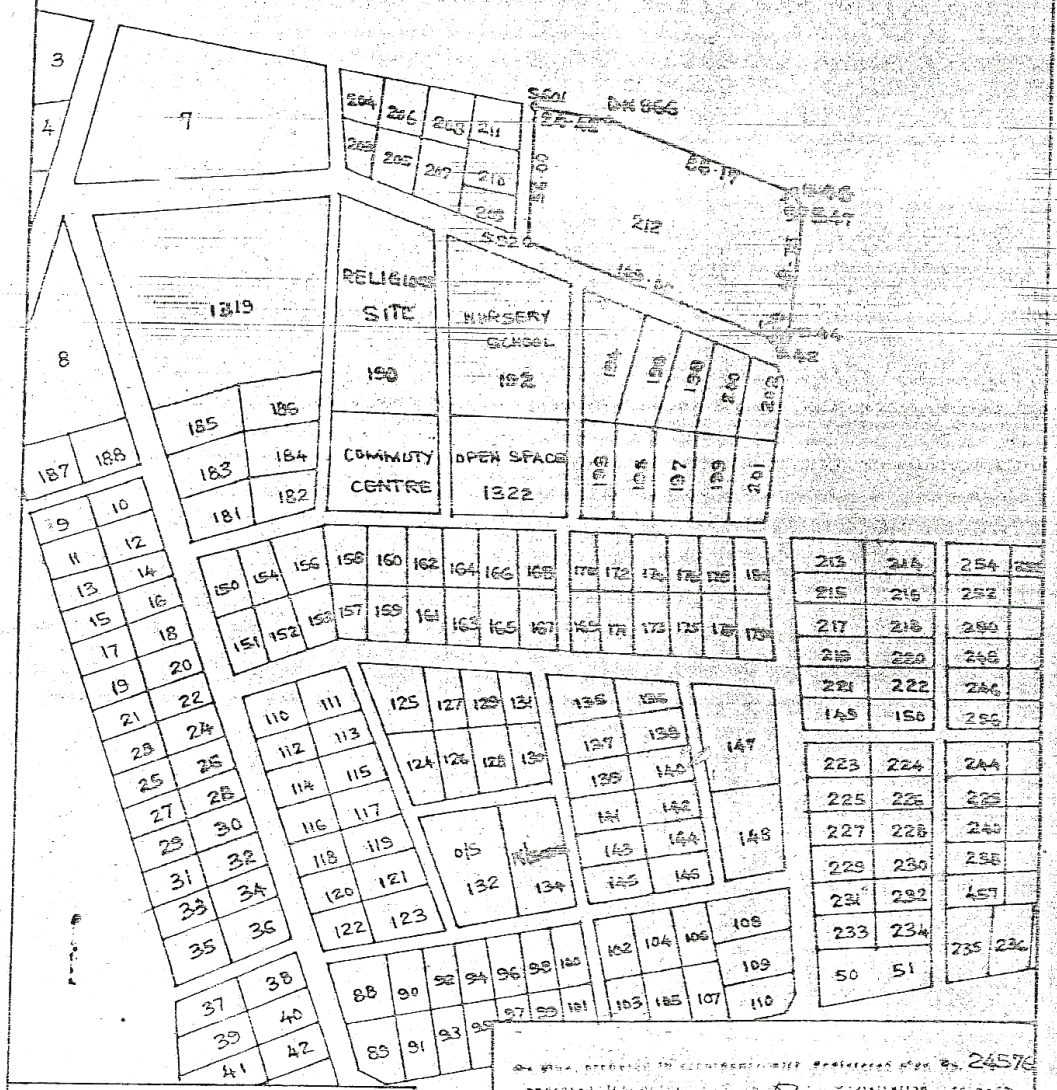
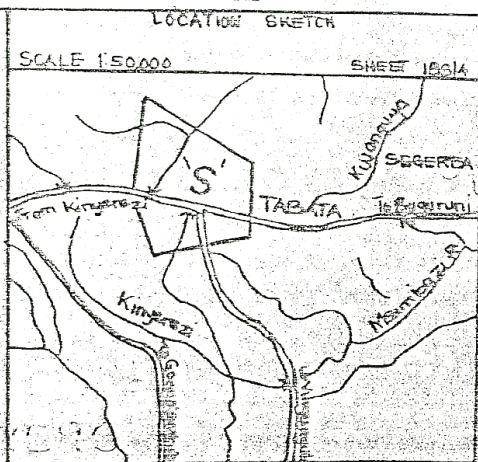
1. The Occupier having paid rent up to the thirtieth day of June, 19 90, shall thereafter pay rent of Shillings five hundred (Shs.500/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may, be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080 and 2090 or within three years thereafter in each case.

2. The Occupier shall:-
- (i) Erect 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 Dar es Salaam City Council
 - (ii) By the thirtieth day of June 1990, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
 - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
 - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December 1992;
 - (v) At all times during the term after the thirty first day of December 1992, 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");

DAR ES SALAAM CITY



LOCATION	TABATA
SECTION	S
LOT NO.	212
AREA (sq. m)	167263
PRICE	6,690,000,000



The layout of the site is subject to the approval of the Government.

Approved by the Government on 5/5/98
 Signed: *Rifanga*

SCHEDULE

ALL that land known as Plot No. 212 Block 'S' Tabata Dar es Salaam City containing Six thousand six hundred ninety (6,690) Square metres ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 24576 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.

Antony
COMMISSIONER FOR LANDS

G F Dam

The within-named OSINGO CONSTRUCTION COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
OSINGO CONSTRUCTION COMPANY LIMITED and
DELIVERED in the presence of us this

day of 14/5/1998.

Signature: *[Signature]*

Postal Address: P.O. BOX 250980

REGIEREA DSM

Qualification: MANAGING DIRECTOR

Signature: *[Signature]*

Postal Address: P.O. BOX 250980

REGIEREA DSM

Qualification: DIRECTOR