

This lease made in duplicate this ^{10th} ~~1st~~ day of ^{June} ~~May~~, 2021,

BETWEEN: ① Re 10 Jun 2021

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 -

Ocean Trout Farms Inc.
c/o Sherman d'Entremont
73 Milltown, Suite 207
St. Stephen, NB
E2L 1G5

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, Aquaculture Lease No. 0912 was issued for a term of ten years from April 29, 2011 to April 28, 2021;

AND WHEREAS the Lessee wishes to renew Aquaculture Lease No. 0912;

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 2.58 hectare area located in the body of waters known as Lobster Bay, Yarmouth County, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the marine cage cultivation of Rainbow trout (*Oncorhynchus mykiss*).
2. The term of this lease shall be for 20 years, from April 29, 2021 to April 28, 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 licensing purposes is expressly waived in writing by the Administrator. The Lessee is responsible for confirming any undertakings and ensuring compliance with them.
5. 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.
6. This lease must not be assigned except with 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. No assignment shall be binding on the Administrator until approved by him in accordance with the Regulations.

7. 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.
8. 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.
9. 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.
10. The Lessee is hereby prohibited from using the site in any way that would interfere with other leased aquaculture operations.
11. 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.
12. Following the completion of a performance review, in accordance with the Regulations, of the aquacultural 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 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.
14. 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.
15. 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.
16. 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 area.
17. 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 written agreement, may effect notice by any other means. The Lessee must notify the Administrator of any change of address within thirty (30) days.
18. 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 Lessee for aquaculture purposes. The Administrator 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.

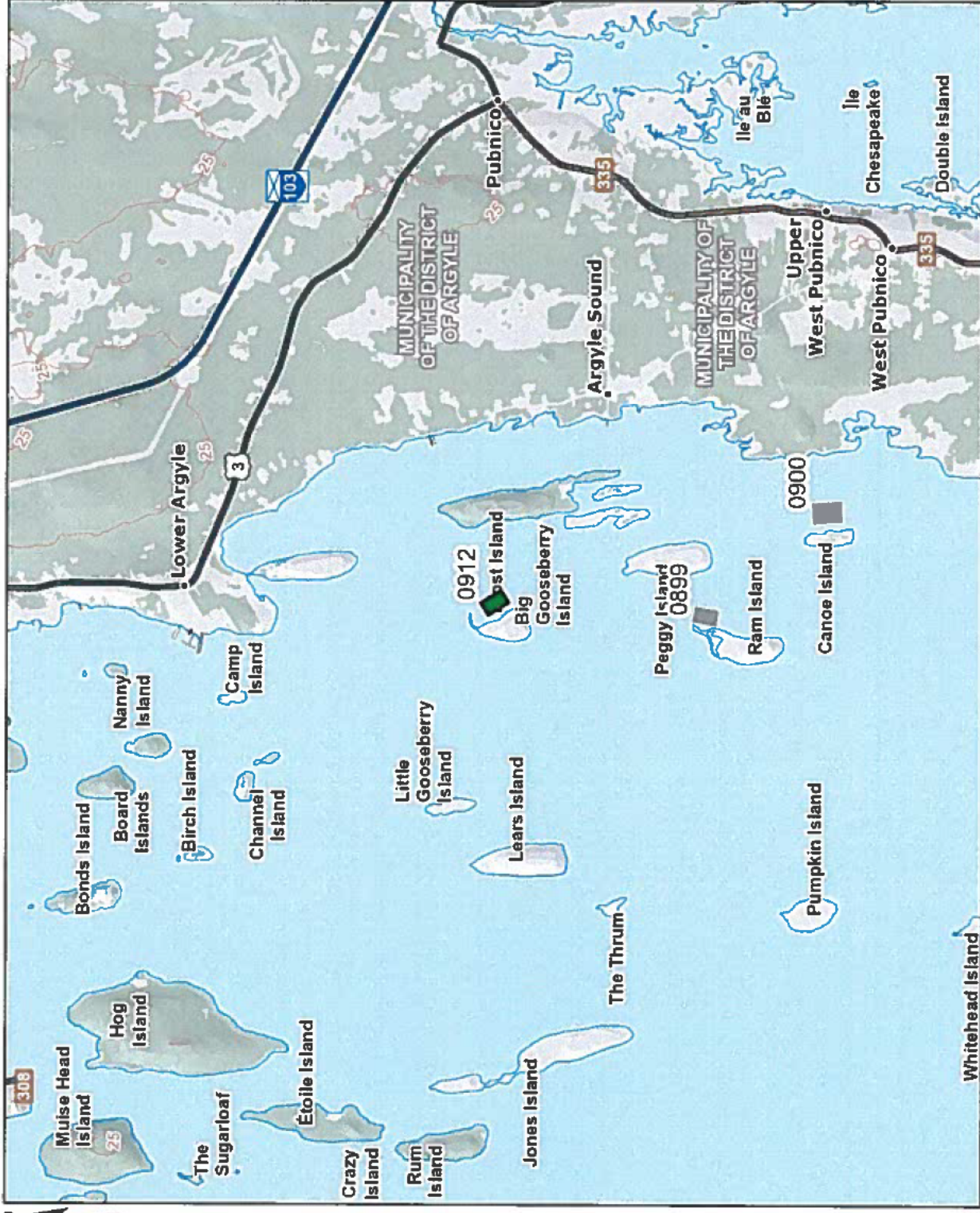
SCHEDULE A



Aquaculture Site 0912

Corner	Latitude	Longitude
1	43° 42' 6.480"	-65° 50' 14.281"
2	43° 42' 8.759"	-65° 50' 9.662"
3	43° 42' 3.301"	-65° 50' 4.442"
4	43° 42' 1.019"	-65° 50' 9.241"
Centre	43° 42' 4.840"	-65° 50' 9.379"

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



License/Lease Holder
Ocean Trout Farms Inc

County
Yarmouth

Waterbody
Lobster Bay

Hectares
2.59

Species Type
Finfish

Culture Type
Suspended Culture

Chart
4244

Renewal Application

Other Issued Lease

Proposed Commercial Lease



Disclaimer

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Date: 2020-12-28

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Ocean Trout Farms Inc	Yarmouth	Lobster Bay	2.59	Finfish	Suspended Culture	4244

Renewal Application
 TC Approved Area
 Other Issued Lease



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Schedule "B"

This Schedule sets out any undertakings required of the Lessee.

The Lessee undertakes the following:

1. Prior to stocking the site:
 - a) to perform a baseline assessment as defined in the *Aquaculture Management Regulations*;
 - b) to provide information satisfactory to the Administrator of the Lessee's ability to finance the proposed stocking or restocking of the site and of the financial ability of the Lessee's aquacultural operation at the site;
 - c) to obtain approval in advance from the Minister; and
 - d) to implement an approved Farm Management Plan.