

CERTIFICATE OF OCCUPANCY

Issued under Section 9 of the Land (ordinance)

Date of Issue: 18-04-95

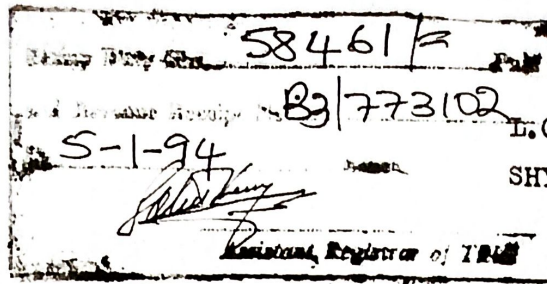
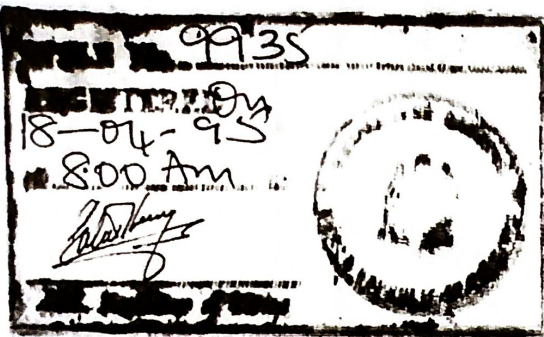
Title Number: 9935

Land Office Number: 122459.

Land: PLOT NO. 2 BLOCK 'B' INDUSTRIAL MWAHUTI URBAN AREA.

Term: NINETY NINE YEARS

1
A. J. Jones



CERTIFICATE OF OCCUPANCY

The 7th day of April One thousand
nine hundred and ninety five

TITLE NO. 9935

THIS IS TO CERTIFY that THE MWANHUZI GINNERIES COMPANY LIMITED, a limited liability Company incorporated in Tanzania and having its registered office at Mwanza - of P.O. Box 436, MWANZA (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 April One thousand nine hundred and ninety four 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:-

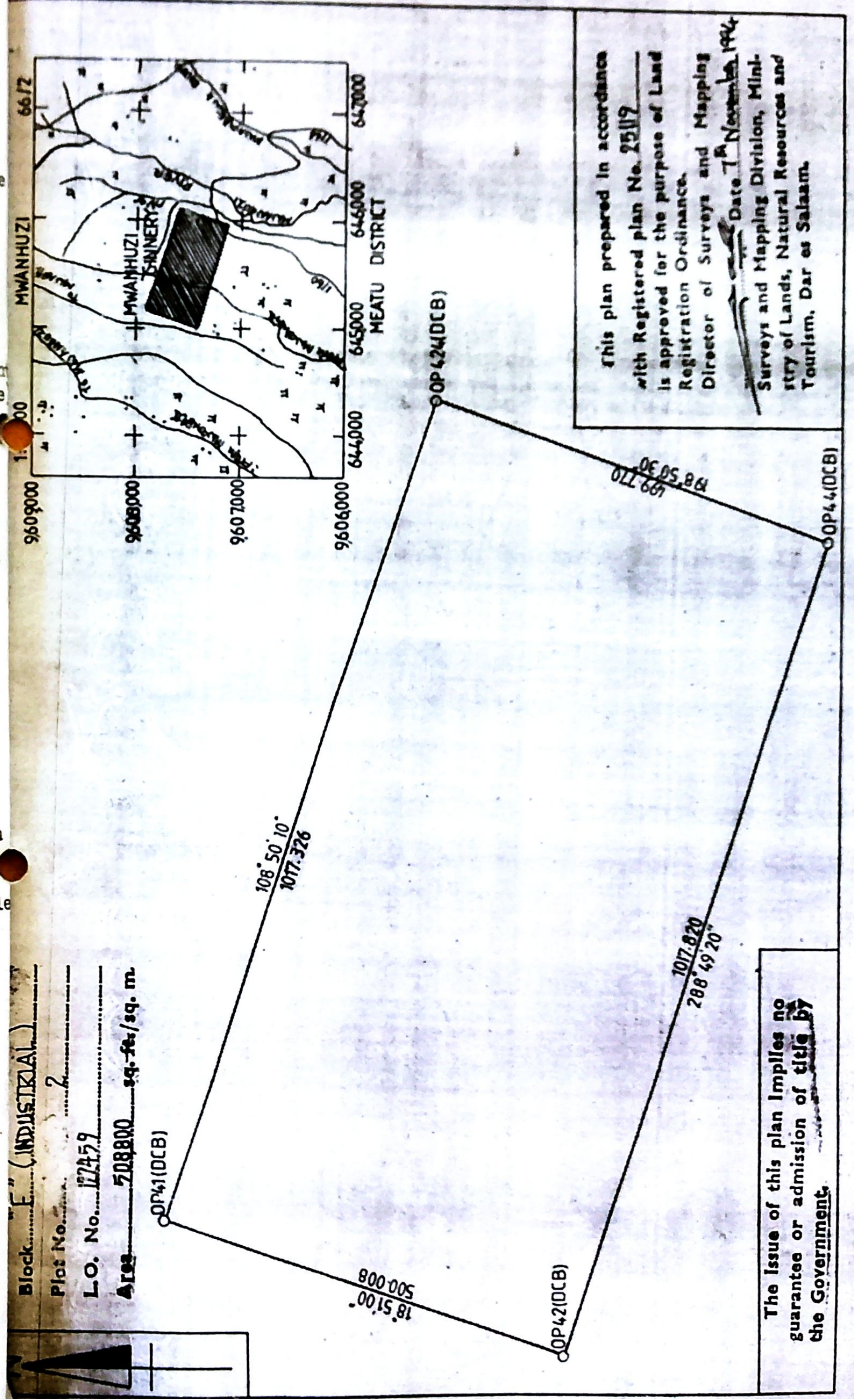
1. The Occupier having paid rent up to the thirtieth day of June 1994 shall thereafter pay rent of Shillings one hundred forty four thousand and fifty five (shs.144,055/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised 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 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074 and 2084 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) 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 Meatu District Council (hereinafter called "the Authority");
- (ii) 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");
- (iii) 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;
- (iv) 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 of 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 Director.
 - (ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or its employees, agents or contractors shall be deemed a dealing with the land or buildings.
4. The Commissioner shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage or charge entered into before compliance with condition 2(iv)) will not receive consent except in special circumstance of which the Commissioner shall be the sole judge.
5. The Occupier shall further:-
 - (i) Make and maintain on the land throughout the term adequate arrangement 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 ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
 - (i) any further fees or stamp duties which may be discovered to be payable by the occupier(s) in connection with the Right;
 - (ii) 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;
 - (iii) 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.



This plan prepared in accordance with Registered plan No. 25119 is approved for the purpose of Land Registration Ordinance. Director of Surveys and Mapping Date: 15 November 1964
 Surveys and Mapping Division, Ministry of Lands, Natural Resources and Tourism, Dar es Salaam.

Block..... E (INDUSTRIAL)
 Plot No. 2
 L.O. No. 12457
 Area 708800 sq. ft./sq. m.

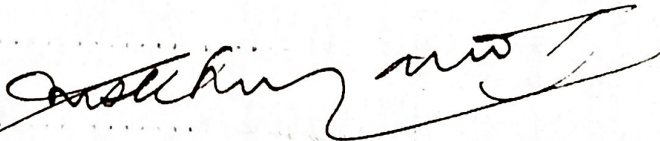
The issue of this plan implies no guarantee or admission of title by the Government.

7. The land and the buildings erected or to be erected thereon shall be used for Ginnery Purposes Only. Use Group 'H' Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

SCHEDULE

ALL that land known as Plot No.2 Block 'F' Industrial Mwaruzi Urban Area containing five hundred and eight thousand, eight hundred (508,800) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 25119 deposited at the Office of the Director of 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.


COMMISSIONER FOR LAND DEVELOPMENT SERVICES.

MWAZI LAND REGISTRY
MORTGAGE
 Filed Document No. **12975**
 Date of Registration **5-1-07** time **12:50 PM**
 To **FBNIA BANK LIMITED**
 of P.O. Box 8298, D'SALAM
 United States, two million
 two hundred thousand
 (US\$ 2,200,000)
 M Mway
 Senior Assn Registrar of Titles

The within named MWANHUZI GINNERIES COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the Common Seal of the said
 MWANHUZI GINNERIES COMPANY LIMITED and
 DELIVERED in the presence of us this

04 day of APRIL 1995.

Signature:.....*[Signature]*.....
 Postal Address:.....Box 436.....
MWANZA.....
 Qualifications:.....DIRECTOR.....

Signature:.....*[Signature]*.....
 Postal Address:.....Box 22/24.....
DAR-ES-SALAAM.....
 Qualifications:.....MANAGER.....

MWAZI LAND REGISTRY
7841
 DISCHARGED F.D.
 20.7.2000 12.15 AM
 12965 on 28-12-06
 THE NATIONAL BANK
 OF COMMERCE (TO Secure
 an unspecified amount)
 M Mway *[Signature]*
 Senior Assn Registrar of Titles

MWAZI LAND REGISTRY
CHANGE OF NAME (7841)
 Filed Document No. **9244**
 DISCHARGED F.D.
 20.5.2002 time 1.00 PM
 12965 on 28-12-06
 To NATIONAL BANK OF COMMERCE
 LIMITED (to secure an unspecified
 amount)
 M Mway *[Signature]*
 Senior Assn Registrar of Titles