

This lease made in duplicate this 8th day of July, 20 .

BETWEEN:

HER MAJESTY THE QUEEN, in right of the Province of Nova Scotia, as represented by the Administrator, Nova Scotia Department of Fisheries and Aquaculture, as appointed under section 54A of the Fisheries and Coastal Resources Act, SNS 1996, c. 25,

hereinafter referred to as "**THE ADMINISTRATOR**"

OF THE ONE PART

- and -

Ronald S. Brown and Joyce Brown
189 Mountain View Road
Dingwall, NS
B0C 1G0

hereinafter referred to as "**THE LESSEE**"

OF THE OTHER PART

WHEREAS the Administrator, under the provisions of the Fisheries and Coastal Resources Act, S.N.S. 1996, Chapter 25 (the "Act") and the Aquaculture Licence and Lease Regulations (the "Regulations"), is authorized to renew aquaculture licences and aquaculture leases;

AND WHEREAS pursuant to the Act the Lessee was issued Aquaculture Lease No. 1111 to R. Scott Brown on the 1st day of May 2014 for a term of five years from June 7, 2014 to June 7, 2019;

AND WHEREAS the Lessee wishes to renew aquaculture Lease No. 1111;

AND WHEREAS Aquaculture Lease No. 1111 was assigned to Ronald S. Brown and Joyce Brown on October 25, 2016;

NOW THEREFORE in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The Administrator hereby grants to the Lessee a lease to use a 6.20 hectare area located in the body of waters known as North Harbour, Victoria County, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the bottom cultivation of American oysters (*Crassostrea virginica*).
2. The term of this lease shall be for twenty years commencing on the ten years commencing on the 7th of June 2019 to the 7th of June, 2039, with the right of renewal, in accordance with the terms of the Act and the Regulations.
3. The Lessee shall pay to the Minister of Finance and Treasury Board an annual fee as set out in the Regulations. The annual payment must be received by the anniversary date of the lease. Late payments are subject to a fee as set out in the Regulations.
4. The undertakings set out in Schedule "B" to this lease (the "undertakings"), form part of this Agreement, and the Lessee hereby agrees to comply with any conditions or limitations contained in the undertakings unless compliance for leasing purposes is expressly waived by the Administrator. The Lessee is responsible for confirming any undertakings and ensuring compliance with them.

5. Except to the extent restricted by an enactment or this lease, the Lessee has, for aquacultural purposes, the exclusive right to use the leased sub-aquatic lands and water column.
6. The Lessee shall allow access to the bottom-cultivation portions of the site by the general public for recreational activities. The general public is not permitted to carry out American oyster or Bay quahog harvest, enhancement, or husbandry activities at the site.
7. The Lessee agrees to comply with any permits, protocols, approvals, licenses or permissions (the "licensing requirements") which may be required under the laws of the relevant municipality, the Province or Canada. The Lessee is responsible for confirming any licensing requirements and ensuring compliance with them.
8. This lease must not be assigned without the written approval of the Administrator. If the Lessee is a corporation, any change in the right to control the corporation shall be deemed to be an assignment.
9. In the event that the Lessee shall cease conducting an aquaculture business in the normal course, become insolvent, make a general assignment for the benefit of creditors, suffer or permit the appointment of a receiver of its business assets, or avail itself of any proceeding in bankruptcy under any statute relating to insolvency or the protection of rights of creditors, the Administrator may revoke this lease and this Agreement shall be of no further force and effect subject only to the right of Her Majesty the Queen in right of the Province of Nova Scotia ("Her Majesty") to claim for damages.
10. The Lessee must adhere to the Farm Management Plan, as it is in effect for this lease from time to time, and any failure to adhere to the Farm Management Plan is a breach of this lease.
11. This lease does not include any rights as to minerals in or on the site.
12. The Lessee shall submit to the Minister of the Nova Scotia Department of Fisheries and Aquaculture (the "Minister") an annual report stating such information as the Minister requires concerning the Lessee's use and the productivity of the site.
13. Following the completion of a performance review, in accordance with the Regulations, of the aquaculture operation subject to this lease, the Administrator may vary any terms or conditions of this lease in order to address any concerns raised in the performance review.
14. The Lessee is hereby prohibited from using the site in any way that would interfere with other leased aquaculture operations.
15. The Lessee is hereby aware that the placing of an anchor or driving of stakes, within the bottom-cultivation portions of the site by persons other than the Lessee, provided such are included in legitimate operations incidental to fishing for or catching any kind of fish other than American oyster, and that placing of buoys or stakes by the proper authorities, for navigation purposes, shall not be deemed as interference with the proper cultivation of the site by the Lessee.
16. If the Administrator, in his or her sole discretion, is of the opinion that the aquaculture activities authorized by this lease are detrimental to or interfere with other leased facilities, the Administrator may revoke this lease without compensation.
17. The Administrator may revoke this lease without advance notice or compensation if the Lessee is found by a court of competent jurisdiction to be in violation of any law of the Province or Canada relating to fishery activities.
18. If the Lessee fails to perform any of its obligations under this lease, the Minister may have the obligations performed, with the amount of any costs incurred to be a debt due to Her Majesty, for which Her Majesty shall have a first priority charge on the aquacultural produce within the site.

Schedule A

GPS COORDINATE INFORMATION SHEET

Application #: 1111
Applicant: Ronald S. Brown & Joyce Brown
Location: North Harbour County: Victoria
Hydrographic Chart: 4363 Orthophoto #: 10 46 9000 60 400
Dimensions of site: Approx. 781m x 47m x 638m x 125m Size: Approx. 6.20 hectares

Approximate Coordinates of Application:

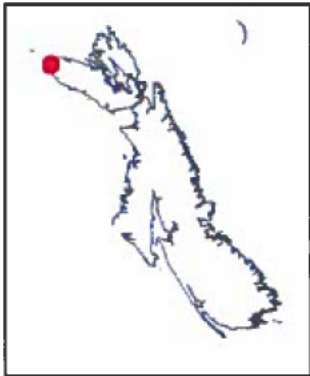
Datum used: NAD 83

Centre coordinates (approx.) Lat. 46° 55' 21.72"
Long. -60° 28' 33.24"

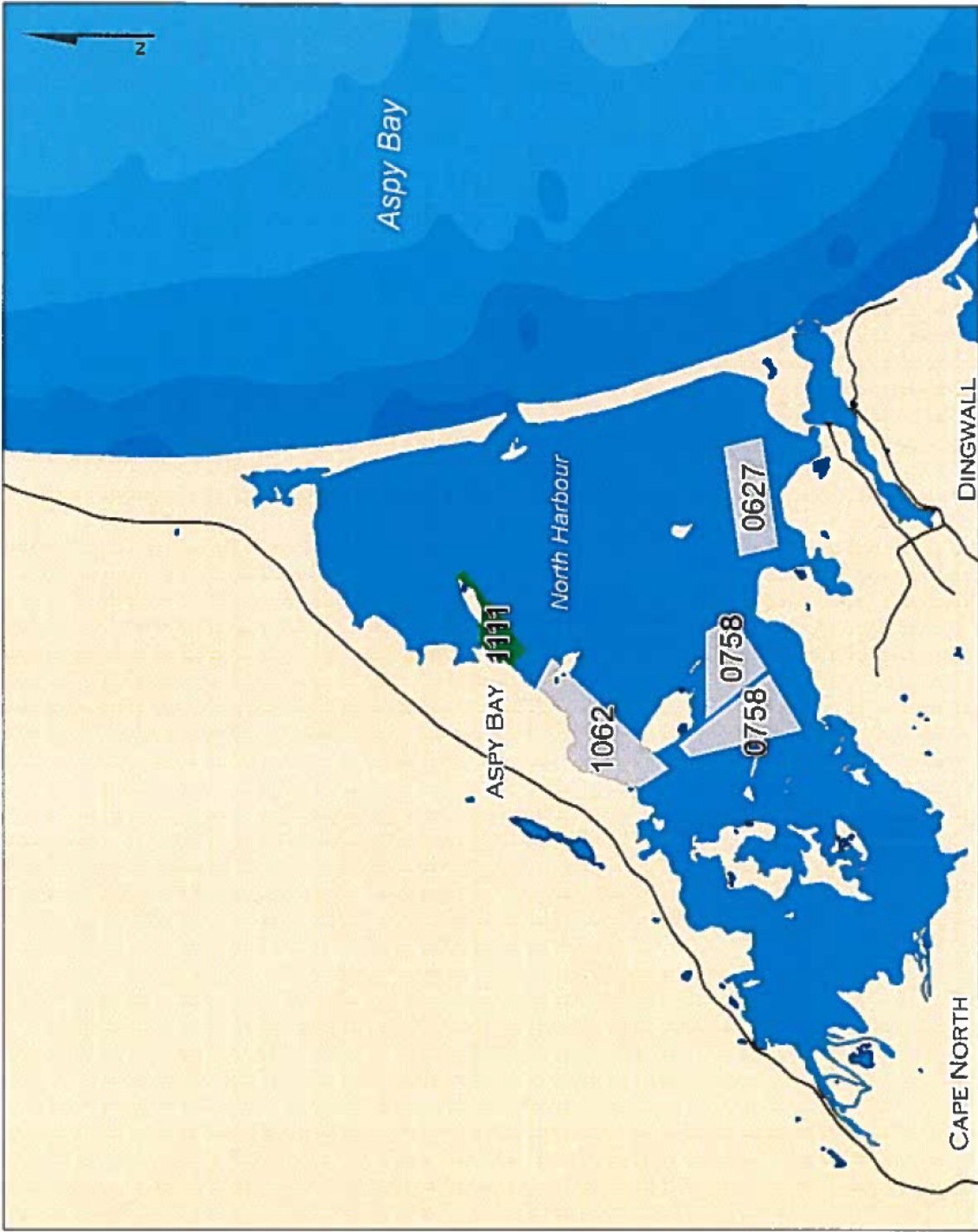
Corner #1	Lat. 46° 55' 18.04"	Corner #2	Lat. 46° 55' 28.16"
	Long. -60° 28' 47.56"		Long. -60° 28' 20.57"

Corner #3	Lat. 46° 55' 26.95"	Corner #4	Lat. 46° 55' 14.93"
	Long. -60° 28' 19.17"		Long. -60° 28' 43.75"

NOTE: THESE COORDINATES ARE NOT FROM A LEGAL SURVEY.



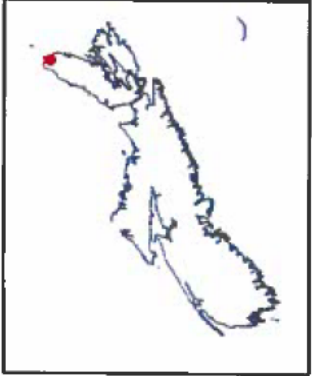
Aquaculture Site 1111
Centre Lat 46° 55' 21.72" Long -60° 28' 33.24" Corner 1 Lat 46° 55' 18.04" Long -60° 28' 47.56" Corner 2 Lat 46° 55' 28.16" Long -60° 28' 20.67" Corner 3 Lat 46° 55' 26.96" Long -60° 28' 19.17" Corner 4 Lat 46° 55' 14.93" Long -60° 28' 43.75"
DATUM NAD 83 The above coordinates are not from a legal survey



Application Information	
Proponent :	Ronald S. Brown & Joyce Brown
Site Location :	North Harbour
Dimensions :	Approx. 781m x 47m x 638m x 125m
Area :	Approx. 6.20 ha

Renewal Application Other Issued Lease	Species: American Oyster
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Chart No. 4363	
Disclaimer This map should not be used for navigation or legal purposes. It is intended for general reference use only.	
MK-1111-JAN-2019	



Aquaculture Site 1111	<p>Centre Lat 46° 55' 21.72" Long -60° 28' 33.24" Corner 1 Lat 46° 55' 18.04" Long -60° 28' 47.56" Corner 2 Lat 46° 55' 28.16" Long -60° 28' 20.57" Corner 3 Lat 46° 55' 26.95" Long -60° 28' 19.17" Corner 4 Lat 46° 55' 14.93" Long -60° 28' 43.75"</p> <p style="text-align: center;"> DATUM NAD 83 The above coordinates are not from a legal survey</p>
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Application Information		Chart No.		Disclaimer	
Proponents : Ronald S. Brown & Joyce Brown Site Location : North Harbour Dimensions : Approx. 781m x 47m x 638m x 125m Area : Approx. 6.20 ha		4363		This map should not be used for navigation or legal purposes. It is intended for general reference use only.	
Species:		Renewal Application Low Water Mark OMHW Mark NS Bathymetry			
Species: American Oyster				MK-1111-JAN-2019	

Schedule "B"

This Schedule sets out any undertakings required of the Lessee.

The Lessee undertakes to complete the following report:

The Lessee shall submit an annual report (in addition to Annual Productions Statistics) dealing with the enhancement efforts. The details and format of the report shall be determined by agreement with the Nova Scotia Department of Fisheries and Aquaculture and the Lessee. The report shall include information such as the following:

- Stock assessment
- Broodstock manipulations
- Seed collection activities
- Predator control activities
- Other information may be required

AMENDMENT TO LEASE

THIS INDENTURE made in duplicate the 1st day of February, 2024,

BETWEEN:

HIS MAJESTY THE KING, in right of the Province of Nova Scotia, as represented by the Administrator, Nova Scotia Department of Fisheries and Aquaculture, as appointed under section 54A of the Fisheries and Coastal Resources Act, SNS 1996, c. 25,

hereinafter referred to as "**the Administrator**"

OF THE ONE PART

- and -

BROWNS EMERALD OYSTERS LIMITED

189 Mountain View Road
Dingwall, NS
B0C 1G0

hereinafter referred to as "**the Lessee**"

OF THE OTHER PART

WHEREAS the Administrator, under the provisions of the Fisheries and Coastal Resources Act, S.N.S. 1996, Chapter 25 (the "Act") and the Aquaculture Licence and Lease Regulations (the "Regulations"), is authorized to amend existing aquaculture licences and aquaculture leases;

AND WHEREAS pursuant to the Act the Lessee was issued Aquaculture Lease No. 1111 on July 8, 2019 for a term of twenty years from June 7, 2019 to June 7, 2039, authorizing the bottom cultivation of American oyster (*Crassostrea virginica*);

AND WHEREAS pursuant to the Act, the Lessee was issued an amendment to Lease No. 1111 on April 12, 2023, to substitute the lease holder name, Ronald S. Brown and Joyce Brown, for the corporate name, Browns Emerald Oysters Limited;

AND WHEREAS the Lessee is desirous of amending Lease No. 1111 to change the site boundaries (with no increase in size), subject to whatever undertakings are prescribed by the Administrator;

AND WHEREAS the Administrator consents to amend Lease No. 1111 to change the site boundaries (with no increase in size);

NOW THEREFORE in consideration of the mutual covenants and agreements herein and the sum of \$1.00 and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Parties agree as follows:

1. Section 1 of Lease No. 1111 is hereby amended by removing "6.20 hectare" and replacing it with "6.03 hectare".
2. Lease No. 1111 is hereby further amended by deleting its Schedule "A" and substituting the attached Schedule "A".

3. Except as expressly amended herein Lease No. 1111 shall remain unchanged in full force and effect.

IN WITNESS WHEREOF the Parties have caused this Agreement to be duly executed.

SIGNED, SEALED AND DELIVERED
in the presence of

) **HIS MAJESTY THE KING**
) in right of the Province of Nova Scotia, as
) represented by the Administrator, Nova Scotia
) Department of Fisheries and Aquaculture
)
)
)
)
)
)

[Redacted]

Witness

[Redacted]

Robert Ceschiutti



) **BROWNS EMERALD OYSTERS LIMITED**
) Per:
)

[Redacted]

Witness

[Redacted]

Scott Brown

President



SCHEDULE A

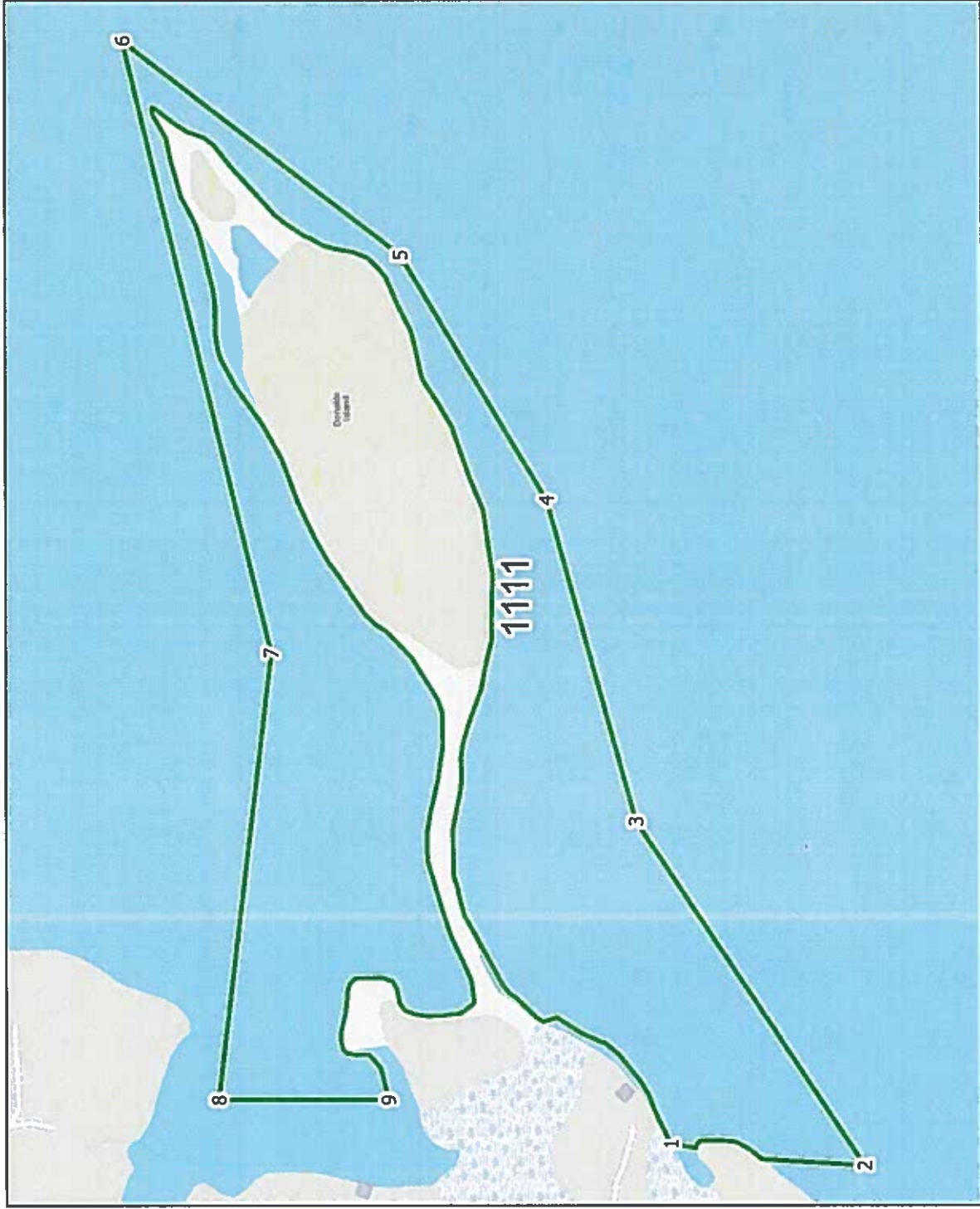


Aquaculture Site

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Corner	Latitude	Longitude
1	46° 55' 20.458"	-60° 28' 45.955"
2	46° 55' 17.279"	-60° 28' 46.629"
3	46° 55' 20.852"	-60° 28' 38.174"
4	46° 55' 22.145"	-60° 28' 30.379"
5	46° 55' 24.412"	-60° 28' 24.364"
6	46° 55' 28.871"	-60° 28' 18.972"
7	46° 55' 26.765"	-60° 28' 33.835"
8	46° 55' 27.876"	-60° 28' 44.543"
9	46° 55' 25.079"	-60° 28' 44.674"
Centre	46° 55' 24.959"	-60° 28' 35.919"

DATUM NAD 83 CSRS UTM Zone 19
The above coordinates are not from a legal survey



License/Lease Holder: Browns Emerald Oysters Limited
 County: Victoria
 Waterbody: North Harbour
 Hectares: 6.03
 Species Type: Shellfish
 Chart: 4363

Issued Lease



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 Date: 2024.01.19
 Created By: MK

SCHEDULE A



Aquaculture Site

1111

Corner	Latitude	Longitude
1	46° 55' 20.458"	-60° 28' 45.955"
2	46° 55' 17.279"	-60° 28' 46.029"
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License/Lease Holder: Browns Emerald Oysters Limited
 County: Victoria
 Waterbody: North Harbour
 Hectares: 6.03
 Species Type: Shellfish
 Chart: 4363

Issued Lease
 Site in Registry
 Other Issued Lease



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 Date: 2024-01-18
 Created By: MK