

TANGANYIKA TERRITORY

The Land Ordinance (Cap. 68 of the Laws)

Title No. 4724

THIS DEED made the nineteenth day of May

One thousand nine hundred and thirty nine

BETWEEN the Governor of Tanganyika Territory (hereinafter called "the Governor," which term includes the officer for the time being administering the Government of the Territory) of the one part, AND W. J. TANE LIMITED a Company having its registered office at Tanga-

(hereinafter called "the Grantee" which expression shall include his heirs, executors and assigns where the context so admits) of the other part;

WHEREAS the Grantee is entitled to the residue unexpired of a lease with option of purchase dated the twenty eighth day of July one thousand nine hundred and eleven

and granted by the Landesfiskus of German East Africa to Alexander Weissenborn

5/11/49
a portion of which said portion is over the land therein comprised and hereinafter more particularly described;

AND WHEREAS the Grantee having complied with certain contractual obligations under the aforesaid lease with option of purchase and having paid the purchase price, is now entitled to an estate in fee simple in respect of the land hereinafter described; NOW THIS DEED WITNESSETH that in pursuance of the terms of the said lease with option of purchase and in consideration of the sum of Shillings Forty thousand four hundred and three and cents twenty four (Shs. 40,405/24)

4/11/49

TANGANYIKA TERRITORY

The Land Ordinance (Cap. 68 of the Laws)

CERTIFICATE OF OCCUPANCY

The **eighth** day of **March**

Nineteen hundred and thirty **nine**

Title No. 4722

THIS IS TO CERTIFY that **W.J.TAME LIMITED**, a Company registered in the Tanganyika Territory under the provisions of the Companies Ordinance 1931

(hereinafter called the occupier) **is** entitled to a right of occupancy in and over the agricultural land described in the Schedule hereto and more particularly delineated in the plan annexed thereto for a term of **ninety nine** years from the **twentieth** day of **June** Nineteen hundred and **thirty eight** according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and to the following special terms and conditions, viz. :—

1. The occupier shall pay yearly during the said term the rent of Shillings **Twenty nine** (Shs **29/-**) to be paid yearly in advance without any deduction the first of such payments for the year ending on the **twentieth** day of **June** Nineteen hundred and **thirty nine** having been made on or before the execution of these presents and the subsequent payments to be made in advance for each year on the **twentieth** day of **June** in each year during the said term. Provided always that the said rent shall be subject to revision by the Governor **at intervals of twenty years from the commencement of the term.**

2. The land shall be used solely for agricultural purposes and purposes ancillary thereto.

3. The Right of Occupancy hereby granted shall not confer any water rights.

R.B.H.
[Signature]

ENTRIES IN THE REGISTER

TITLE No.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials Register
<p>LEASEHOLD TITLE RIGHT OF OCCUPANCY No. - Registered 16.5.39 at 3.30 p.m. To W. J. TAME LIMITED</p>	<p><i>Reigned</i> Asst Registrar of Titles</p>	<p>LAND REGISTRY, MOSHI MORTGAGE Filed Document No. 1165 Date of registration 8-3-76 time 11:00 A.m. To NEDERLANDSE FINANCIERINGS-MAATS-CHAPPIJ ONTWIKKELINGSLANDEN N.V. to secure a sum immediately indeterminate in local currency because of its being subject to fluctuations in the effective rate or rates of exchange ruling on any given date during the continuance of the charge but not exceeding an amount in NETHERLANDS DFLS five hundred and thirty thousand (DFLS 530,000) in Tanzanian Currency Shillings 1,639,380/10 (including title No. 14501) <i>Sihuma</i> Registrar of Titles</p>	
<p>CHARGE SUBSISTING AT FIRST REGISTRATION No. 3550 Registered 9.6.39 at 3.0 p.m. To THE STANDARD BANK OF SOUTH AFRICA LIMITED to secure sh. 500,000/- + interest. C. including Titles Nos. 1855, 2358, 2373, 3006, (2382, 3529 and 4724)</p>	<p><i>Reigned</i> Asst Registrar of Titles</p>	<p>LAND REGISTRY, MOSHI MORTGAGE Filed Document No. 4381 Date of registration 11-5-87 8:00 A.m. To TANZANIA INVESTMENT BANK to secure SHS 3,000,000/- (including c.t. 14501) <i>Reigned</i> <i>Bludilewa</i> Asst. Registrar of Titles</p>	
<p>LAND REGISTRY, MOSHI NOTICE OF REVISION OF RENT Filed Document No. 26896 Date of registration 1-7-58 time 8:00 P.m. To Shs. 5.8/- from 1-7-58</p>	<p><i>Ryakiha</i> Asst. Registrar of Titles</p>	<p>LAND REGISTRY MOSHI TRANSFER Filed Document No. 794 Date of registration 7-4-76 time 11:30 Am To KWANTILI ESTATE LIMITED of P.O. Box 118 Tanga. (Cons. 8,000/-)</p>	

Ryakiha
Asst. Registrar of titles

ENTRIES IN THE REGISTER

TITLE No. 14501

FREEHOLD TITLE

No. 35472 Registered 18.7.61 at 1.30 m
To W.J. TAME LIMITED

J. Ruschke

Asst. Registrar of Titles

MORTGAGE

~~DISCHARGED~~
No. 4381 Registered 11-5-82 at 8.00 m
To TANZANIA INVESTMENT BANK
TO SECURE SHS. 3,000,000/-
(including C.T. No. 4722).

[Signature]

[Signature]

Asst. Registrar of Titles

TRANSFER

No. 36005 Registered 20.9.61 at 9 A m
To KWAMTILI ESTATE LIMITED
CONS. SHS. 345,000/-

J. Ruschke

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

MORTGAGE

No. 1165 Registered 8-3-76 at 11.00 am
To NEDERLANDSE FINANCIERINGS-MAATS-
CHAPPIJ ONTWIKKELINGSLANDEN N.V. to
secure a sum immediately in defte-
rate in local currency because of
its being subject to fluctuations in the
effective rate or rates of exchange
ruling on any given date during
the continuance of the charge but
not exceeding an amount in
NETHERLANDS DFLS Five hundred and
thirty thousand (DFLS 530,000/-) in
Tanzanian currency shillings 1,639,880/10
(including title No. 4722)

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

No. Registered at m
To

No. Registered at m
To

[Signature]

Asst. Registrar of Titles

Asst. Registrar of Titles