



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

SUBLEASE

This is to certify that the annexed Certificate of Occupancy dated

the 2nd day of January, 2018.

is registered in the Land Registry under Title No. 168822

Copies of the subsisting entries in the register are within

Dated the 18th day of January, 2018.


JUMA LUSHELA
ASST. Registrar of Title

Title No. 168822/1 Description of registered land.

All that land known as Plot No. 1010/3/2 situated at Buguruni in Ilala Municipality containing 8410 square meters shown for identification only edged red on the plan attached to this lease agreement registered under the filed document number 194014 annexed hereto and defined on the registered survey plan number 89752 deposited at the office of Director for Survey and Mapping at Dar es Salaam.

FD.

02.01.2018 9:48AM

No. 194014 Registered at m

To BEIJING NEW BUILDING MATERIALS

(T) LIMITED

P.O. BCX 75753 DA R ES SALAA M

Asst. Registrar of Titles

No. Registered at m

To

Asst. Registrar of Titles

No. Registered at m

To

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No. Registered at m

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No. Registered at m

To

Asst. Registrar of Titles

TITLE NO. **168822**
 REGISTERED **12/12/2017**
01:00PM
 LAND REGISTRY
 TANGANYIKA
 Registrar of Titles

TANGANYIKA STAMP ACT
 Land Form No. **2389**
 Stamp Duty Shs: **88389/-** Paid
 On Original Receipt Shs: **9900071356**
 of: **30/11/2017**
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP ACT
 Stamp Duty Shs: **100/-** Paid
 Receipt No: **99000713567**
 of: **30/11/2017**
 Stamp Duty Officer

Title No. **168822**
 L.O. No. 906795.
 L.D. No. 345858.

The **11th** day of **December** Two thousand and **Seventeen**.

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER, established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM** (hereinafter called "the Occupiers") are entitled to the 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 **October, Two thousand and seventeen** 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 Occupiers having paid rent up to the thirtieth day of June, **2018**; shall hereafter pay rent of shillings **one million three hundred twenty five thousand nine hundred ninety two and fifty cents (1,325,992.50)** only 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 Occupiers 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- (i) 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.
 - (ii) 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 **Ilala Municipal Council** (hereinafter called "the Authority").
 - (iv) 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").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - (vi) 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. **USER:** The land shall be used for **Commercial** purposes only. Use Group 'L' use class (a), Use Group 'M' use classes (a) and (c), Use Group 'T' use class (b), Use Group 'R' use class (a) and Use Group 'Q' use classes (c) and (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupier 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 and in public interest.

SCHEDULE

ALL that Land known as Plot No. 1010/3/2 situated at Buguruni in Ilala Municipality containing eight thousand four hundred nineteen (8419) square meters shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 88752 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

[Handwritten signature]

ASSISTANT COMMISSIONER FOR LANDS

We, the within named TANZANIA INVESTMENT CENTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTER)
and DELIVERED in the presence of us)
this 04 day of 12, 2017.)

Signature: X *[Signature]*)

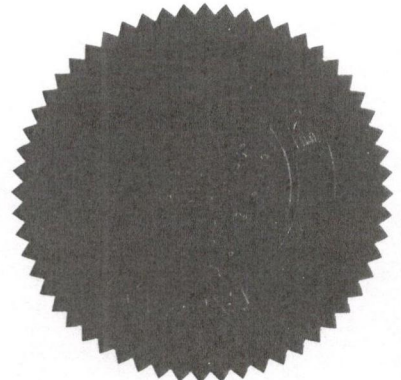
Postal Address: P.O. Box 938)
DAR ES SALAAM)

Qualification: EXECUTIVE DIRECTOR)

Signature: *[Signature]*)

Postal Address: P.O. Box 938)
DAR ES SALAAM)

Qualification: LEGAL AFFAIRS MANAGER)



LAND REGISTRY DAR - ES - SAHABAM

LEASE

Filed Document No. 194014

Date of Registration 11.1.18 time 9.48 am

To BEIJING NEW BUILDING MATERIAL

(P) LIMITED OF P.O. BOX 75753 NAIKARA

For term of 98 Yrs Comm. 1st Sept 2015

Sub-lease 168822/1

Issued

Senior Asst. Registrar of Titles