

This licence made in duplicate this 8th day of July, 2019.

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 & Joyce Brown
189 Mountain View Road
Dingwall, NS
B0C 1G0

hereinafter referred to as "**THE LICENCEE**"

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 Licencee was issued Aquaculture Licence 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 Aquaculture Licence No. 1111 was assigned to Ronald S. Brown and Joyce Brown on October 25, 2016;

AND WHEREAS the Licencee wishes to renew Aquaculture Licence No. 1111,

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

1. The Administrator hereby grants to the Licencee a licence 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 oyster (*Crassostrea virginica*).
2. The term of this licence shall be for ten years commencing on the 7th day of June, 2019 to the 7th day of June, 2029 with the right of renewal, in accordance with the terms of the Act and the Regulations.
3. The Licencee 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 licence. Late payments are subject to a fee as set out in the Regulations.
4. The undertakings set out in Schedule "B" to this licence (the "undertakings"), form part of this Agreement, and the Licencee hereby agrees to comply with any conditions or limitations contained in the undertakings unless compliance for licensing purposes is expressly waived by the Administrator. The Licencee is responsible for confirming any undertakings and ensuring compliance with them.

5. The Licencee shall allow access to the site by the general public for recreational activities. The general public is not permitted to carry out American oyster and Bay quahog harvest, enhancement, or husbandry activities at the site.
6. The Licencee 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 Licencee is responsible for confirming any licensing requirements and ensuring compliance with them.
7. This licence must not be assigned without the written approval of the Administrator. If the Licencee 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 Licencee 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 licence 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 Licencee must adhere to the Farm Management Plan, as it is in effect for this licence from time to time, and any failure to adhere to the Farm Management Plan is a breach of this licence.
10. This licence does not include any rights as to minerals in or on the site.
11. The Licencee 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 Licencee'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 licence, the Administrator may vary any terms or conditions of this licence in order to address any concerns raised in the performance review.
13. The Licencee is hereby prohibited from using the site in any way that would interfere with other licenced aquaculture operations.
14. If the Administrator, in his or her sole discretion, is of the opinion that the aquaculture activities authorized by this licence are detrimental to or interfere with other licenced facilities, the Administrator may revoke this licence without compensation.
15. The Administrator may revoke this licence without advance notice or compensation if the Licencee 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 Licencee fails to perform any of its obligations under this licence, 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 Licencee is in breach of any term of this licence and such breach is not corrected within the time period set out in the notice from the Administrator, the Administrator may revoke this licence without further notice or compensation.
18. Should it become necessary for Her Majesty to expropriate the Licencee's rights under this licence, it is hereby agreed that the value of the licence for purposes of expropriation compensation shall not exceed the depreciated value of improvements made by the Licencee that cannot be removed from the site. No compensation may be claimed for the cancellation of this licence where compensation is paid or payable in relation to the expropriation of a licence for the same site.

19. Any notices required to be given under this licence 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 Licencee must notify the Administrator of any change of address within thirty (30) days.
20. Nothing in this Agreement shall be taken as a warranty by the Administrator that the site may be used now or in the future by the Licencee 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.
21. This licence shall be subject to the laws of the Province of Nova Scotia and the parties hereby agree to attorn to its courts.
22. This licence 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, as
represented by the Administrator, Nova Scotia
Department of Fisheries and Aquaculture

Witness

Administrator, Nova Scotia Department
of Fisheries and Aquaculture



Witness

Roy



Witness

Joyce Brown



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:

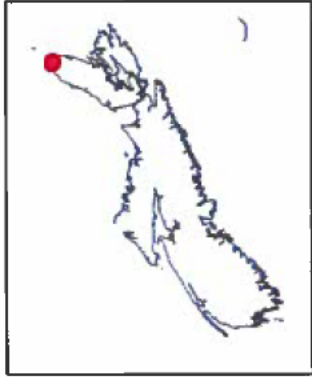
Datum used: NAD 83

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

Corner #1	Lat. 46° 55' 18.04" 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"
-----------	--	-----------	--

NOTE: THESE COORDINATES ARE NOT FROM A LEGAL SURVEY.

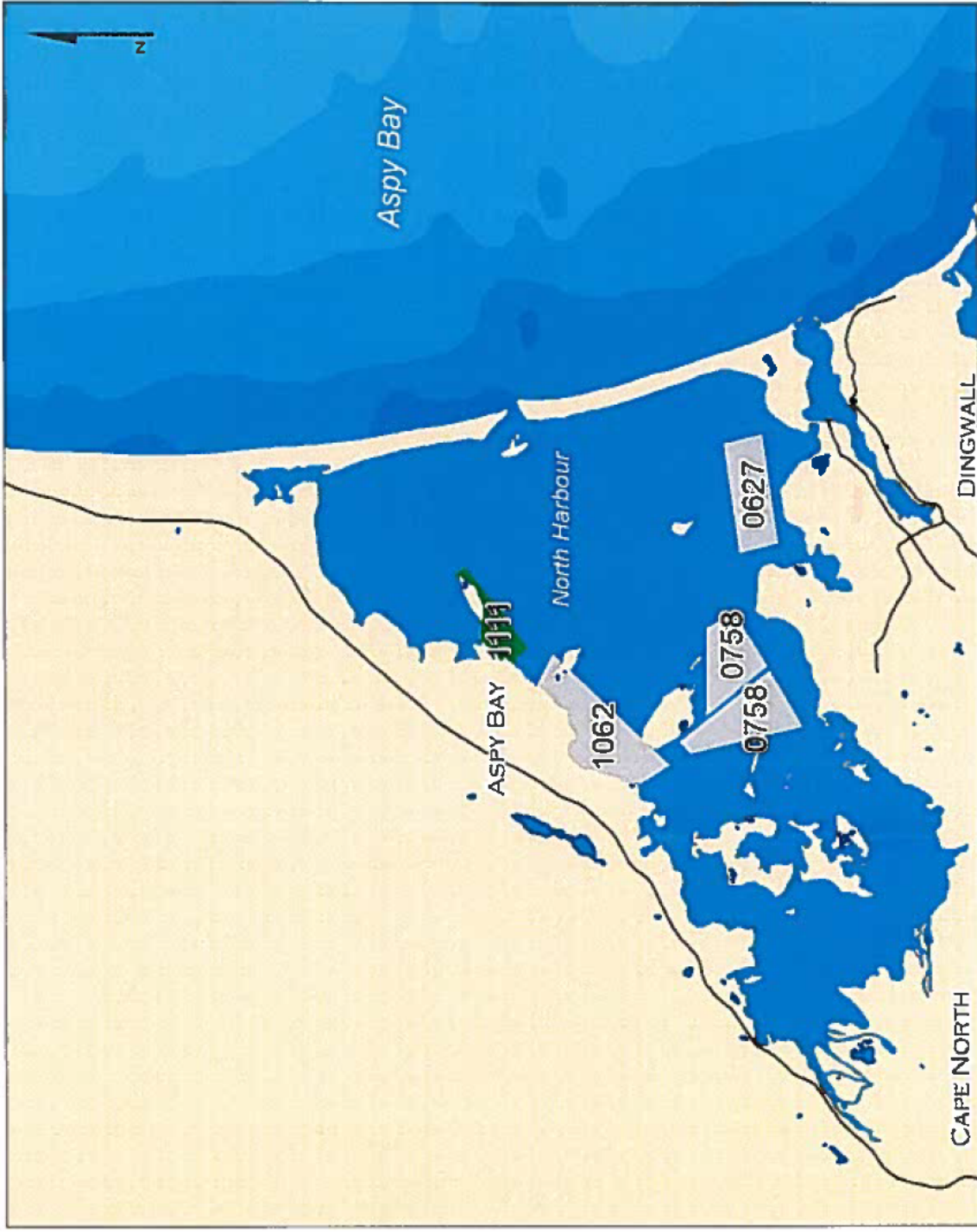


Aquaculture Site

1111

Centre
 Lat 48° 55' 21.72" Long -60° 28' 33.24"
 Corner 1
 Lat 48° 55' 18.04" Long -60° 28' 47.56"
 Corner 2
 Lat 48° 55' 28.16" Long -60° 28' 20.57"
 Corner 3
 Lat 48° 55' 26.95" Long -60° 28' 19.17"
 Corner 4
 Lat 48° 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

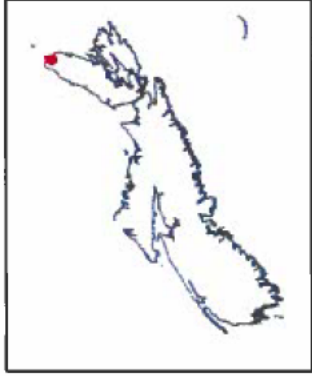
Chart No.
4363



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

Centre
 Lat 48° 55' 21.72" Long -60° 28' 33.24"
 Corner 1
 Lat 48° 56' 18.04" Long -60° 28' 47.56"
 Corner 2
 Lat 48° 56' 28.16" Long -60° 28' 20.57"
 Corner 3
 Lat 48° 55' 26.95" Long -60° 28' 19.17"
 Corner 4
 Lat 48° 56' 14.93" Long -60° 28' 43.75"

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

Application Information

Proponents : 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
  Low Water Mark
 OMHW Mark
 NS Bathymetry

Species: American Oyster

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

Schedule "B"

This Schedule sets out any undertakings required of the Licencee.

The Licencee undertakes to complete the following report:

The Licencee 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 Licencee. 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 LICENCE

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 Licensee**"

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 Licensee was issued Aquaculture Licence No. 1111 on July 8, 2019 for a term of ten years from June 7, 2019 to June 7, 2029, authorizing the bottom cultivation of American oyster (*Crassostrea virginica*);

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

AND WHEREAS the Licensee is desirous of amending Licence 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 Licence 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 Licence No. 1111 is hereby amended by removing "6.20 hectare" and replacing it with "6.03 hectare".

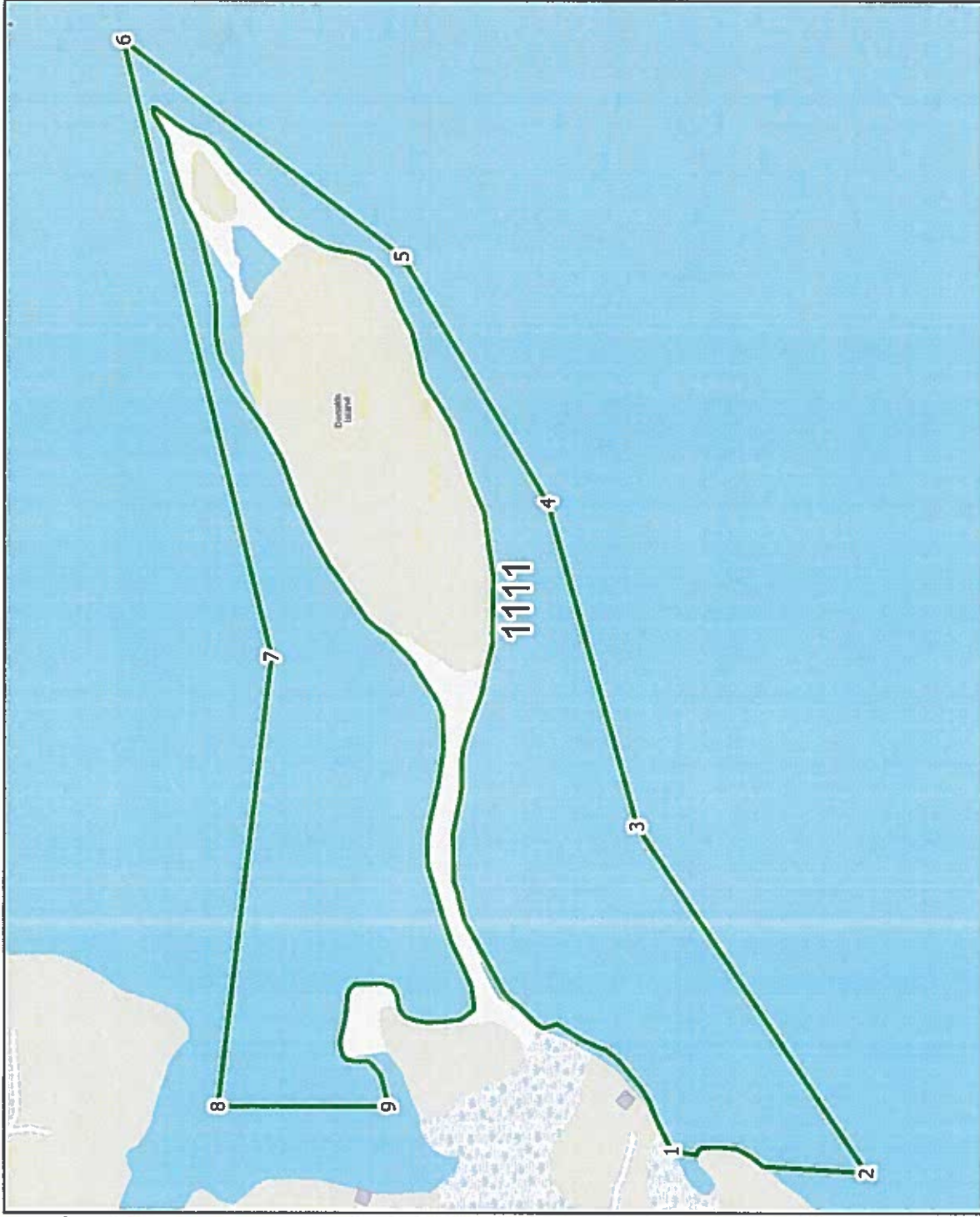
SCHEDULE A



Aquaculture Site 1111

Corner	Latitude	Longitude
1	46° 55' 20.458"	-60° 28' 45.955"
2	46° 55' 17.279"	-60° 28' 46.629"
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



Disclaimer
 This map should not be used for navigation or legal purposes. It is intended for general reference use only.
 Date: 2024-01-18
 Created By: MK

SCHEDULE A



Aquaculture Site 1111

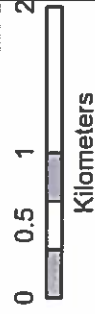
Corner	Latitude	Longitude
1	46° 55' 20.458"	-60° 28' 45.955"
2	46° 55' 17.279"	-60° 28' 46.629"
3	46° 55' 20.852"	-60° 28' 38.174"
4	46° 55' 22.145"	-60° 28' 30.379"
5	46° 55' 24.412"	-60° 28' 24.364"
6	46° 55' 28.871"	-60° 28' 18.972"
7	46° 55' 26.765"	-60° 28' 33.835"
8	46° 55' 27.876"	-60° 28' 44.543"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

Legend:
 Issued Lease
 Site in Registry
 Other Issued Lease



NOVA SCOTIA
Fisheries and Aquaculture

Disclaimer
 This map should not be used for navigation or legal purposes. It is intended for general reference use only.
 Date: 2024-01-18
 Created By: MK