

This lease made in duplicate this 30<sup>th</sup> day of January, 2015.

**BETWEEN:**

**HER MAJESTY THE QUEEN**, in right of the Province of Nova Scotia, represented in this behalf by the Honourable Minister of the Nova Scotia Department of Fisheries and Aquaculture, hereinafter referred to as "**THE MINISTER**"

OF THE ONE PART

- and -

EEL LAKE OYSTER FARM LTD.  
PO BOX 185  
STE. ANNE DU RUISSEAU, YARMOUTH COUNTY, NS B0W2X0

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

OF THE OTHER PART

**WHEREAS** the Minister, under the provisions of the Fisheries and Coastal Resources Act, R.S.N.S. 1996, Chapter 24 (the "Act") and the Aquaculture Licence and Lease Regulations (the "Regulations"), is authorized to grant aquaculture leases for the purpose of conducting aquaculture in Nova Scotia.

**AND WHEREAS** the Lessee wishes to conduct aquaculture in the Province.

1. The Minister hereby grants to the Lessee a lease to use a 15.03 hectare area located in the body of waters known as Salt Bay, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the suspended cultivation of American oysters (*Crassostrea virginica*).
2. The term of this lease shall be for 10 years commencing on the 1<sup>st</sup> day of November, 2014, to the 1<sup>st</sup> day of November, 2024 with the right of renewal, in accordance with the terms of the Act and the Regulations.
3. The Lessee shall pay to the Minister an annual fee as set out in the Regulations. The first payment is due upon issuance of the lease, with further annual payments due in full within sixty (60) days after each anniversary of the granting of the lease.
4. Any undertakings set out in Schedule "B" to this lease ("undertakings"), form part of this Agreement, and the Lessee hereby agrees to comply with any conditions or limitations contained in these undertakings unless compliance for leasing purposes is expressly waived by the Minister. 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 ("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 may not be assigned without the express written consent of the Minister. If the Lessee is a corporation, any change in the right to control the corporation shall be deemed to be an assignment. No assignment shall be binding on the Minister until approved by him.
8. The Minister will not normally approve of a lease assignment unless the site has been in production for a period of at least one year.
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, then, at the option of the Minister, this lease shall terminate and be of no further force and effect subject only to the right of the Minister to claim for damages.
10. The Lessee agrees to comply with any environmental monitoring program requirements determined by the Minister. Any data required under the program shall be submitted to the Minister for purposes of site evaluation and may be made public in whole or in part.
11. This lease does not include any rights as to minerals in or on the site.
12. Leasehold improvements shall remain the property of the Lessee and may be removed by him on the expiration of the lease, if this may be done without material damage to the sub-aquatic lands or water column, or after compensation for such material damage, however leasehold improvements may be forfeited to the Minister at his sole discretion if the lease is lawfully terminated by the Minister because of breach or default by the Lessee.
13. The Lessee is hereby prohibited from using the site in any way that would interfere with other leased aquaculture operations.
14. If the Minister, in his sole discretion, is of the opinion that the aquaculture activities authorized by this lease are detrimental to or interfere with previously leased facilities, the Minister may cancel this lease upon reasonable notice without compensation.
15. If, in the opinion of the Minister, the Lessee fails to utilize all of the site for aquaculture purposes, the Minister may, in his sole discretion, cancel that portion of the site that is unused.
16. The Minister may cancel this lease without advance notice or compensation if the Minister, in his sole discretion, finds any form of disease on the site which could adversely affect either aquatic flora or fauna, or render the aquacultural produce unsuitable for human consumption.
17. The Minister may cancel 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. The Lessee shall immediately remove from the site and safely dispose of any contaminated substance in accordance with the laws of the Province and the laws of Canada.
19. If the Lessee fails to perform any of its obligations under this lease, the Minister may perform them at the Lessee's expense. In addition to any other remedies available, the Minister shall have a first priority charge for the amount due to him on the aquacultural produce within the site.
20. 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 Minister, the Minister may cancel this lease without further notice or compensation.

- 21. Should it become necessary for the Minister 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.
- 22. Any notices required to be given under this lease may be sent to the parties at their addresses set out in the heading of this Agreement. Nothing in this section prohibits the giving of notice by any other means. The Lessee must notify the Minister of any change of address within thirty (30) days.
- 23. Nothing in this Agreement shall be taken as a warranty by the Minister that the site may be used now or in the future by the Lessee for aquaculture purposes. The Minister assumes no responsibility whatsoever for any private property rights or for the actions of other levels of government which may interfere with the use of the site for aquaculture purposes.
- 24. This lease shall be subject to the laws of the Province of Nova Scotia and the parties hereby agree to attorn to its courts.
- 25. This lease shall be subject to any changes made from time to time in the Act, the Regulations or any other relevant legislation.

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

**SIGNED, SEALED AND DELIVERED**  
in the presence of

**HER MAJESTY THE QUEEN**  
in right of the Province of Nova Scotia

Wi

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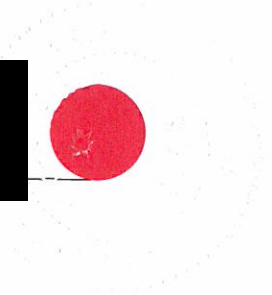


Department  
of Fisheries and Aquaculture

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Witness

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SCHEDULE A

GPS CO-ORDINATE INFORMATION SHEET

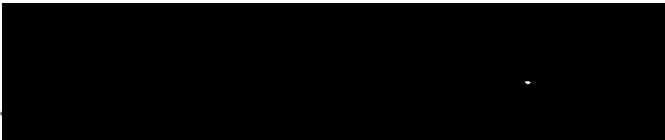
Application #: 1400  
Applicants: Eel Lake Oyster Farm Ltd.  
Location: Salt Bay County: Yarmouth  
Hydrographic Chart: 4244 Orthophoto #:  
Dimensions of site: Approx. 759m x 94m x 782m Size: Approx. 15.03 ha  
98m x 98m x 786m x  
93m 809m

**Approximate Co-ordinates of Application:**

Datum used: NAD 83

Centre co-ordinates (approx.) Lat. 43° 48' 44.95"  
Long. -65° 54' 37.97"

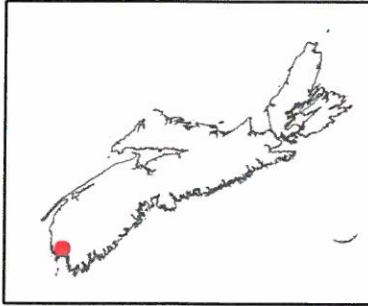
Corner #1	Lat. 43° 48' 56.32" Long. -65° 54' 46.02"	Corner #2	Lat. 43° 48' 38.08" Long. -65° 54' 23.22"
Corner #3	Lat. 43° 48' 32.90" Long. -65° 54' 28.88"	Corner #4	Lat. 43° 48' 52.10" Long. -65° 54' 53.55"
Corner #5	Lat. 43° 48' 54.33" Long. -65° 54' 49.58"	Corner #6	Lat. 43° 48' 35.67" Long. -65° 54' 25.85"
Corner #7	Lat. 43° 48' 35.28" Long. -65° 54' 26.28"	Corner #8	Lat. 43° 48' 54.02" Long. -65° 54' 50.12"

Applicant's Signature: 

Date: Jan 12 2015

NOTE: THESE CO-ORDINATES ARE NOT FROM A LEGAL SURVEY.





**Aquaculture Site**  
**1400**

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 Lat 43° 48' 54.02" Long -65° 54' 50.12"

DATUM NAD 83  
 The above coordinates  
 are not from a legal survey



**Application Information**

Proponents : Eel Lake Oyster Farm Ltd.  
 Site Location : Salt Bay  
 Dimensions : Approx. 759m x 94m x 782m x 98m x  
 98m x 786m x 93m x 809m  
 Area : Approx. 15.03 ha

Issued Lease
  OMHW Mark

Species: American Oyster

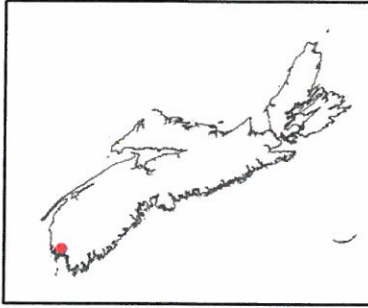
Chart No.  
**4244**

**Signature**

Date: *Jan 12 2015*

Drawn by : Matthew King, Jan. 8, 2015

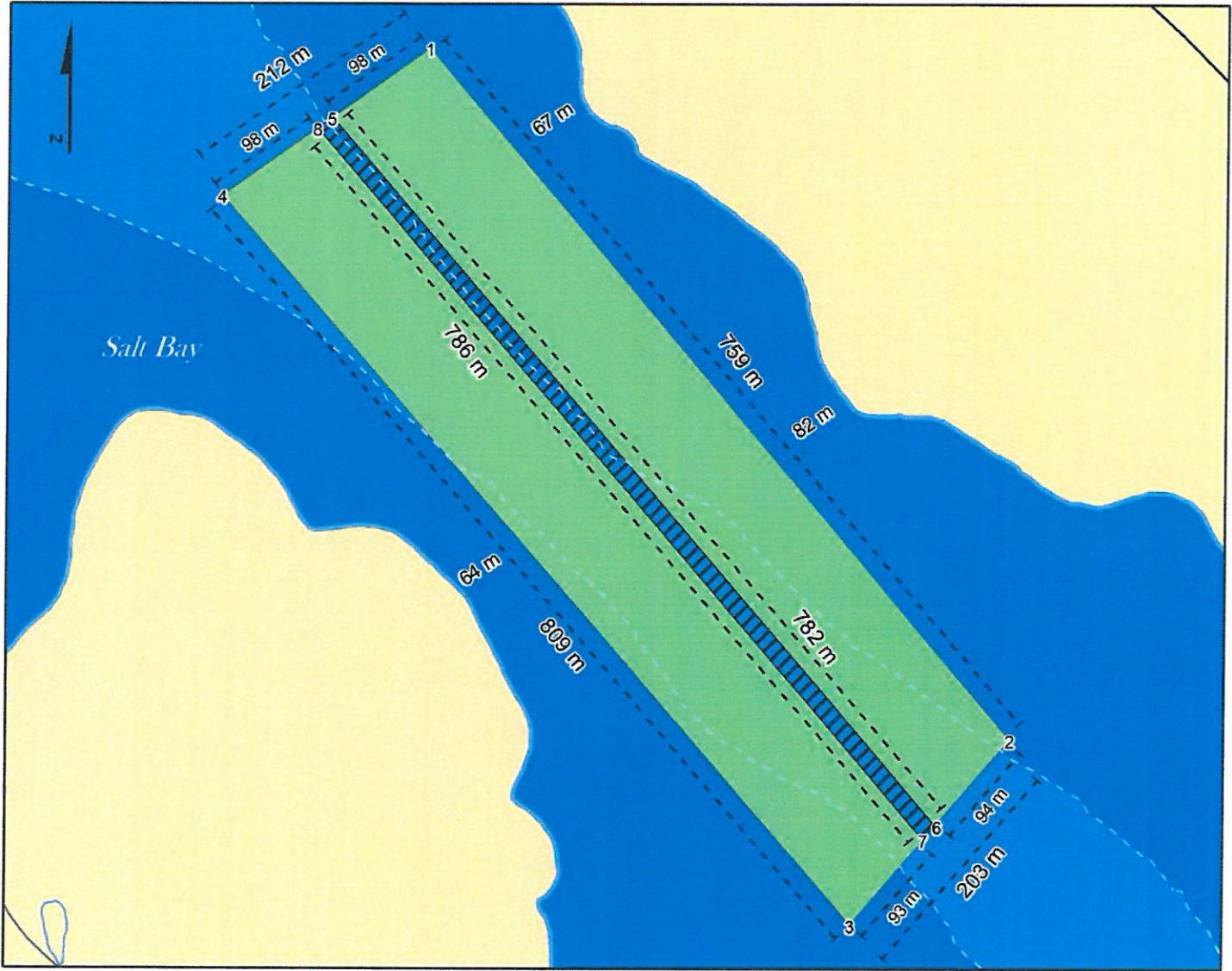




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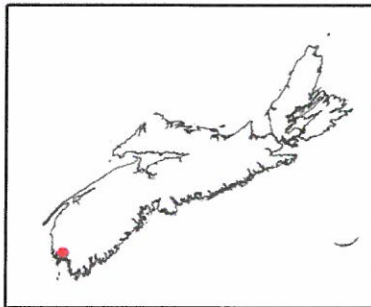
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Proponents :	Eel Lake Oyster Farm Ltd.
Site Location :	Salt Bay
Dimensions :	Approx. 759m x 94m x 782m x 98m x 98m x 786m x 93m x 809m
Area :	Approx. 15.03 ha

Issued Lease	OMHW Mark
Corridor	Low Water Mark
	NS Bathymetry
Species: American Oyster	

Chart No. <b>4244</b>

Signature
[Redacted Signature]
Date: <i>Jan 12 2015</i>
Drawn by : Matthew King, Jan. 8, 2015



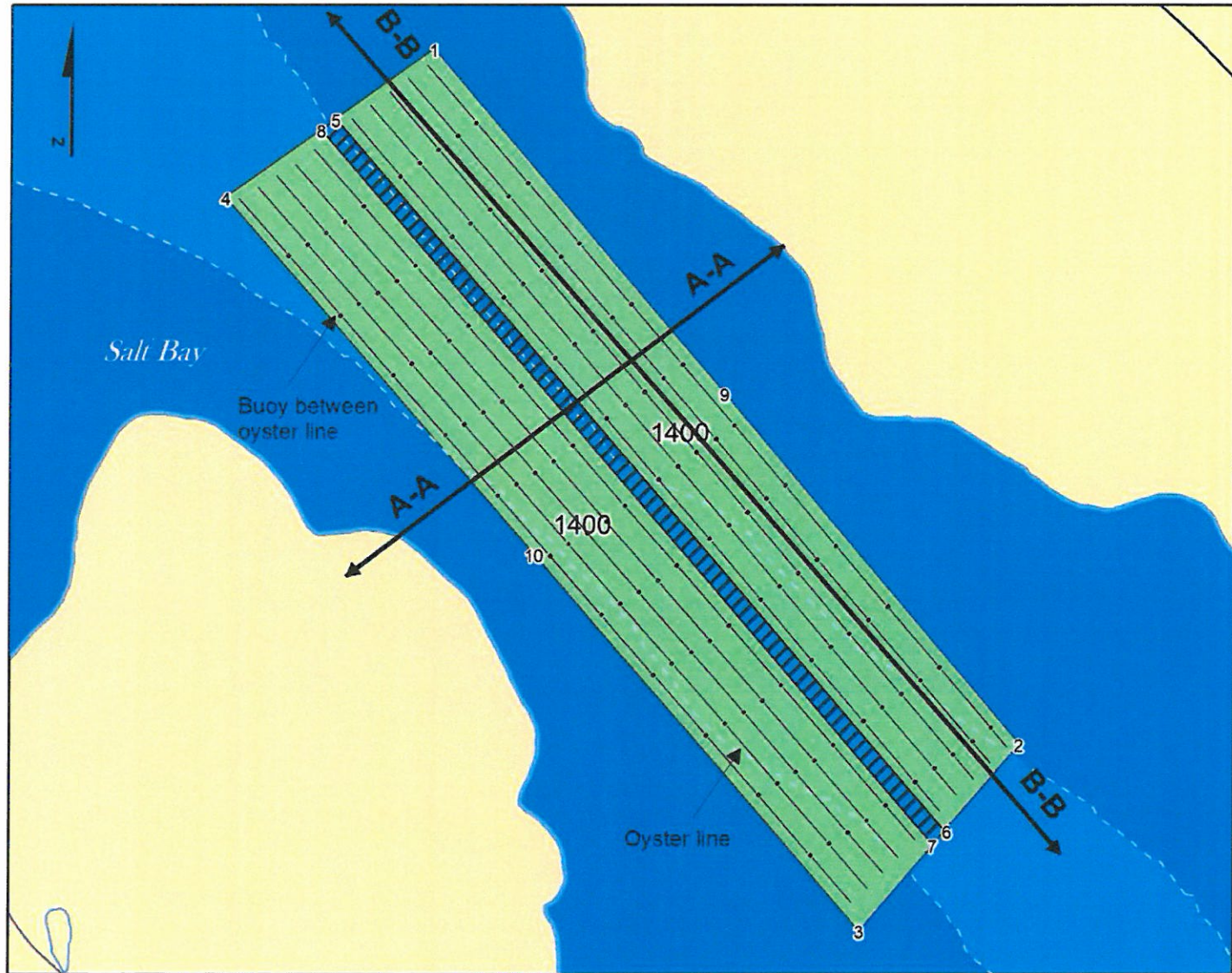


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**NOT TO SCALE**

DATUM NAD 83  
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**NOT TO SCALE**

Application Information		<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Issued Lease</p> <p><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Corridor</p> </div> <div style="width: 40%;"> <p><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed blue;"></span> OMHW Mark</p> <p><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed blue;"></span> Low Water Mark</p> <p><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed blue;"></span> NS Bathymetry</p> </div> </div>	Chart No. <b>4244</b>	Signature
Proponents :	Eel Lake Oyster Farm Ltd.			Prop <span style="background-color: black; color: black;">[REDACTED]</span>
Site Location :	Salt Bay	Date <i>Jan 12 2015</i>		
Dimensions :	Approx. 759m x 93m x 94m x 98m x 98m x 809m	Drawn by : Matthew King, Jan. 8, 2015		
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