

This lease made in duplicate this 5th day of March, 20 15.

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 -

Hugh Mattie, Matthew Mattie
10444 Hwy 4, Box 119
RR#1 Monastery
Antigonish, NS
B0H 1W0

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

OF THE OTHER PART

WHEREAS the Minister, 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 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 12.51 hectare area located in the body of waters known as Havre Boucher, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the off bottom (using plastic mesh bags) cultivation and bottom cultivation of American oysters (*Crassostrea virginica*).
2. The term of this lease shall be for ten years commencing on the 1st day of November, 2014, to the 1st 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 is hereby aware that the placing of an anchor or driving of stakes, within the limits of the area hereby leased by persons other than the Lessee, provided such are included in the 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 said area by the Lessee.
7. The Lessee shall allow access to the bottom-culture areas of the site 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.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. This lease does not include any rights as to minerals in or on the site.
14. 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.
15. The Lessee is hereby prohibited from using the site in any way that would interfere with other leased aquaculture operations.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.

23. 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.
24. 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.
25. 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.
26. This lease shall be subject to the laws of the Province of Nova Scotia and the parties hereby agree to attorn to its courts.
27. 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

[Redacted Signature]

Witness

[Redacted Signature]

Minister of the Nova Scotia Department
of Fisheries and Aquaculture

[Redacted Signature]

Witness

[Redacted Signature]

Hugh Mattie

[Redacted Signature]

Witness

[Redacted Signature]

Matthew Mattie

SCHEDULE A

GPS CO-ORDINATE INFORMATION SHEET

Application #: 1387
Applicant: Hugh Mattie and Matthew Mattie
Location: Havre Boucher County: Antigonish
Hydrographic Chart: 4448 Orthophoto #:
Dimensions of site: Approx. 333m x 341m x 380m Size: Approx. 12.51 ha
1055m

Approximate Co-ordinates of Application:

Datum used: NAD 83

Centre co-ordinates (approx.) Lat. 45° 41' 24.83"
Long. -61° 31' 02.59"

Corner #1	Lat. 45° 41' 23.28" Long. -61° 30' 52.32"	Corner #2	Lat. 45° 41' 17.44" Long. -61° 31' 02.26"
Corner #3	Lat. 45° 41' 25.71" Long. -61° 31' 12.73"	Corner #4	Lat. 45° 41' 32.16" Long. -61° 31' 01.78"

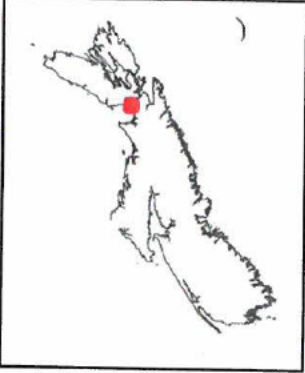
Vexar Bag Area:

Corner A	Lat 45° 41' 23.19" Long -61° 30' 57.70"	Corner B	Lat 45° 41' 22.27" Long -61° 30' 57.25"
Corner C	Lat 45° 41' 20.88" Long -61° 31' 00.33"	Corner D	Lat 45° 41' 21.79" Long -61° 31' 00.75"

Applicant's Signature

Date: Jun 24, 2015

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

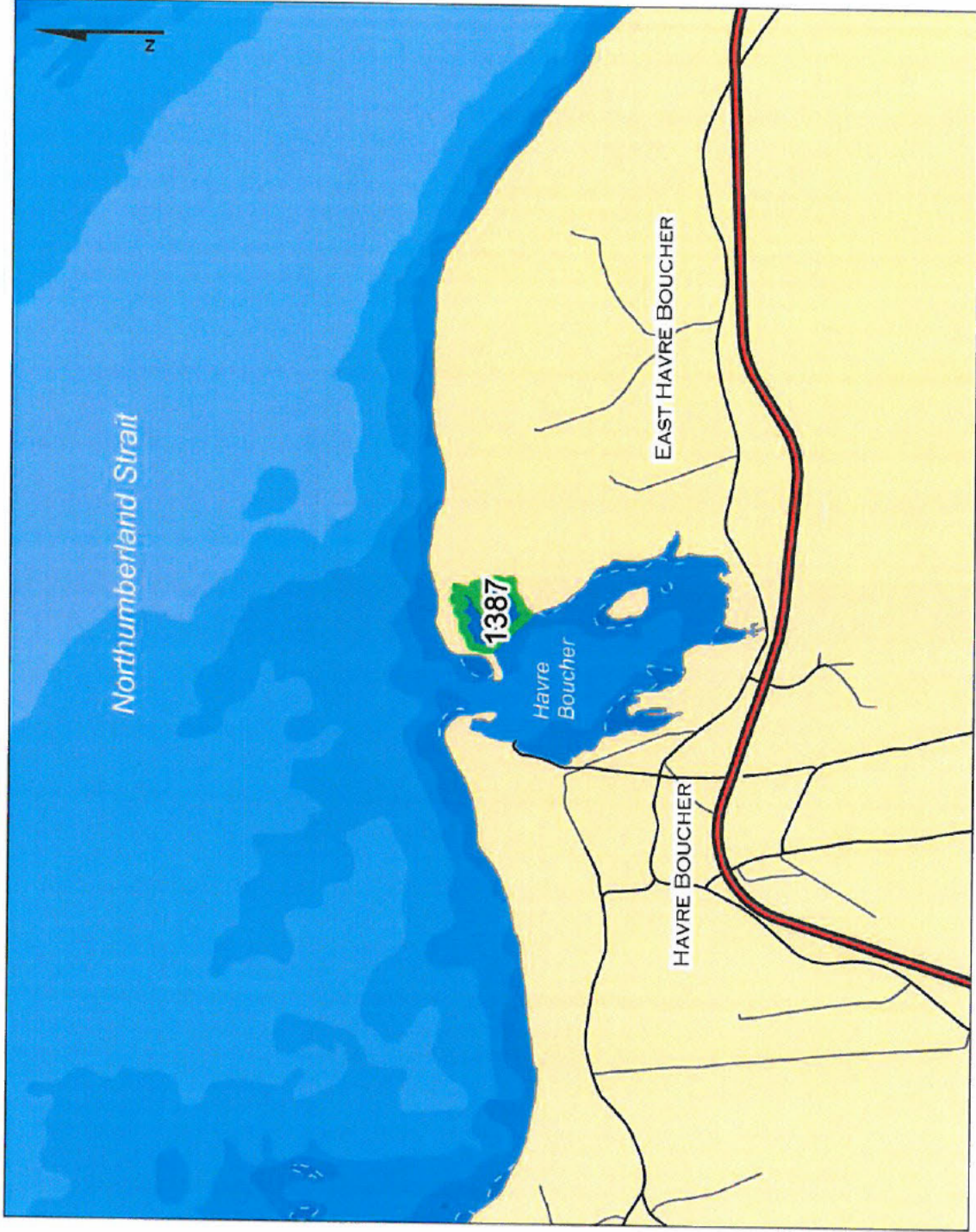


**Aquaculture Site
1387**

Center	Lat 45° 41' 24.83"	Long -61° 31' 02.59"
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Corner D	Lat 45° 41' 21.79"	Long -61° 31' 00.75"

DATUM NAD 83

The above coordinates
are not from a legal survey



Application Information

Proponent : Hugh/Matthew Mattie
 Site Location : Havre Boucher
 Dimensions : 333m x 341m x 380m x
 1055m
 Area : 12.51 ha

Chart No.

4448

Issued Lease
 Proposed Lease

Low Water Mark
 OMHW Mark

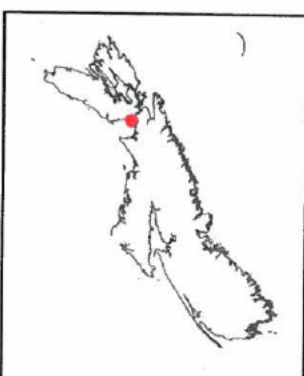
Species: American Oyster

Proponent

Date : *Dec 8, 2014*

Drawn by : Matthew King, Dec 8, 2014





Aquaculture Site	
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Application Information	
Proponent :	Hugh/Matthew Mattie
Site Location :	Havre Boucher
Dimensions :	333m x 341m x 380m x 1055m
Area :	12.51 ha

Issued Lease	Low Water Mark
Proposed Lease	NS Bathymetry
On-Bottom Vexar Bags	OMHW Mark
Species:	American Oyster

Chart No.	4448
Proponent	[Redacted]
Date	Jan 29, 2015
Drawn by	Matthew King, Dec 8, 2014



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:

- Standard stock assessment
- Broodstock manipulation i.e. thinning, relocation
- Seed collection activities i.e. numbers, size, timing, methods
- Predator control activities for invasive species
- Other information may be required

To reduce potential impacts to fish and fish habitat, the Lessee agrees to avoid placement of plastic mesh bags on eel grass beds.

AMENDMENT TO LEASE

THIS INDENTURE made in duplicate the 16th day of July, 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 -

Matthew Mattie & Stephen Mattie
72 Juniper Way
Hubley, NS
B3Z 0A1

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 approve certain types of amendments to existing aquaculture licences and aquaculture leases;

AND WHEREAS pursuant to the Act the Lessee was issued Aquaculture Lease No. 1387 on March 5th, 2015 for a term of ten years from November 1, 2014 to November 1, 2024 authorizing the off bottom (using plastic mesh bags) and bottom cultivation of American oyster;

AND WHEREAS Aquaculture Lease No. 1387 was assigned to Matthew Mattie and Stephen Mattie on April 26, 2018;

AND WHEREAS Aquaculture Lease No. 1387 was amended to authorize the suspended cultivation of on a portion of the site;

AND WHEREAS the Lessee is desirous of amending Lease No. 1387 to amend the boundaries of the aquaculture site, subject to whatever undertakings are prescribed by the Minister;

AND WHEREAS the Administrator consents to amend Lease No. 1387 to permit the amendment of the boundaries of the aquaculture site, subject to whatever undertakings are prescribed by the Minister, with an effective date of July 15, 2021;

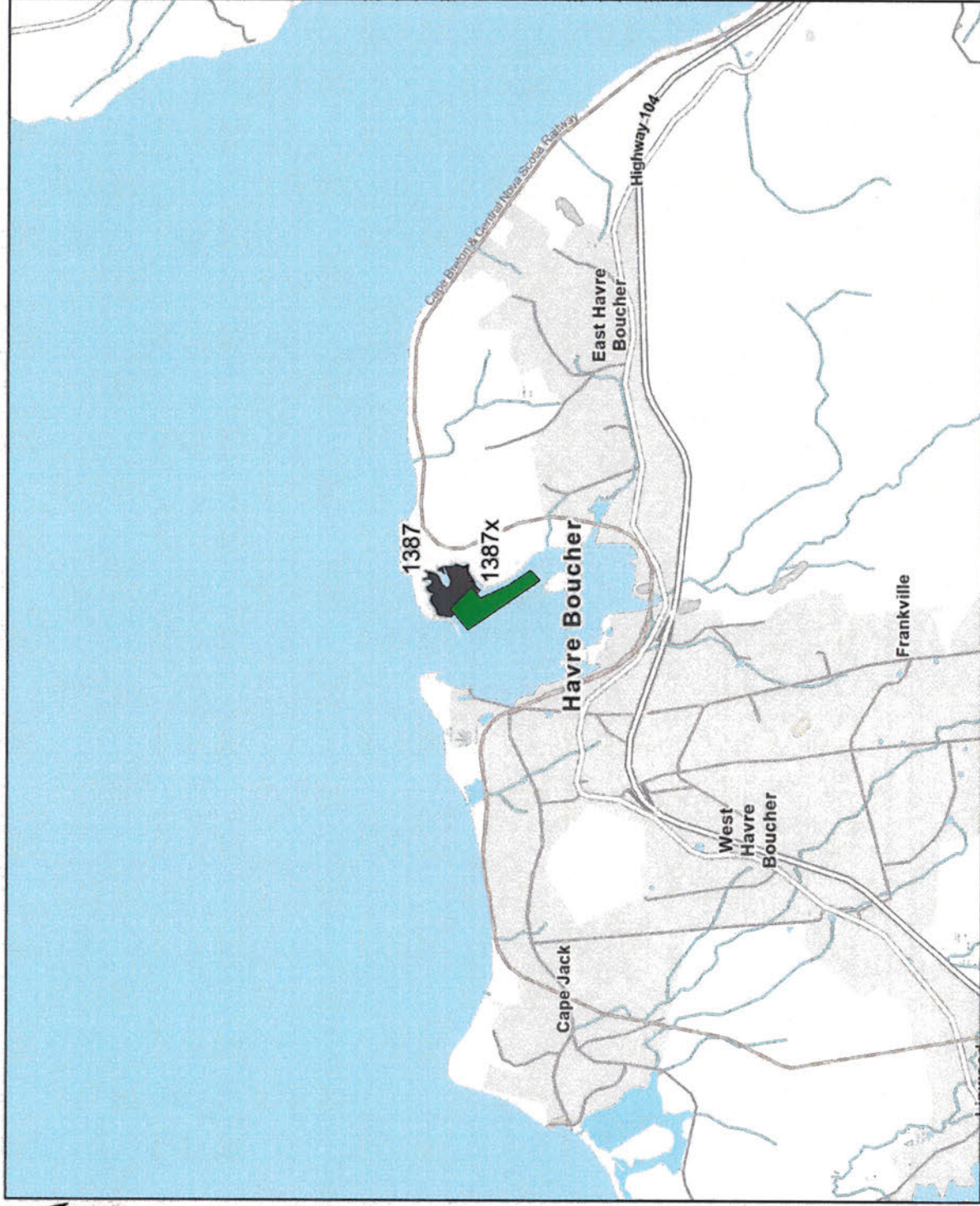
SCHEDULE A



Aquaculture Site 1387x

Corner	Latitude	Longitude
1	45° 41' 1.660"	-61° 30' 58.820"
2	45° 41' 21.250"	-61° 31' 17.540"
3	45° 41' 25.840"	-61° 31' 9.280"
4	45° 41' 20.090"	-61° 31' 1.320"
5	45° 41' 17.730"	-61° 31' 5.450"
6	45° 41' 4.120"	-61° 30' 54.960"
Centre	45° 41' 13.421"	-61° 31' 6.392"
TC1	45° 41' 17.730"	-61° 31' 5.450"
TC2	45° 41' 14.707"	-61° 31' 11.287"
TC3	45° 41' 14.135"	-61° 31' 10.741"
TC4	45° 41' 17.134"	-61° 31' 5.066"

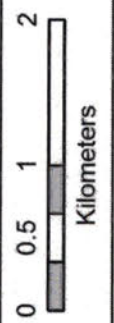
DATUM NAD 83 CSRS UTM Zone 20
The above coordinates are not from a legal survey



License/Lease Holder	County	Waterbody	Hectares	Species Type	Culture Type	Chart
Matthew Mattie & Stephen Mattie	Antigonish	Harve Boucher	12.11	Shellfish	Suspended Culture	4448

Proposed Commercial █

Other Issued Lease █



Disclaimer
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Date: 2021-04-21
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SCHEDULE A



Aquaculture Site 1387x

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License/Lease Holder	County	Waterbody	Hectares	Species Type	Culture Type	Chart
Matthew Mattie & Stephen Mattie	Antigonish	Harve Boucher	12.11	Shellfish	Suspended Culture	4448

- Proposed Amendment
- Other Issued Lease

Gear Exclusion Area



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