

This lease made in duplicate this 10th day of November, 2020.

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 -

MacKinnon Harbour Survival Association
c/o David MacLellan
794 John Neil George Road
RR #1 Little Narrows, NS
B0E1T0

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. 1225 on October 13, 2015 for a term of five years from September 22, 2015 to September 22, 2020;

AND WHEREAS Lease No. 1225 was amended on June 3, 2019;

AND WHEREAS the Lessee wishes to renew aquaculture Lease No. 1225;

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 3.69 hectare area located in the body of waters known as MacKinnons Harbour, Victoria County, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the cultivation of American oyster (*Crassostrea virginica*) by the following methods: bottom (seeding only) cultivation; bottom cultivation with gear; and suspended cultivation with gear.
 - a. For the bottom cultivation with gear at the site, the Lessee shall be limited to a maximum of two (2) cages. For the suspended cultivation with gear at the site, the Lessee shall be limited to two (2) cages.
2. The term of this lease shall be for twenty years commencing on the 23rd of September, 2020, to the 22nd of September, 2040 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. The Lessee shall allow access to the bottom-cultivation areas of the site, where gear is not in use, by the general public for recreational activities. The general public is not permitted to carry out American oyster harvest, enhancement, or husbandry activities at the site.
 6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. This lease does not include any rights as to minerals in or on the site.
 11. 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.
 12. 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.
 13. The Lessee is hereby prohibited from using the site in any way that would interfere with other leased aquaculture operations.
 14. 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.
 15. 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.
 16. 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.
 17. If the Lessee is in breach of any term of this lease and such breach is not corrected within the time period set out in the notice from the Administrator, the Administrator may revoke this lease without further notice or compensation.
 18. Should it become necessary for Her Majesty to expropriate the Lessee's rights under this lease, it is hereby agreed that the value of the lease for purposes of expropriation compensation shall not exceed the depreciated value of improvements made by the Lessee that cannot be removed from the site. No compensation may be claimed for the cancellation

SCHEDULE A

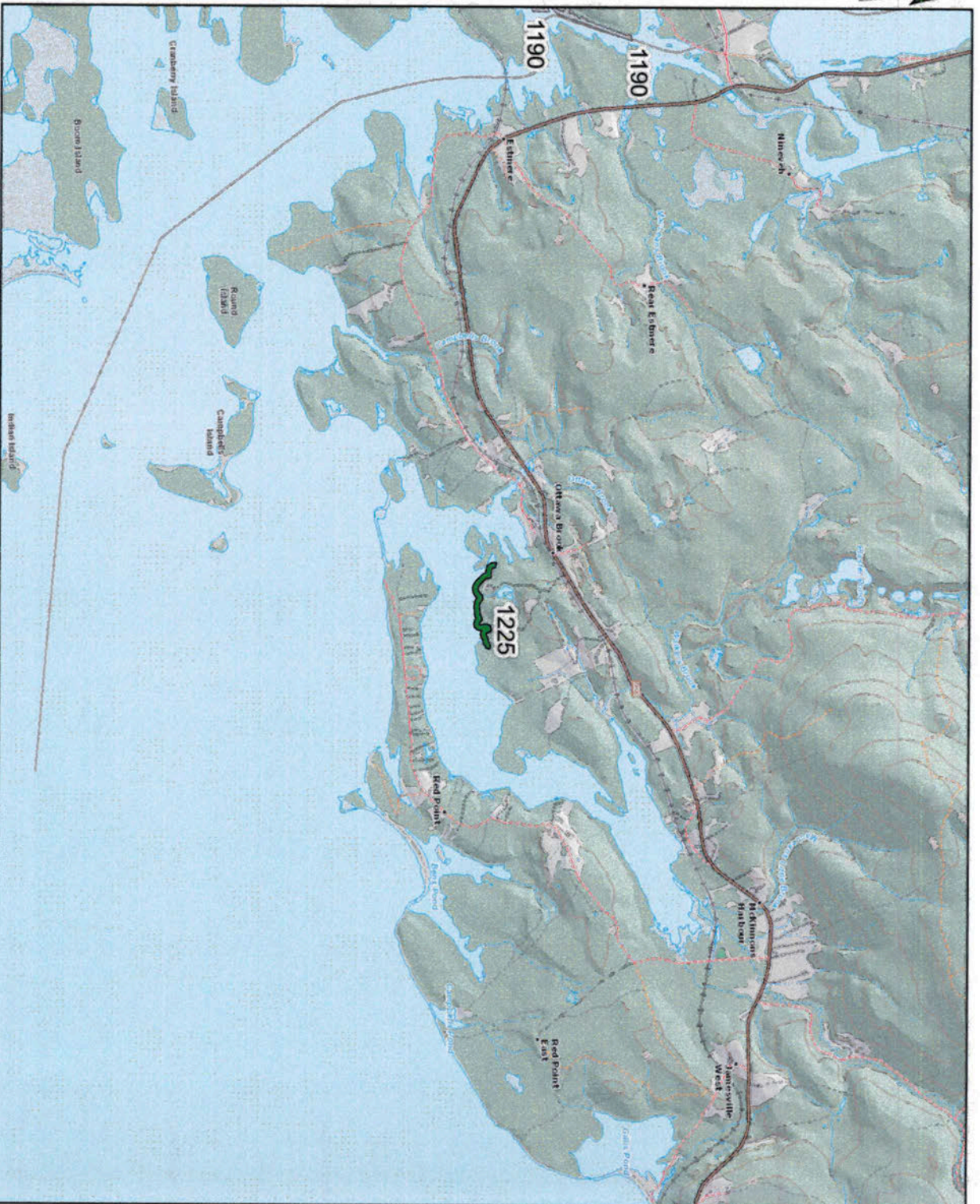


Aquaculture Site

1225

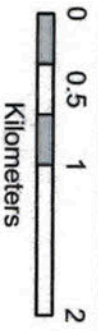
Corner	Latitude	Longitude
1	45° 55' 53.931"	-60° 56' 8.740"
2	45° 55' 49.156"	-60° 55' 51.802"
3	45° 55' 51.681"	-60° 55' 35.595"
4	45° 55' 47.863"	-60° 55' 51.681"
Centre	45° 55' 48.514"	-60° 55' 51.542"

DATUM NAD 83 CSRS UTM Zone 20
The above coordinates are not from a legal survey



License/Lease Holder Mackinnon Harbour Survival Association
County Victoria
Waterbody Mackinnons Harbour
Hectares 3.69
Species Type Shellfish
Culture Type Combined Suspended and Bottom Culture
Chart 4279

- Renewal Application
- Other Proposed Lease
- Other Issued Lease



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Date: 2020-08-12
Created By: MK

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, MTT, Esri

SCHEDULE A

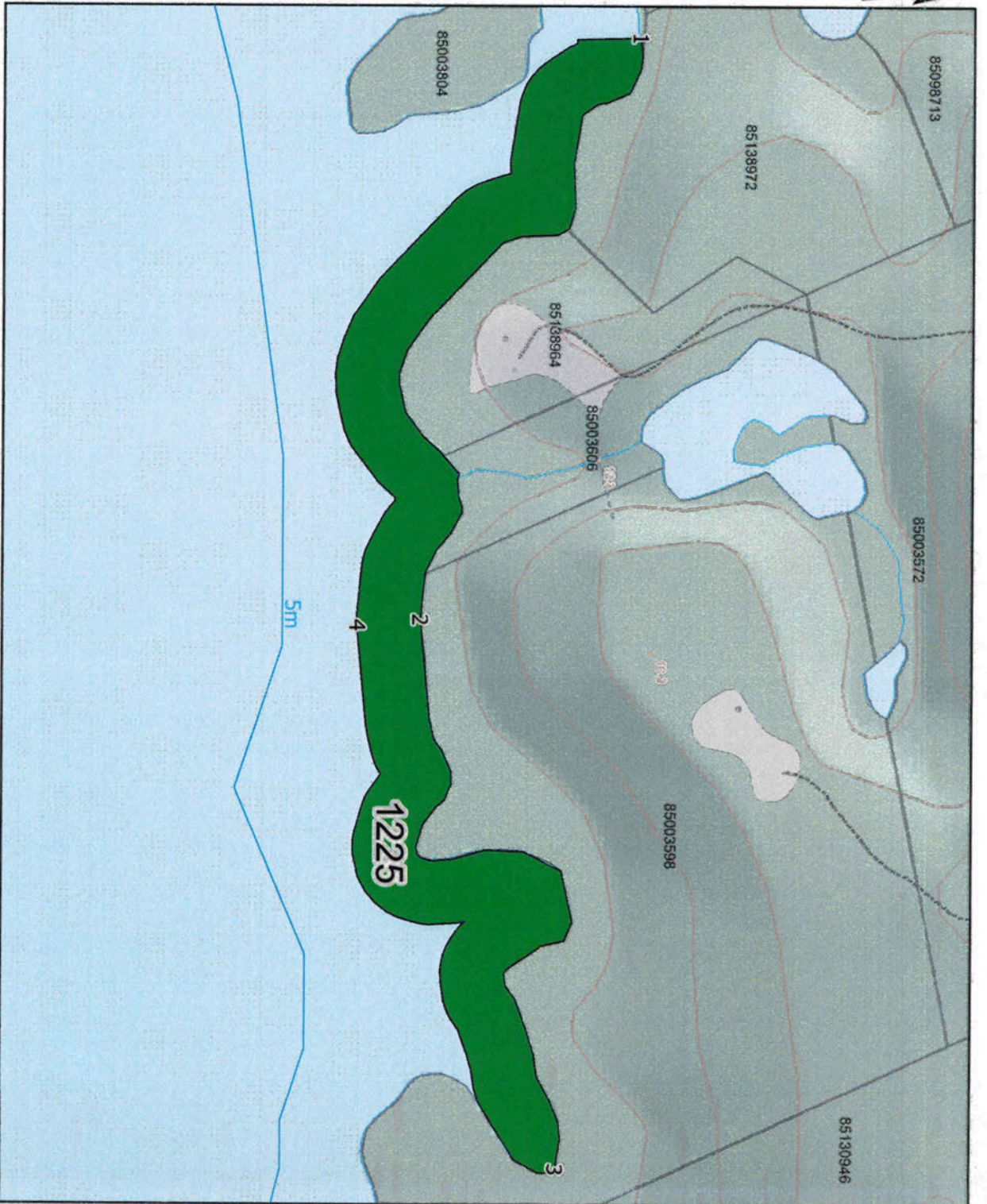


Aquaculture Site

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License/Lease Holder

Mackinnon Harbour Survival Association

County

Victoria

Waterbody

Mackinnons Harbour

Hectares

3.69

Species Type

Shellfish

Culture Type

Combined Suspended and Bottom Culture

Chart

4279

Renewal Application

Other Proposed Lease

Other Issued Lease

NS PIDs



Meters



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Date: 2020-08-12

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 Production Statistics) dealing with 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