

TITLE No. **155353 MG.**
 REGISTERED **10.11.16**
 AT **1:06 pm**

LAND REGISTRY
 TANGANYIKA

[Signature]
 Registrar of Titles

Land Form No. 22.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. **10390/=** Paid
 Original Receipt Shs. **48533109**
 of **18/09/2012**

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. **100/=** Paid
 Receipt No. **48533109**
 of **18/09/2012**

[Signature]
 Stamp Duty Officer

Title No. **155353 MG.**
 L.O.NO: **490032**
 Ref.No: **BAG/L.D. 14340**

The **31ST** day of **October** Two thousand and **Sixteen**

THIS IS TO CERTIFY that **D.E.A HOLDINGS LIMITED** a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 7618, DAR ES SALAAM (hereinafter called "the Occupier") is 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 **sixty six** years from the first day of **July, Two thousand and twelve** 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 having paid rent up to the thirtieth day of June, **2013**; shall hereafter pay rent of shillings **two hundred and eight thousand (208,000/=)** only a year in advance on the first day of July in each of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier 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) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Bagamoyo District Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangements 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.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Light Industry** purposes only, Use Group '**M**' Use classes (**b**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

SCHEDULE

All land known as **Plot No. 16** situated at **Kiromo** in **Bagamoyo Urban Area** containing **two decimal point six (2.6) hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **53172** 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.

Jain

ASSISTANT COMMISSIONER FOR LANDS

The within named **D.E.A. HOLDINGS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
D.E.A. HOLDINGS LIMITED)
and **DELIVERED** in the presence of us this.....)

day of 16 May....., 2012.)

Signature: *[Signature]*)

Postal Address: Box 1553)

Dar es Salaam)

Qualification... DIRECTOR)

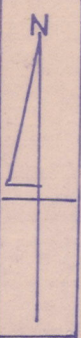
Signature: *[Signature]*)

Postal Address: P.O. Box 7618)

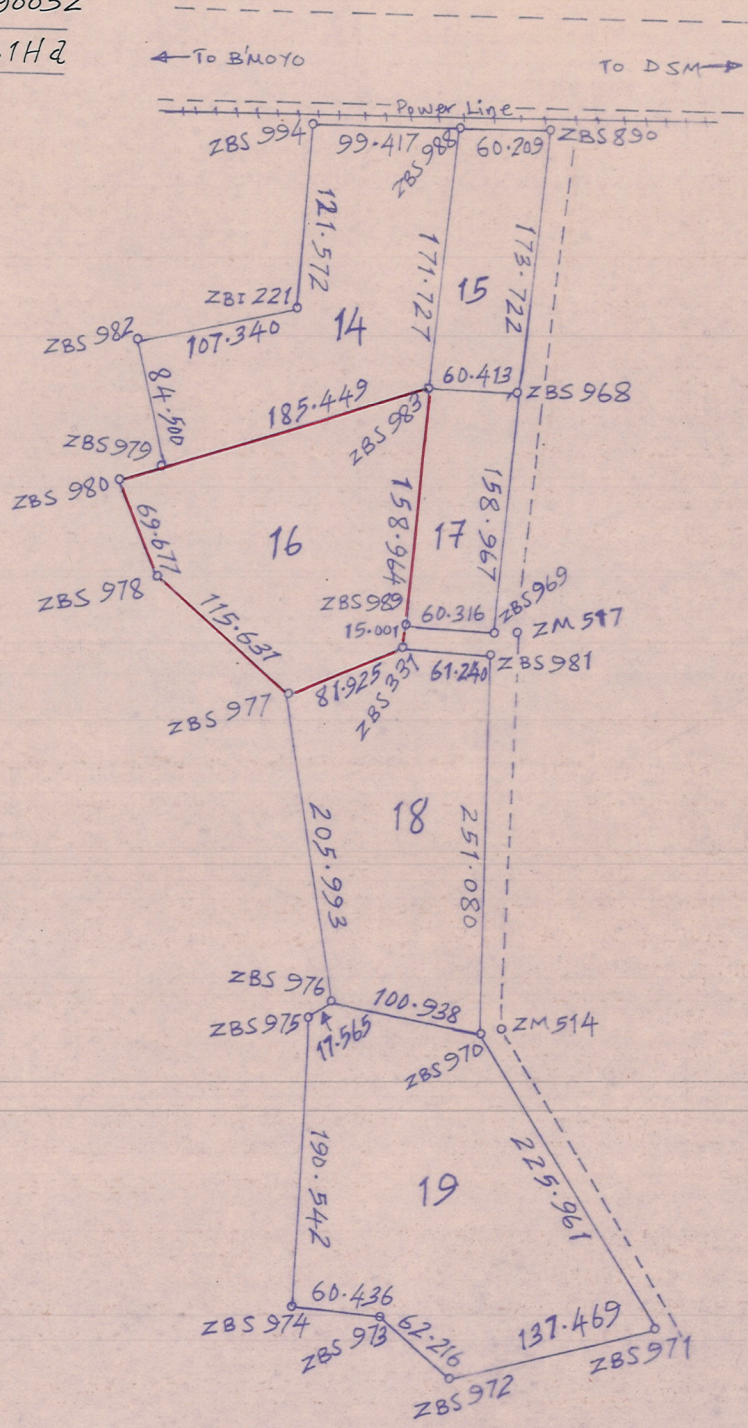
Dar es Salaam)

Qualification... DIRECTOR)

BAGAMOYO URBAN AREA



LOCATION KIROMO
 BLOCK 1
 PLOT No. 16
 L.O No. 490032
 AREA 2.61H²



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

This plan prepared in accordance with Registered plan No. 53172
 is approved for purposes of the Land Reg. Ordinance
 Director of Survey and Mapping *[Signature]* Date 21/09/2012
 Ministry of Lands, Housing and Human Settlement Development Dar es Salaam