TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(*Issued under Section 9 of the Land Ordinance*)

Date of Issue:

Title Number: 13551 LAND REGISTRY. MOSHI

Land Office Number: 171796

Land: Plot No. 39 Block 'BB' Kwa Ngulelo Arusha Municipality.

Term: 99 Years.

TITLE No. 13551

REGISTERED ON 29-06-98

Land Form at 8:00 Am

Asst. Registrar of Titles

Stamp Duty Shs. 100/= Paid

Revenue Receipt No. 05408494

of 23-04-98

L.O. No. 171796

L.D. No.

Stamp Duty Shs. 100/= Paid on Original Revenue Receipt No. 05408494 of 23-04-98

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 19th day of June One thousand nine hundred and ninety eight

TITLE No. 13551 LAND REGISTRY MOSHI

THIS IS TO CERTIFY that MOLLEL ENTERPRISES LIMITED a limited liability Company and having its Registered Office at P.O. Box 1817 ARUSHA

(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/as tenants in common in equal shares for a term of ninety nine ---------- years from the first ---------- day of April ---------- One thousand nine hundred and ninety eight - according to the true intent and meaning of the Land Ordinance and subject to the provisions there of 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, 1998, shall thereafter pay rent of Shillings seven thousand seven hundred and ninety (Shs.7,790/=) - 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 2008,2018,2028,2038,2048,2058,2068,2078 and 2088 -- ------ 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 Arusha Municipal 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 Comissioner 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 (i) 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.

(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 their 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:—

(i) any further fees or stamp duties which may be discovered to be payable by the Occupier 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.

6. Only one main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for Commercial and Hotel, Use Group 'D' use classes (b) and (c) as defined in the Town and Country Planning (Use classes) Regulations, 1960.

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

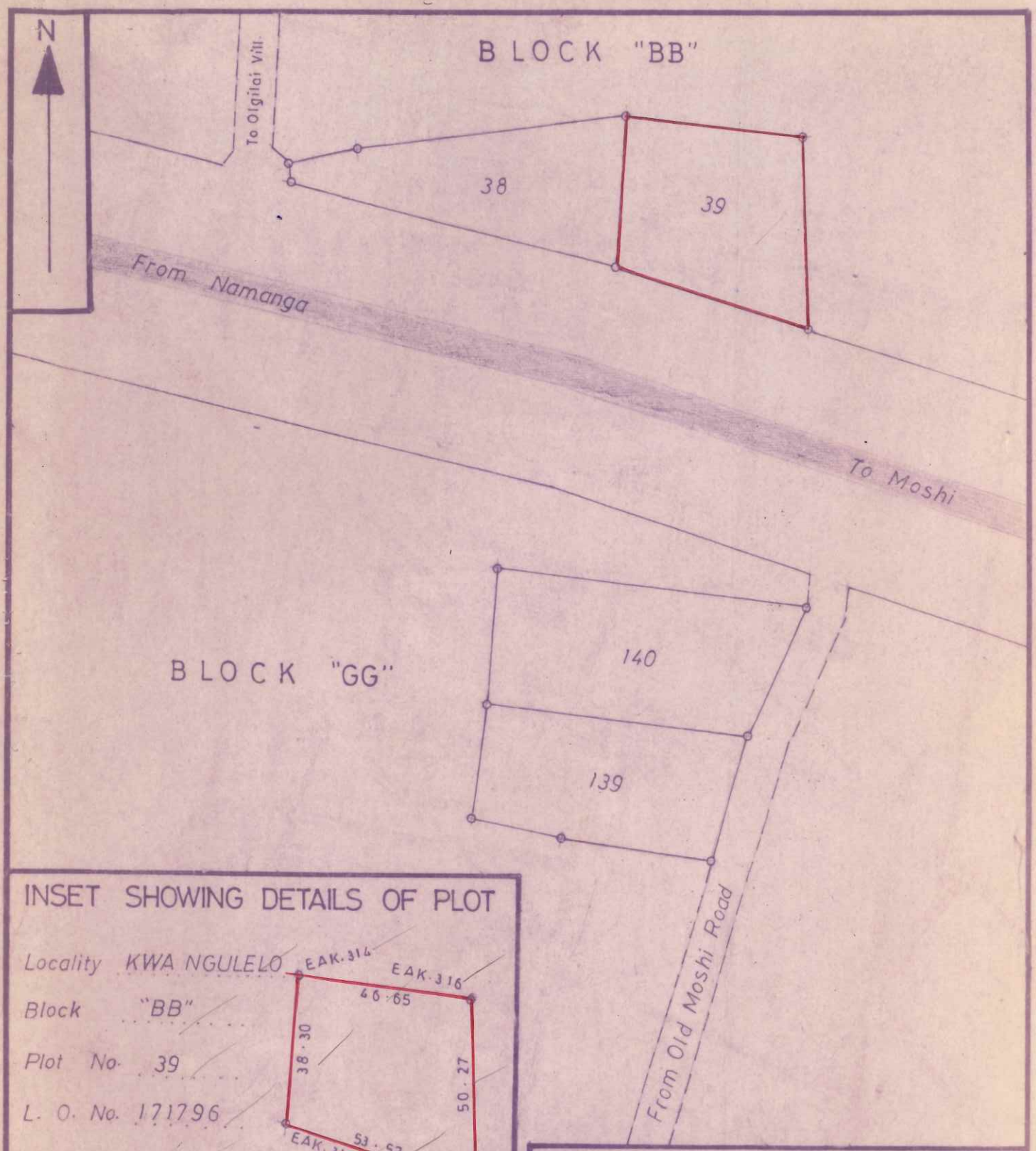
SCHEDULE

All that land known as Plot NO. 39 Block 'BB' Kwangulelo Arusha Municipality containing two thousand one hundred forty four square metres feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 30842 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.

COMMISSIONER FOR LANDS

ARUSHA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

Locality KWA NGULELO

Block "BB"

Plot No. 39

L. O. No. 171796

Area 2,144 SQ. METRES

This plan, prepared in accordance with Registered plan No. 30842 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping

Date 24. 04. 1998. Ministry of Lands, Housing and Urban Development Dar es Salaam.

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

WE, the within-named MOLLEL ENTERPRISES LIMITED hereby accept the terms and conditions contained in the foregoing Certifidate of Occupancy.

SEALED with the COMMON SEAL of the said MOLLEL ENTERPRISES LIMITED and DELIVERED in our presence of us this day of 24TH APRIL 1998.

Signature:.....

Postal Address: BOX 1817 ARUSHA

Qualification: DIRECTOR

Signature: .....

Postal Address: BOX 1817 ARUSHA

Qualification: DIRECTOR

LAND REGISTRY MOSHI
CHARGE.

Filed Document No. 12597
Date of registration 14.4.00 Time 8:00Am
BY COMMISSIONER OF INCOME TAX To Secure
SHS. 8,125,000/=

WITHDRAWN
REF. 18832
DATE 23-11-2005
AT 2:00 PM

ASST. REG. OF TITLES

Assistant Registrar of Titles

LAND REGISTRY, MOSHI

TRANSFER

Filed Document No. 19523

Date of registration 20-4-2006 time 1:00 P.m

To SNOWCREST HOTELAND WILDLIFE SAFARIS LTD of P.O. BOX 314, ARUSHA. (CONSIDERATION - 5,000,000/=)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 22231

LAPSED ON

Date of registration 12-11-2007 time 1:00 P.m

EASTERN AND SOUTHERN AFRICAN TRADE AND DEVELOPMENT BANK (To secure US $ 2500,000/=) Subject to the fluctuations in the effective rate or rates of the exchange ruling in any given date plus interest during the continuance of a charge.

ASST. REG OF TITLES

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

DEED OF VARIATION FD 22231

Filed Document No. 24406

LAPSED ON 10-08-2025

Date of registration 5-12-2008 time 10:30 A.m

To AMOUNT SECURED VARIED TO READ (US $ 3,500,000/=)

ASST. REG OF TITLES

Asst. Registrar of Titles

TRANSMISSION BY OPERATION OF LAW

Filed Document No. 1140

Date of Registration 15-08-2025 Time 01:00 P.M

To: LUXURY AND LEISURE HOTELS LIMITED OF P.O. BOX 3979 DAR ES SALAAM.

Senior Asst. Registrar of Titles

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Tel: +255 272 753 361
Fax: +255 272 753 361
E-mail:acl.arusha@lands.go.tz
Website: www.lands.go.tz

LAND REGISTRY,
S. L. P. 3194,
ARUSHA.

In reply please quote:

Ref. No. LR/T/13551/81

15th **September, 2025**

To: **SNOW CREST HOTEL AND WILDLIFE SAFARIES LIMITED**
P.O.**BOX 341,**
ARUSHA.

THE LAND REGISTRATION ACT, (CAP. 334)
TRANSMISSION BY OPERATION OF LAW (SECTION 71)

Take Notice that Transmission by Operation of Law in respect of **Plot No. 39 Block BB Situated at Kwangulelo Arusha Municipality,** registered in the name of **SNOW CREST HOTEL AND WILDLIFE SAFARIES LIMITED** of P.O. Box 341 ARUSHA, has been presented for registration by **LUXURY AND LEISURE HOTELS LIMITED** of P.O. Box 3979 Dar es salam, on 15/08/2025. The transmission will have the effect of changing ownership into the name of **LUXURY AND LEISURE HOTELS LIMITED** of Box 3979 Dar es salaam.

Take further Notice that, I intend to register the said transfer within thirty (30) days time from the date of postage of this Notice and the registered caveat will lapse unless within that period the High Court orders otherwise.

Dated at Arusha this 15th day of September 2025

ESTHER KARIBUEL
ASST. REGISTRAR OF TITLES
ARUSHA REGION.

Copy to: **LUXURY AND LEISURE HOTELS LIMITED,**
Box 3979,
DAR ES SALAAM.

EASTERN AND SOUTHERN AFRICAN TRADE AND DEVELOPMENT BANK,
Box 1750 ,
BUJUMBURA – BURUNDI

DHIREK KATOK,
Box 10808,
DAR ES SALAAM

THE GRAND ALLIANCE LIMITED,
Box 14103,
DAR ES SALAAM

LECKTONY LOSIYO NGESEYAN,
Box 12506,
ARUSHA

200131 (08)

TANZANIA

Land Form 51

(08)

CERTIFICATE OF OCCUPANCY

(*Issued under Section 9 of the Land Ordinance*)

Date of Issue:

Title Number: 13552 LAND REGISTRY, MOSHI

Land Office Number: 171795

Land: PLOT NO. 38 BLOCK 'BB' KWANGULELO ARUSHA MUNICIPALITY

Term: 99 YEARS

TITLE No. 13552

REGISTERED ON 29-06-98

Land Form 33 at 8.00 a.m.

Asst. Registrar of Titles

Stamp Duty Shs. 390/=100/= Paid and Revenue Receipt No. 05408495 of 23-04-98 issued.

L.O. No. 171795

Asst. Registrar of Titles

~~L.D. No. AR/6245~~

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 19th day of June One thousand nine hundred and ninety eight

TITLE No. 13552

LAND REGISTRY, MOSHI

THIS IS TO CERTIFY that MOLLEL ENTERPRISES LIMITED a limited liability company and having its registered office at P.O.BOX 1817 ARUSHA

(hereinafter called "the Occupier's 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/as tenants in common in equal shares~~ for a term of ninety nine ---------- years from the first --------- day of April ---------- One thousand nine hundred and ninety eight according to the true intent and meaning of the Land Ordinance and subject to the provisions there of 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, 1998, shall thereafter pay rent of shillings seven thousand seven hundred (7700/=) ---------- 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 2008,2018,2028,2038,2048,2058,2068,2078 and 2088 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 Arusha Municipal 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 expenses as assessed by the Comissioner 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 obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

Stamp Duty Shs 390/= Paid on Original Revenue Receipt No. 05808495 of 23-04-98

Asst. Registrar of Titles

3 (i) 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.

(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 their 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:—

(i) any further fees or stamp duties which may be discovered to be payable by the Occupier 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.

6. Only one main building together with the usual and necessary out buildings shall be built on the land and the same shall be Used for Commercial and Petrol station Use Group 'F' use class (a) as defined in the Town and Country Planning (Use classes) Regulations 1960.

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

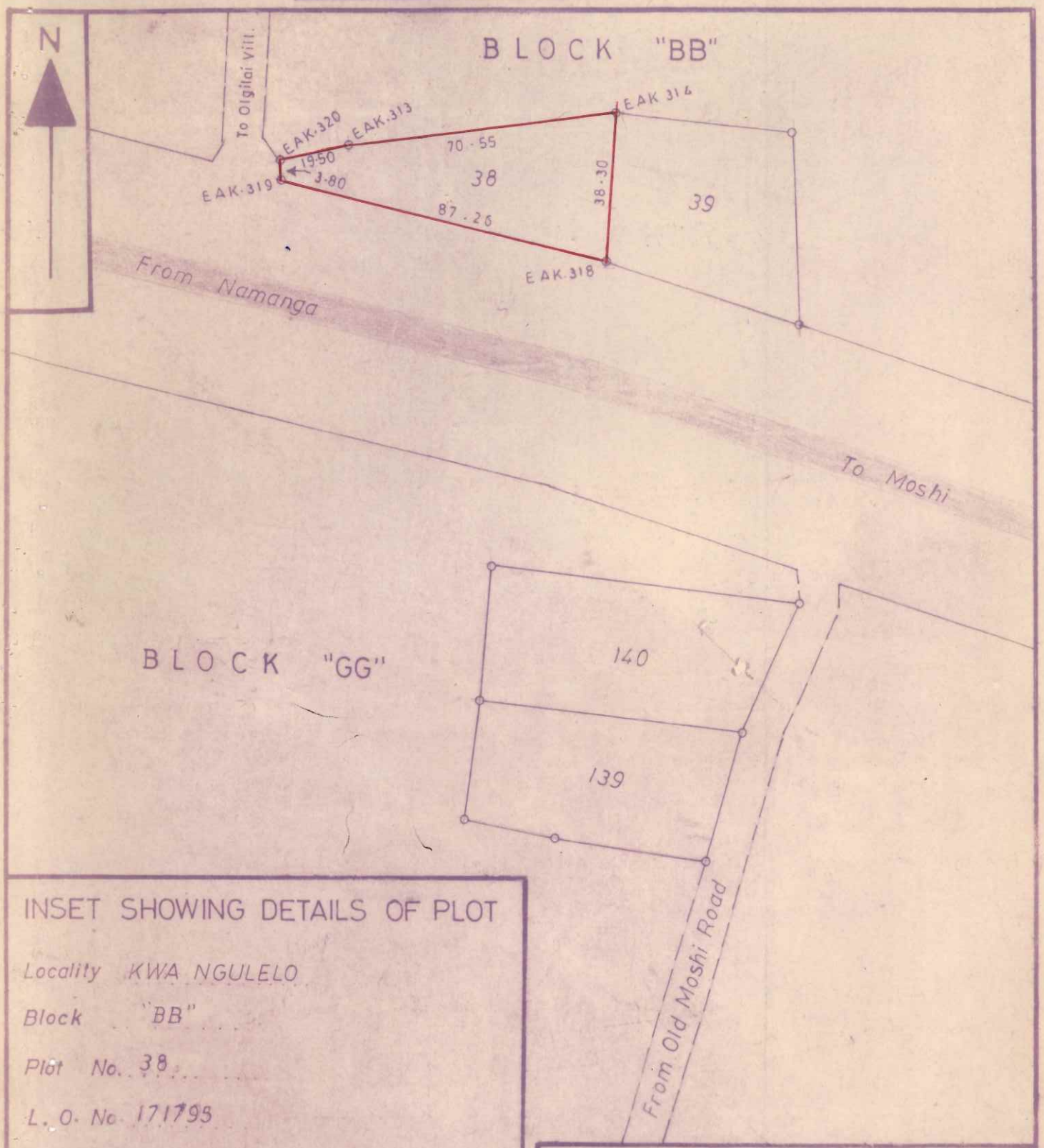
SCHEDULE

All that land known as Plot No. 38 Block 'BB' Kwangulelo Arusha Municipality containing two thousand one hundred eighteen (2118) square metres ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 30842 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.

COMMISSIONER FOR LANDS

ARUSHA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

Locality KWA NGULELO

Block "BB"

Plot No. 38

L. O. No 171793

Area 2,118 SQ. METRES

This plan, prepared in accordance with Registered plan No. 30842 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping

Date 24. 04. 1998 Ministry of Lands, Housing and Urban Development Dar es Salaam.

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

WE the within-named MOLLEL ENTERPRISES LIMITED accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of the said MOLLEL ENTERPRISES LIMITED delivered in the presence of us this 24TH APRIL day of

1998

Signature:.....

Postal Address: BOX 1817
ARUSHA

Qualification: DIRECTOR

Signature: Roomollel.

Postal Address BOX 1817
ARUSHA

Qualification: DIRECTOR

LAND REGISTRY, MOSHI
TRANSFER
Filed Document No. 21726
Date of registration 18-7-2007 time 11:00 A.m
To ORYX OIL COMPANY LIMITED
of P.O. Box 9540, Dar-es-Salaam
(CONS - TSHS. 170,000,000/=)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER
Filed Document No. 23109
Date of registration 18-4-2008 time 1:00 P.m
To ISSA MOHAMED ALLI
of P.O. Box 1087, TANGA.
(CONS. TSHS. 150,000,000/=)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER
Filed Document No. 23669
Date of registration 17-7-2008 time 1:00 P.m
To WILFRED LUCAS TARIMO
of P.O. Box 341, ARUSHA.
(CONS. TSHS. 175,000,000/=)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 27654
Date of registration 17-03-2010 time 1:00 P.m
To BOA BANK TANZANIA LIMITED
of P.O. Box 3054 D'SALAAM.
To Secured (TSHS. 400,000,000/=)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGED
Filed Document No. 27654
ON: 01.11.2010
Date of registration 17-03-2010 time 1:00 P.m
AT: 10:45am
To BOA BANK TANZANIA
FD No: 29131
LIMITED of P.O Box 3054, D'salaam.
(To secure An Unspecified Amount)
ASST. REG. OF TITLES
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 29133
DISCHARGED
01.10.2010 10:45 a.m
To STANBIC BANK TANZANIA LTD
(To secure TSHS 1,125,000,000/=)
FD 1134
ASST. REG. OF TITLES
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
1st DEED OF VARIATION PO 29132
Filed Document No. 29743
DISCHARGED
Date of registration 24-02-2011 time 12:30 P.m
ON 15.08.2005
To AMOUNT SECURED VARIED TO
TSHS 6,500,000,000/=
FD 1139
ASST. REG. OF TITLES
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 27654
Date of registration 17-03-2010 time 1.00 P.m
To BOA BANK TANZANIA LIMITED
of P.O. Box 3054 D'SALAAM.
To Secured (TSHS. 400,000,000/=)
DISCHARGED
Asst. Registrar of Titles

LAND REGISTRY, MOSHI

2ND DEED OF VARIATION

Filed Document No. 32205

Date of registration 8-3-2012 time 11:30 A.m

LAPSED ON 15.08.2025

AMOUNT SECURED VARIED TO TSHS. 1,585,000,000/=

FD 1139

ASST. REGR OF TITLES

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

TRANSMISSION BY OPERATION OF LAW

Filed Document No: 1139

Date of Registration 15.08.2025 Time 01:00 P.M

To: LUXURY AND LAWURE HOTELS LIMITED OF P.O. BOX 3979 DAR ES SALAAM

Senior Asst. Registrar of Titles

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Tel: +255 272 753 361
Fax: +255 272 753 361
E-mail:acl.arusha@lands.go.tz
Website: www.lands.go.tz

LAND REGISTRY,
S. L. P. 3194,
ARUSHA.

In reply please quote:

Ref. No. LR/T/13552/53

15th **September, 2025**

To: **WILFRED LUCAS TARIMO**
P.O.**BOX 341,**
ARUSHA.

THE LAND REGISTRATION ACT, (CAP. 334)
TRANSMISSION BY OPERATION OF LAW (SECTION 71)

Take Notice that Transmission by Operation of Law in respect of **Plot No. 38 Block BB Situated at Kwangulelo Arusha Municipality,** registered in the name of **WILFRED LUCAS TARIMO** of P.O. Box 341 ARUSHA, has been presented for registration by **LUXURY AND LEISURE HOTELS LIMITED** of P.O. Box 3979 Dar es salam, on 15/08/2025. The transmission will have the effect of changing ownership into the name of **LUXURY AND LEISURE HOTELS LIMITED** of Box 3979 Dar es salaam.

Take further Notice that, I intend to register the said transfer within thirty (30) days time from the date of postage of this Notice and the registered caveat will lapse unless within that period the High Court orders otherwise.

Dated at Arusha this 15th day of September 2025

ESTHER KARIBUEL
ASST. REGISTRAR OF TITLES
ARUSHA REGION.

Copy to: **LUXURY AND LEISURE HOTELS LIMITED,**
Box 3979,
DAR ES SALAAM.

STANBIC BANK TANZANIA LTD,
Box 72647 ,
DAR ES SALAAM

Land Form 23A.

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 20125 LAND REGISTRY - MOSHI

Land Office Number: 252436

Land: Plot No. 58 Block BB Kwangulelo in Arusha Municipality

Term: Thirty three (33) years

TITLE No. 20125
REGISTERED ON 11-05-2006
at 1:00 Pm
Asst. Registrar of Titles

LAND REGISTRY, MOSHI · UNITED REPUBLIC OF TANZANIA

Stamp Duty Shs. 100/= Paid
and Revenue Receipt 23968544
of 29-3-2006
Asst. Registrar of Titles

Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

Stamp Duty Shs. 3500/= Paid
on Original Revenue Receipt No. 23968544 of 29-3-2006
Asst. Registrar of Titles

THE LAND ACT, 1999
NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 20125
L.O. No. 252436
L.D. No. ARD/10195

The 2nd day of April, 2006

THIS IS TO CERTIFY that SNOW CREST HOTEL and WILDLIFE SAFARIS LTD a limited liability company in cooperated in Tanzania and having its registered office at P.O. Box 341, ARUSHA.

(hereinafter called "the Occupier"/~~the Occupiers~~") is/~~are~~ entitle 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 occupants/occupants in common in equare shares~~ for a term of thirty three years from the first day of January Two Thousand and six according to the true intent and meaning of the Land Act 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(~~s~~) having paid rent up to the thirtieth day of June 2006======= shall thereafter pay rent of shilings Seventy three thousand forty (73,040/=)========== ========== a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.

2. The Occupier(~~s~~) shall:-
   (i) 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 responsible for Surveys and mapping.

(ii) 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.

(iii) Buildings to be in permanent materials.

(iv) Building plans to be submitted to the **Arusha Municipal Council** within six months from the commencement of the Right.

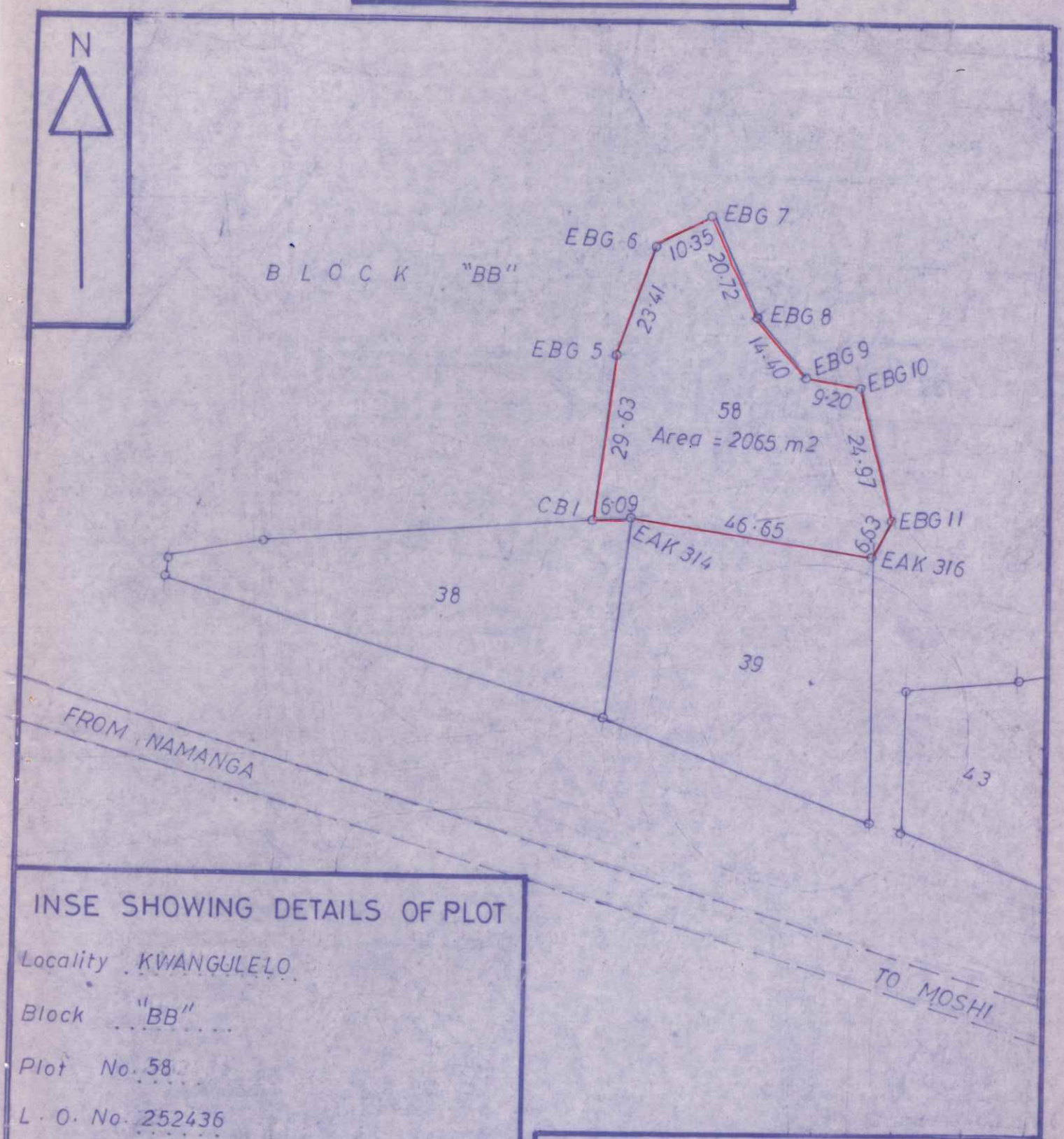
(v) Buildings construction to begin within six months after the approval of the plans.

(vi) Building to be completed within thirty six months from the commencement of the Right.

3 USER Only one main building together with the usual and the necessary out buildings shall be built on the Land and the same shall be used for **Commercial/Residential** purposes only. GROUP "**B**" use class **(a)** Use GROUP "**C**" Use Class **(a)** as defined in the Town and Country planning (use classes) Regulations 1960 as amended 1993.

4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

ARUSHA MUNICIPALITY



INSE SHOWING DETAILS OF PLOT

Locality KWANGULELO

Block "BB"

Plot No. 58

L. O. No. 252436

Area 2065 SQ. METRES

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

This plan, prepared in accordance with Registered plan No. 42430 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping. Tzy.

Date 13/04/06 Ministry of Lands and Human Settlements Development, Dar es Salaam.

5. The Occupier(s) shall deliver to the Commissioner 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 that disposition.

6. The president may revoke the right for good cause or in public interest

SCHEDULE

All land known as Plot Number 58 Block "BB"

situate at Kwangulelo in Arusha Municipality containing Two thousand sixty five (2065) square metres/~~square feet/hactres~~ shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 42430 deposited at the office of the Director for Survey and mapping at Dar es Salaam.

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

COMMISSIONER FOR LANDS

We, the within named **SNOW CREST HOTEL and WILDLIFE SAFARIS LTD** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON seal of the said)
SNOW CREST HOTEL and WILDLIFE SAFARIS LTD)
and **DELIVERED** in the presence of us this)
day of 2006)
)
)
Signature.....)
)
Postal Address: BOX 341 ARUSHA)
)
Qualification: DIRECTOR)
)
Signature.....)
)
Postal Address: BOX 341 ARUSHA)
)
Qualification: DIRECTOR)

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 22230

Date of registration 12-11-2007 time 1:00 P.m

To EASTERN AND SOUTHERN AFRICAN TRADE AND DEVELOPMENT BANK (To secure US $ 2,500,000/=). Subject to the fluctuations in the effective rate or rates of the exchange ruling in any date plus interest during the continuance of a charge.

Asst. Registrar of Titles

ASST. REG OF TITLES.

LAND REGISTRY, MOSHI

DEED OF VARIATION F.D. 22230

Filed Document No. 24405

Date of registration 25-12-2008 time 10:30 A.m

To AMOUNT SECURED VARIED TO READ (US $. 3500,000/=)

FD 1141

Asst. Registrar of Titles

ASST. REG OF TITLES

TRANSMISSION BY OPERATION OF LAW

Filed Document No: 1141

Date of Registration 15.08.2025 Time 01:00 P.M

To: LUXURY AND LEISURE HOTELS LIMITED OF P.O. BOX 3979 DAR ES SALAAM.

Senior Asst. Registrar of Titles