

This lease made in duplicate this 5th day of February, 2021.

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 -

BOWLINE INCORPORATED
1278 QUEEN STREET
HALIFAX, NS
B3J 2H4

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. 1346 on February 16, 2011 for a term of ten years from February 2, 2011 to February 1, 2021;

AND WHEREAS the Lessee wishes to renew aquaculture Lease No. 1346;

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 4.50 hectare area located in the body of waters known as Mabou Harbour, Inverness County, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the bottom cultivation without gear method and suspended cultivation of American oysters (*Crassostrea virginica*).
2. The term of this lease shall be for twenty years commencing on the 1st day of February 2021 to the 31st day of January 2041 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 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 of this lease where compensation is paid or payable in relation to the expropriation of a lease for the same site.
19. Any notices required to be given under this lease may be sent by regular mail to the parties at their addresses set out in the heading of this Agreement, and notice will be deemed to have been received by the intended recipient thereof five business days from the date on which the notice is post-marked. The parties, by agreement, may effect notice by any other means. The Lessee must notify the Administrator of any change of address within thirty (30) days.

SCHEDULE A



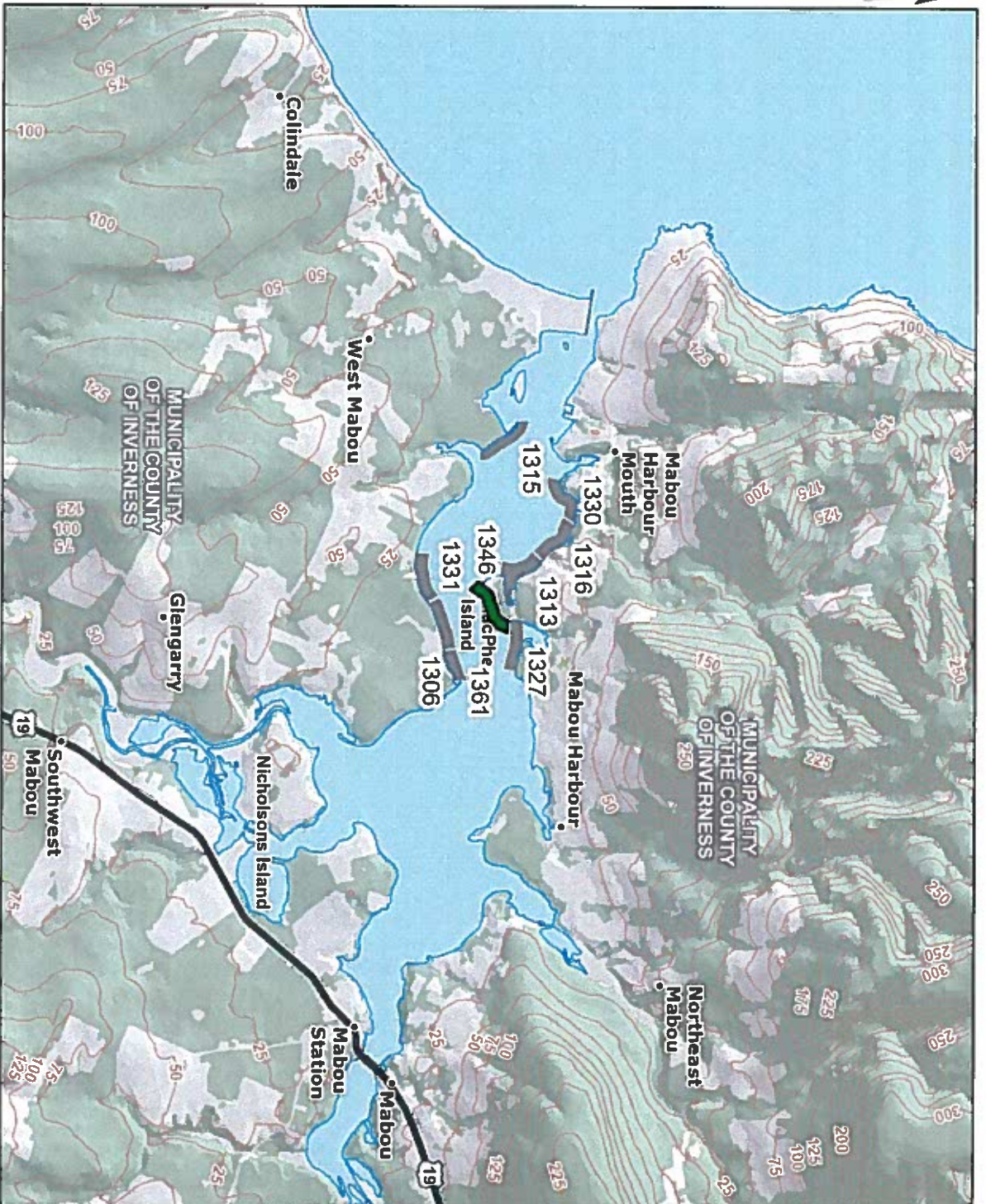
Aquaculture Site

1346

Corner Latitude Longitude

1	48° 47' 11.0"	61° 28' 43.230"
2	48° 44' 00.7"	61° 28' 46.500"
3	48° 45' 18.4"	61° 28' 30.000"
4	48° 45' 04.8"	61° 28' 38.310"
Corner	48° 47' 50.5"	61° 28' 36.000"
1C1	48° 45' 00.7"	61° 28' 38.646"
1C10	48° 44' 01.7"	61° 28' 30.756"
1C11	48° 44' 48.310"	61° 28' 39.605"
1C12	48° 44' 46.616"	61° 28' 41.000"
1C13	48° 47' 43.518"	61° 28' 45.148"
1C14	48° 47' 12.7"	61° 28' 40.102"
1C15	48° 47' 43.081"	61° 28' 41.590"
1C16	48° 47' 45.010"	61° 28' 42.200"
1C17	48° 47' 47.790"	61° 28' 38.008"
1C18	48° 47' 45.070"	61° 28' 39.041"
1C19	48° 47' 45.215"	61° 28' 40.813"
1C2	48° 44' 48.016"	61° 28' 32.848"
1C20	48° 44' 48.180"	61° 28' 43.311"
1C21	48° 47' 43.841"	61° 28' 40.855"
1C22	48° 47' 48.306"	61° 28' 38.867"
1C23	48° 47' 48.078"	61° 28' 33.180"
1C24	48° 47' 48.535"	61° 28' 30.788"
1C3	48° 47' 49.278"	61° 28' 27.911"
1C4	48° 47' 48.845"	61° 28' 30.747"
1C5	48° 47' 48.207"	61° 28' 31.880"
1C6	48° 47' 48.335"	61° 28' 35.570"
1C7	48° 47' 47.006"	61° 28' 26.514"
1C8	48° 47' 47.624"	61° 28' 38.486"
1C9	48° 47' 48.705"	61° 28' 31.614"

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



License/Lease Holder	County	Waterbody	Hectares	Species Type	Culture Type	Chart
Bowlvine Incorporated	Inverness	Mabou Harbour	4.5	Shellfish	Combined Suspended and Bottom Culture	4448

- Renewal Application
- Proposed Commercial Lease
- Other Issued Lease



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SCHEDULE A



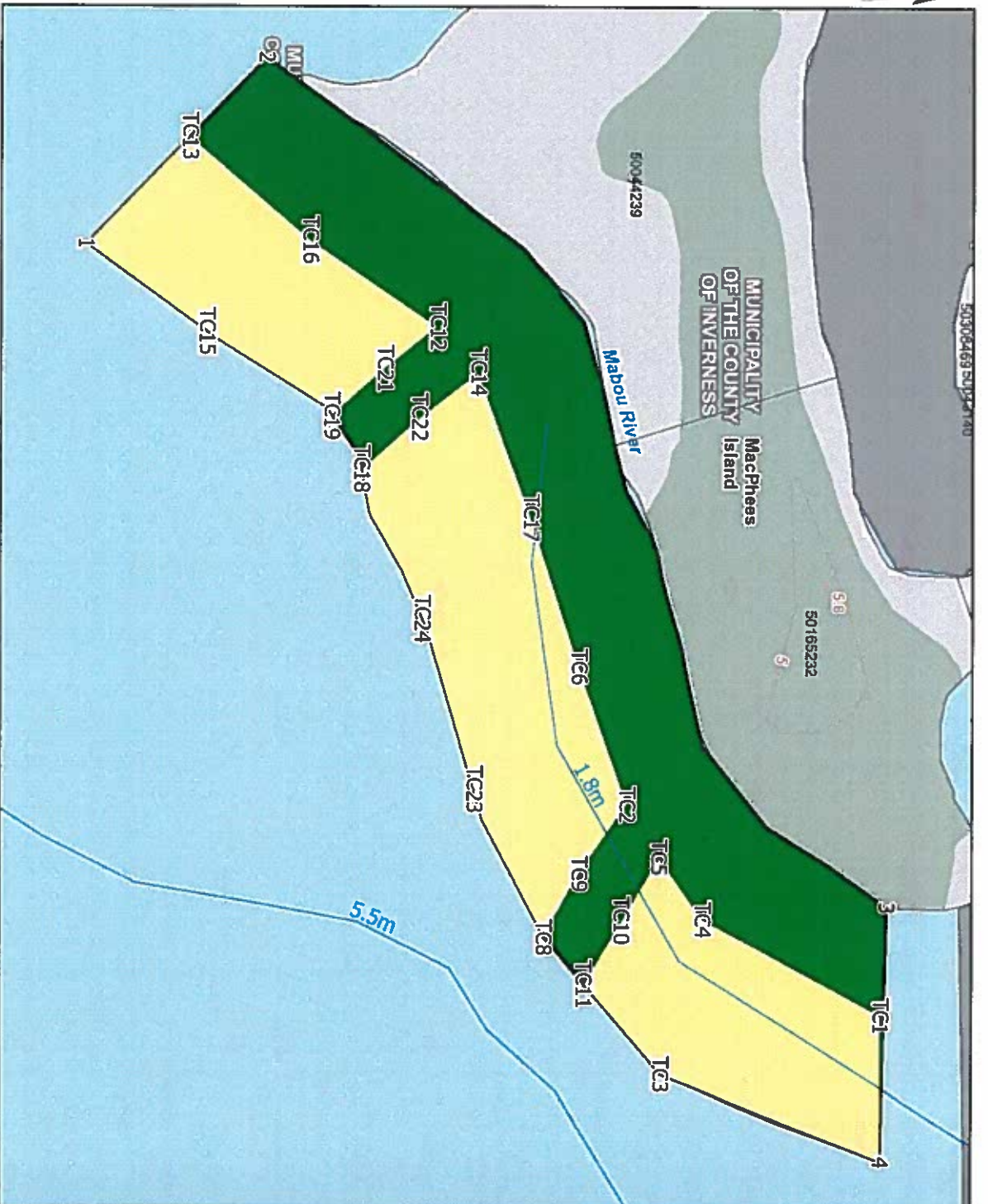
Aquaculture Site

1346

Corner Latitude Longitude

Corner	Latitude	Longitude
1	40° 4' 22.716"	01° 26' 43.200"
2	40° 4' 44.607"	01° 26' 48.500"
3	40° 4' 52.184"	01° 26' 50.007"
4	40° 4' 52.048"	01° 26' 29.300"
Comp	40° 4' 47.045"	01° 26' 36.400"
TC1	40° 4' 52.042"	01° 26' 29.940"
TC1B	40° 4' 46.817"	01° 26' 30.734"
TC11	40° 4' 48.320"	01° 26' 29.800"
TC12	40° 4' 48.818"	01° 26' 41.004"
TC13	40° 4' 43.918"	01° 26' 45.146"
TC14	40° 4' 47.127"	01° 26' 40.707"
TC15	40° 4' 43.031"	01° 26' 41.500"
TC16	40° 4' 45.010"	01° 26' 43.220"
TC17	40° 4' 47.150"	01° 26' 36.098"
TC18	40° 4' 45.820"	01° 26' 39.041"
TC19	40° 4' 45.755"	01° 26' 40.013"
TC20	40° 4' 48.914"	01° 26' 37.840"
TC21	40° 4' 42.110"	01° 26' 43.231"
TC22	40° 4' 45.941"	01° 26' 40.855"
TC23	40° 4' 48.906"	01° 26' 39.000"
TC24	40° 4' 40.878"	01° 26' 33.180"
TC3	40° 4' 40.770"	01° 26' 27.953"
TC4	40° 4' 40.843"	01° 26' 30.743"
TC5	40° 4' 40.327"	01° 26' 31.880"
TC6	40° 4' 48.235"	01° 26' 35.370"
TC7	40° 4' 52.080"	01° 26' 28.534"
TC8	40° 4' 47.824"	01° 26' 30.406"
TC9	40° 4' 40.227"	01° 26' 31.614"

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



License/Lease Holder: **Bowlline Incorporated** County: **Inverness** Waterbody: **Mabou Harbour** Hectares: **4.5** Species Type: **Shellfish** Culture Type: **Combined Suspended and Bottom Culture** Chart: **4448**

- Renewal Application
- TC Approved Area
- Other Issued Lease



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Date: 2020-10-27
Created By: MK

Schedule "B"

This Schedule sets out any undertakings required of the Lessee.

The Lessee undertakes to complete the following report with respect to their activities on the portion of the licence authorized for bottom culture without gear:

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