

21 TEN/833



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.F. 2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 27)

C.T. No: 11051
L.O. No: 106455
L.D. No: MG6585

Made and entered into this 01st day of February 2024

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice no. 94 of 2022; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

**CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION
(TANZANIA) LIMITED**

of P.O Box 4021 MOROGORO and having certificate of incentives No.010267-01 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at MOROGORO under Title No. 11951..... in respect of land within Farm No. 310 situated at Rudewa in Kilosa District Council and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety Eight** years commencing on the **First** day of **January**, **Two Thousand and Twenty Four** and expiring on the **Thirty First** day of **December**, **Two Thousand One Hundred and Twenty One** subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Farming Purposes Only**, Use Group 'R' Use Class (a) defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay Tshs L995,000/= (Tanzania Shillings One Million Three Hundred Ninety Five Thousand) other amount as assessed by the Commissioner for Lands or Authorized Officer being annual Land Rent, and 10% thereof being TIC Facilitation Fee, payable on the first day of July in every year of the term.

2. **BE** liable to pay any and all costs arising here from and in particular:

- (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
- (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
- (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;

3. **DEVELOP** the Land by expanding steel plantation project within thirty-six months from the date of signing of this Derivative Right. To that end, the lessee shall:

- (i) Submit building plans to the Kilosa District Council within six months from the commencement of this lease;
- (ii) Begin construction of the building(s) in permanent materials within six months after the approval of the plans;
- (iii) Complete construction within thirty six months from the day of commencement of this lease.

4. BE RESPONSIBLE for:

- I. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expense as assessed by the Director responsible for Surveys and Mapping.
- II. Preserving the environment and protecting the soil against soil erosion and do all things which may be required by the authorities responsible for environment, to achieve such objective.
- III. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading/unloading facilities shall be provided within the boundaries of the land.

5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lease the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinafter contained shall peacefully and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessee.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements therein and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, 2022 or under the provision of the Arbitration, Cap 15 of the Laws of Tanzania.

We, the within-named **CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION (TANZANIA) LIMITED** hereby accept the terms and conditions contained in the foregoing Lease Agreement.

SCHEDULE

ALL that Land known as Farm No. 510 situated at Rudewa in Kilosa District Council, measuring one thousand three hundred ninety five (1395) Acres shown for identification only edged red registered on the plan attached to Lease Agreement and defined on the registered Survey Plan Numbered E76/17528 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said |
TANZANIA INVESTMENT CENTRE |
DELIVERED in the presence of us this 24th |
day of January 2024 |



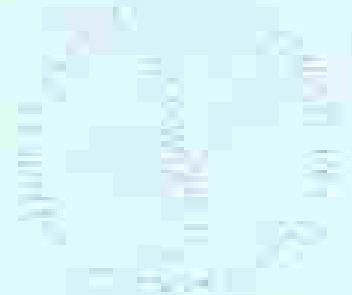
Name: GILEAD TERI
Signature: Gilead Teri
Postal Address: 938 DDM
Qualification: EXECUTIVE DIRECTOR

Name: NARISSA J. ALVANI
Signature: Narissa J. Alvani
Postal Address: 938 DDM
Qualification: DEPUTY GENERAL MANAGER

SEALED with the COMMON SEAL of the said |
CHINA STATE FARMS AGRIBUSINESS |
(GROUP) CORPORATION (TANZANIA) |
LIMITED and DELIVERED in the presence |
of us this 24th day of JANUARY 2024 |

Name: BIN SU
Signature: Bin Su
Postal Address: P.O. Box 4921, Dar es Salaam
Qualification: DIRECTOR

Name: FARUQI MAMU
Signature: Faruqi Mamu
Postal Address: P.O. Box 4921, Dar es Salaam
Qualification: DIRECTOR



FILED DOCUMENT NO. 3747

REGISTERED NO. 10324

At. 120



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TANGANYIKA STAMP DUTY ACT

Stamp Duty Rate 100%

90907523819459

On 19-03-2024

[Handwritten signature]

TANGANYIKA STAMP DUTY ACT

Stamp Duty Rate 50%

90907523819459

On 19-03-2024

[Handwritten signature]

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UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Morogoro)

C.T. No. 1195

L.O. No. 1436455

L.D. No. MG/6585

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlord) on the one part, and CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION (TANZANIA) LIMITED of P.O. Box 4921 MOROGORO (Tenant) on the other part, have entered into Lease Agreement in respect of Farm No. 510 situated at Rudowa in Kilosa District Council Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for the issue of a Leasehold Title to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us this 01st
day of February 2024

Name: GILGAD TERI
Signature: Gilgad Teri
Postal Address: 938 DDM
Qualification: EXECUTIVE DIRECTOR

Name: MARIMAT ALIWA
Signature: Marimat Aliwa
Postal Address: 938 DDM
Qualification: BY FELICE MARI MARIWA



THE
PINEAPPLE
CANNERY

SEALED with the COMMON SEAL of the said)
CHINA STATE FARMS AGRIBUSINESS)
(GROUP) CORPORATION (TANZANIA))
LIMITED and DELIVERED in the presence)
of us this 24 day of JANUARY 2024)

Name: FINA RILI
Signature: [Handwritten Signature]
Postal Address: P.O. Box 401, Arusha
Qualification: DIRECTOR

Name: FANUKI WANGI
Signature: [Handwritten Signature]
Postal Address: P.O. Box 401, Arusha
Qualification: DIRECTOR



TITLE NO. 11051-MGLR
 REGISTERED NO. 28-200
 8:00 AM
 [Signature]

TANZANIA STAMP DUTY AUTHORITY
 Stamp Duty Paid 100/-
 92405824965908
 Land Form 23
 DT: 5-01-2024
 [Signature]

TANZANIA STAMP DUTY AUTHORITY
 Stamp Duty Paid 6740/-
 92405824965908
 DT: 5-01-2024
 [Signature]

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 11051-MGLR
 L.O. No. 1436455.
 Ref No LD/MG/6585.

The 22nd day of February, Two thousand and Twenty Four.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE established under Act No.26 of 1997 of P.O. Box 938, 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") for a term of Ninety nine years from the first day of January, Two thousand and twenty four according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2024, shall thereafter pay rent of shillings One million three hundred ninety five thousand (Tshs. 1,395,000/=) only 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 Commissioner for Lands.
2. The land shall be used for Farming Purposes Only. Use Group 'R' use classes (a) as defined in the Urban Planning Act No.8 of 2007, Use Class Regulations of 2018.

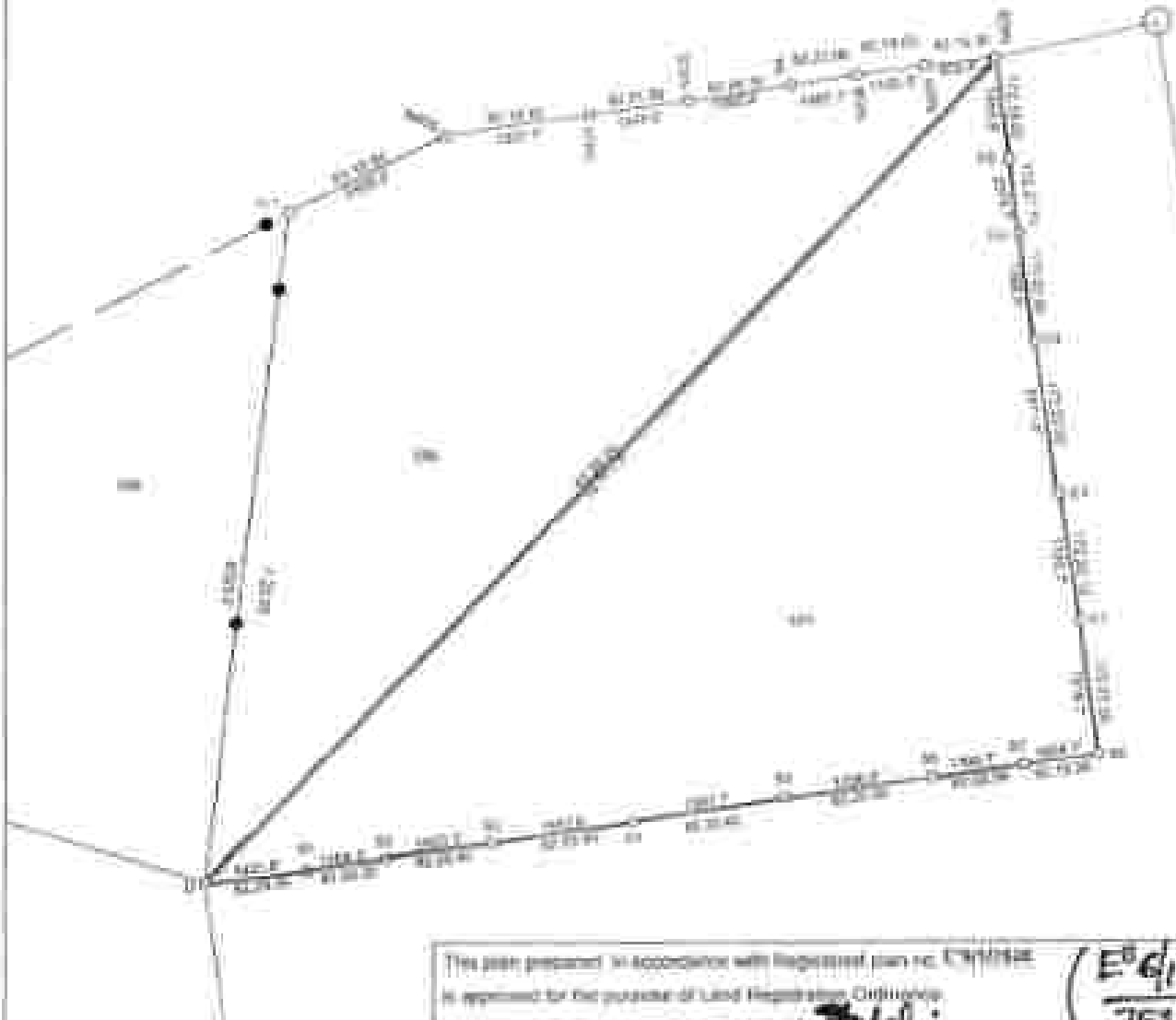
3. The Occupier shall:
 - (a) Demarcate the boundaries of the land in accordance with the conditions of the Right and conform to the farming principles decided by the Kilosa District Council (hereinafter called "the authority")
 - (b) Do everything necessary to preserve the environment and protect the 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.
 - (c) Be responsible for the protection of all beacons on the throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the authority responsible for Surveys and Mapping.
 - (d) Be responsible within three years to make a fence by bar, barbed wire, barricade, blocks, dikes, nets, rails, railing or other materials which limits livestock from going in or out of the boundary of the farm.
4. The Occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with the disposition.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The following are the right of occupier. The permanent exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner
7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

KILOSA DISTRICT

INSET SHOWING DETAILS OF PLOT



LOCATION RUDEWA
FARM No. 510
LO No. 1436455
AREA 1395 Acres



The issue of this plan reflects an agreement to admission of the title by the government.

This plan prepared in accordance with Regulation (S.M. 1436455) is approved for the purpose of Land Registration Certificate.
For Director of Surveys and Mapping: *[Signature]*

Date: 16.01.2024

Ministry of Lands, Housing and Human Settlements Development Division

($\frac{E^0 G_1}{7528}$)

SCHEDULE

ALL that land known as Farm No. 510 situated at Rudewa in Kilosa District containing One thousand three hundred ninety five (1395) Acres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered E*6/1/7528 deposited in the Office of the Director for Surveys and Mapping at Dodoma.

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

ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
Delivered in the presence of us
this 01st day of February 2024

Name: GILEAD TBA

Signature: [Handwritten Signature]

Postal Address: 938 DSM

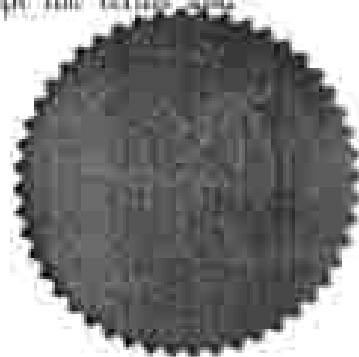
Qualification: EXECUTIVE DIRECTOR

Name: MARION S. ALYANO

Signature: [Handwritten Signature]

Postal Address: 938 DSM

Qualification: AG. HEAD OFFICE



LAND ROYALTY RECORD

LEASE

PLAT NUMBER 2747

DATE 12-05-2004 1:00 p

CHINA STATE FARMS AGRICULTURES
(GROUP) CORPORATION (TANZANIA) LIMITED
OF PO BOX 4011 MOROGORO FOR A TERM OF

YES W.L.F.

1st January 2004

[Handwritten signatures]

[Faint handwritten text]

2) TEN-83



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 (R.E.2002))

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

CT. No. 11278
L.O. No. 1436451
L.D. No. MG/6582

Made and entered into this 01st day of February 2024

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice no. 94 of 2023; of P.O Box 338 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

**CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION
(TANZANIA) LIMITED**

of P.O Box 4921 MOROGORO and having certificate of incorporation No.010247-01 (hereinafter referred to as the "LESSEE") on the other part;

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at MOROGORO under Title No. 11278 in respect of land within Farm No. 1791 situated at Rudewa in Kilosa District Council and in the terms thereof it authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Four and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty One subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Farming Purposes Only**; Use Group **W** Use Class **(a)** defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay Tshs 2,483,000/- (Tanzania Shillings Two Million Four Hundred Eighty Three Thousand) other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereof being TIC Facilitation Fee, payable on the first day of July in every year of the term.

2. **BE** liable to pay any and all costs arising here from and in particular;

- (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
- (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
- (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;

3. **DEVELOP** the land by expanding seed plantation project **within thirty-six months** from the date of signing of this Derivative Right. To that end, the Lessee shall:

- (i) Submit building plans to the **Kilosa District Council** within six months from the commencement of this lease;
- (ii) Begin construction of the building(s) in permanent materials within six months after the approval of the plans;
- (iii) Complete construction within thirty six months from the day of commencement of this lease.

4. BE RESPONSIBLE for:

- i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expense as assessed by the Director responsible for Surveys and Mapping;
- ii. Preserving the environment and protecting the soil against soil erosion; and do all things which may be required by the authorities responsible for environment, to achieve such objective;
- iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading/unloading facilities shall be provided within the boundaries of the land.

5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessee the Land and improvement in good order and condition upon determination of the Lease by effluxion of time or otherwise.

PART B: THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peacefully and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements therein and forfeit the Lease and immediately thereupon the said term shall absolutely determine and wherever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provisions of Section 33 of the Tanzania Investment Act, 2022 or under the provision of the Arbitration, Cap 15 of the Laws of Tanzania.

We, the within-named **CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION (TANZANIA) LIMITED**, hereby accept the terms and conditions contained in the foregoing Lease Agreement.

SCHEDULE

ALL that Land known as Farm No. 1791 situated at Rudewa in Kilosa District Council, measuring two thousand four hundred eighty three (2483) Acres shown for identification only edged red registered on the plan attached to Lease Agreement and defined on the registered Survey Plan Numbered T/2635419 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us this 01
day of FEBRUARY 2014

Name: GILBERT TORI
Signature: [Signature]
Postal Address: 939 DSM
Qualification: EXECUTIVE DIRECTOR

Name: M. MARIAMU M. MARIAMU
Signature: [Signature]
Postal Address: 939 DSM
Qualification: AGRICULTURAL OFFICER

SEALED with the COMMON SEAL of the said
CHINA STATE FARMS AGRIBUSINESS
(GROUP) CORPORATION (TANZANIA)
LIMITED and DELIVERED in the presence
of us this 14 day of JANUARY 2014


Name: LIU JIAN
Signature: [Signature]
Postal Address: P.O. Box 924, MCHAKA
Qualification: DIRECTOR


Name: LIU JIAN
Signature: [Signature]
Postal Address: P.O. Box 924, MCHAKA
Qualification: DIRECTOR



CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION (TANZANIA) LIMITED
P.O. Box 924, MCHAKA

FILED DOCUMENT NO. 2729
REGISTERED NO. 13304
AT 1:00 PM
City Ass. Receipt


TANGANYIKA STAMP DUTY ACT
Stamp Duty Paid 1000
004073038194074
13-03-2024


TANGANYIKA STAMP DUTY ACT
Stamp Duty Paid 500
004073038194074
13-03-2024




UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Morogoro)

C.T. No: 11078

L.O. No: 1436151

L.D. No. MG/6582

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and CHINA STATE FARMS AGRIBUSINESS (GROUP) CORPORATION (TANZANIA) LIMITED of P.O Box 4921 MOROGORO (Tenants) on the other part, have entered into Lease Agreement in respect of Farm No. 1791 situated at Rudewa in Kilosa District Council Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for the issue of a Leasehold Title to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us this 01st
day of FEBRUARY 2024

Name: SILEAD JERI
Signature: [Signature]
Postal Address: 938 DDM
Qualification: EXECUTIVE DIRECTOR

Name: J. POLIANGI of MWANO
Signature: [Signature]
Postal Address: 938 DDM
Qualification: LEGAL REPRESENTATIVE



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SEALD with the COMMON SEAL of the said)
CHINA STATE FARMS AGRIBUSINESS)
(GROUP) CORPORATION (TANZANIA))
LIMITED and DELIVERED in the presence)
of us this 29 day of JANUARY 2024)

Name: Eric Deu
Signature: [Signature]
Postal Address: P.O. Box 9991, Arusha
Qualification: DIRECTOR

Name: EMMANUEL MWALE
Signature: [Signature]
Postal Address: P.O. Box 9991, Arusha
Qualification: DIRECTOR



FILED DOCUMENT NO. 2740
REGISTERED NO. 13-334
ATL 1:00 PM



[Signature]

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Rate 100%
90493238194074
ON 13-03-2024

[Signature]

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Rate 50%
90493238194074
ON 13-03-2024

[Signature]



Tanzania Stamp Duty Act
Stamp Duty Value: 1,004
924005204938240
Date: 5.01.2024
Signature: [Signature]

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

TANZANIA STAMP DUTY ACT
Stamp Duty Value: 248,200
904005809958240
Date: 5.01.2024
Signature: [Signature]

Title No. 11078-016LE
LO No. 1436454
Ref No LD/MG/6582

The 22nd day of February, Two thousand and Twenty Four.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE established under Act No.26 of 1997 of P.O. Box 938, 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") for a term of Ninety nine years from the first day of January, Two thousand and twenty four according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2024, shall thereafter pay rent of shillings Two million four hundred eighty three thousand (Tsh. 2,483,000/=) only 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 Commissioner for Lands.
2. The land shall be used for Farming Purposes Only. Use Group 'R' use classes (a) as defined in the Urban Planning Act No.8 of 2007, Use Class Regulations of 2018.

3. The Occupier shall:-

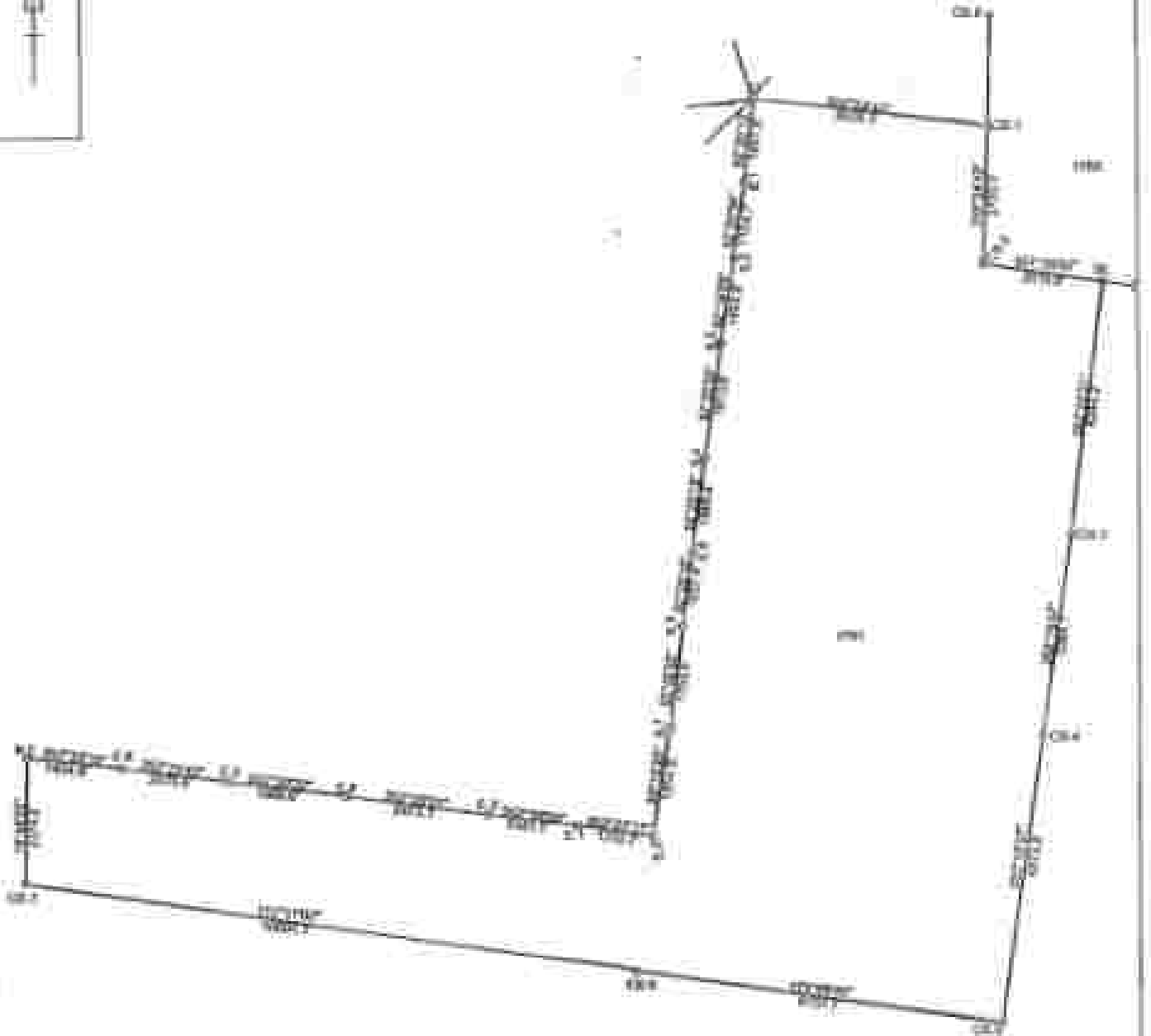
- (a) Demarcate the boundaries of the land in accordance with the conditions of the Right and conform to the farming principles decided by the Kilosa District Council (hereinafter called "the authority)
- (b) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (c) Be responsible for the protection of all beacons on the throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the authority responsible for Surveys and Mapping.
- (d) Be responsible within three years to make a fence by bar, barbed wire, barricade, blocks, dikes, nets, rails, railing or other materials which limits livestock from going in or out of the boundary of the farm.

4. The Occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with the disposition.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The following are the right of occupier The permanent exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner
7. The President may revoke the Right of Occupancy for good cause and or in the public interest

KILOSA DISTRICT

INSET SHOWING DETAILS OF PLOT

LOCATION RIKSWA
FARM No. 1291
LO No. 1-08451
AREA 2453 Acres



The issue of this plan implies no guarantee or estimate of the title by the government.

This plan prepared in accordance with Registered plan no. 5418 at scale of 1" = 200' is approved for the purpose of Land Registration Ordinance For Director of Geology and Mapping [Signature] Date 16.01.2024 Ministry of Lands, Housing and Human Settlements Development Québec

REFUGEE

U.S. No. 2558									
Point	Bearing	Distance	X Co-ordinates	Y Co-ordinates	Point	Bearing	Distance	X Co-ordinates	Y Co-ordinates
12.1	86° 40' 30"	2274.0'	+ 20000.0	+ 10000.0	2.4	87° 00' 30"	1212.0'	+ 22220.0	+ 12220.0
12.2	175 17 00	22400.0	+ 20000.0	+ 20000.0	2.5	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.3	175 00 00	2100.0	+ 20000.0	+ 22000.0	2.6	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.4	86° 18' 30"	4870.0	+ 20000.0	+ 22120.0	2.7	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.5	200 14 47	4380.0	+ 21220.0	+ 19000.0	2.8	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.6	200 20 30	4240.0	+ 21220.0	+ 19000.0	2.9	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.7	201 00 00	3200.0	+ 21220.0	+ 19000.0	3.0	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.8	200 20 00	3100.0	+ 21220.0	+ 19000.0	3.1	87 00 30	1212.0	+ 22220.0	+ 12220.0
12.9	200 20 00	4600.0	+ 21220.0	+ 19000.0	3.2	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.0	87 00 30	1430.0	+ 21220.0	+ 19000.0	3.3	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.1	87 00 30	1100.0	+ 21220.0	+ 19000.0	3.4	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.2	87 00 30	1100.0	+ 21220.0	+ 19000.0	3.5	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.3	87 00 30	1100.0	+ 21220.0	+ 19000.0	3.6	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.4	87 00 30	1100.0	+ 21220.0	+ 19000.0	3.7	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.5	87 00 30	1100.0	+ 21220.0	+ 19000.0	3.8	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.6	87 00 30	1100.0	+ 21220.0	+ 19000.0	3.9	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.7	87 00 30	1100.0	+ 21220.0	+ 19000.0	4.0	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.8	87 00 30	1100.0	+ 21220.0	+ 19000.0	4.1	87 00 30	1212.0	+ 22220.0	+ 12220.0
13.9	87 00 30	1100.0	+ 21220.0	+ 19000.0	4.2	87 00 30	1212.0	+ 22220.0	+ 12220.0
14.0	87 00 30	1100.0	+ 21220.0	+ 19000.0	4.3	87 00 30	1212.0	+ 22220.0	+ 12220.0

SCHEDULE

ALL that land known as Farm No. 1791 situated at Rudewa in Kilosa District containing Two thousand four hundred eighty three (2483) Acres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered E**265/5419 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

ASSISTANT COMMISSIONER FOR LANDS

The within named **TANZANIA INVESTMENT CENTRE** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTRE and

Delivered in the presence of us

this 01st day of February 2004

Name: GILEAD TEA

Signature: Gilead Tea

Postal Address: 938 DSM

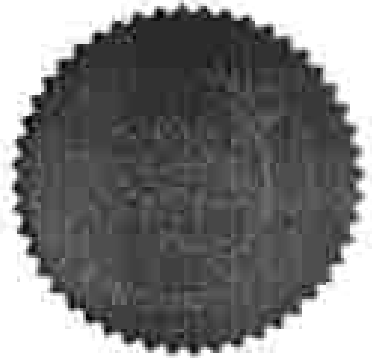
Qualification: EXECUTIVE DIRECTOR

Name: MARIAM J. MWANDI

Signature: Mariam J. Mwandi

Postal Address: 938 DSM

Qualification: AG. LEGAL AFFAIRS MANAGER



LAND REGISTER, HONGKONG

LEASE

2739

12-03-2021 1:00 PM

TO CHINA STATE FARM AGRICULTURE
(GROUP) CORPORATION (A COMPANY LIMITED)

OF P.O. BOX 4921, HONGKONG FOR A TERM

OF 98 YEARS W.E.F.
14 JANUARY 2021