

This lease made in duplicate this 20th day of May, 2020.

**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 -

Purewater Mussel Farm Inc.  
c/o Russell Dockendorff  
P.O. Box 118  
Morell, PE  
COA 1S0

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. 0021 on April 26, 2010 for a term of ten years from March 2, 2010 to March 2, 2020;

**AND WHEREAS** the Lessee wishes to renew aquaculture Lease No. 0021;

**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 7.08 hectare area located in the body of waters known as Tatamagouche Bay, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the suspended cultivation of Blue mussel (*Mytilus edulis*), American oysters (*Crassostrea virginica*), and Bay quahog (*Mercenaria mercenaria*).
2. The term of this lease shall be for twenty years commencing on the 1<sup>st</sup> day of March 2020 to the 1<sup>st</sup> day of March, 2030 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



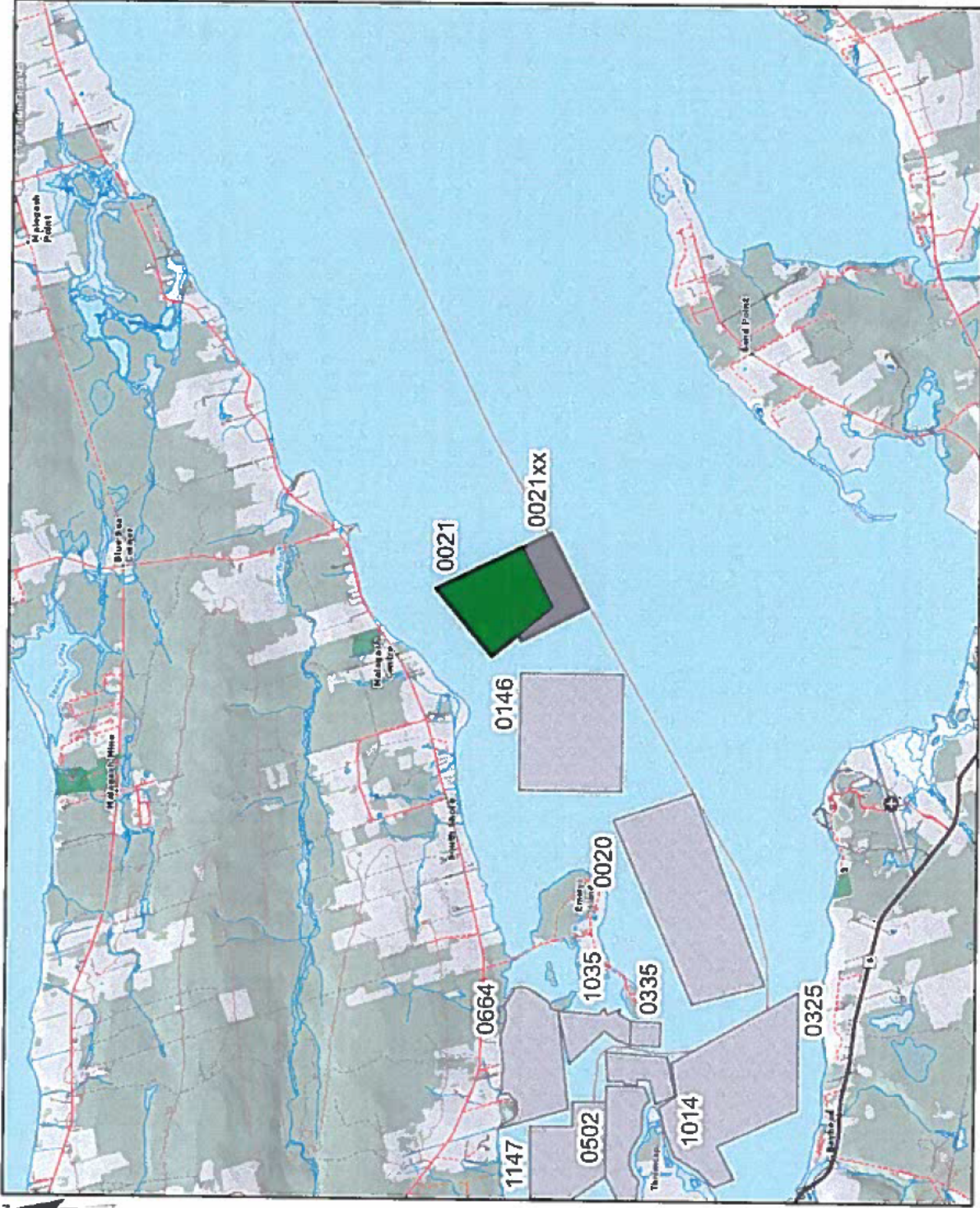
# SCHEDULE A



## Aquaculture Site 0021

Corner	Latitude	Longitude
1	45° 45' 52.020" -63° 18' 34.740"	
2	45° 46' 7.561" -63° 18' 8.579"	
3	45° 45' 44.161" -63° 17' 51.961"	
4	45° 45' 35.759" -63° 18' 15.181"	
Centre	45° 45' 48.990" -63° 18' 12.011"	

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
Purewater Mussel Farm Inc.	Colchester	Tatamagouche Bay	47.08	Shellfish	Suspended Culture	4497

**Renewal Application**  Other Proposed Lease

**Other Issued Lease**

0 0.5 1 2  
Kilometers



**Disclaimer**  
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Data: 2018-12-05  
Created By: MK

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Internal Services Department

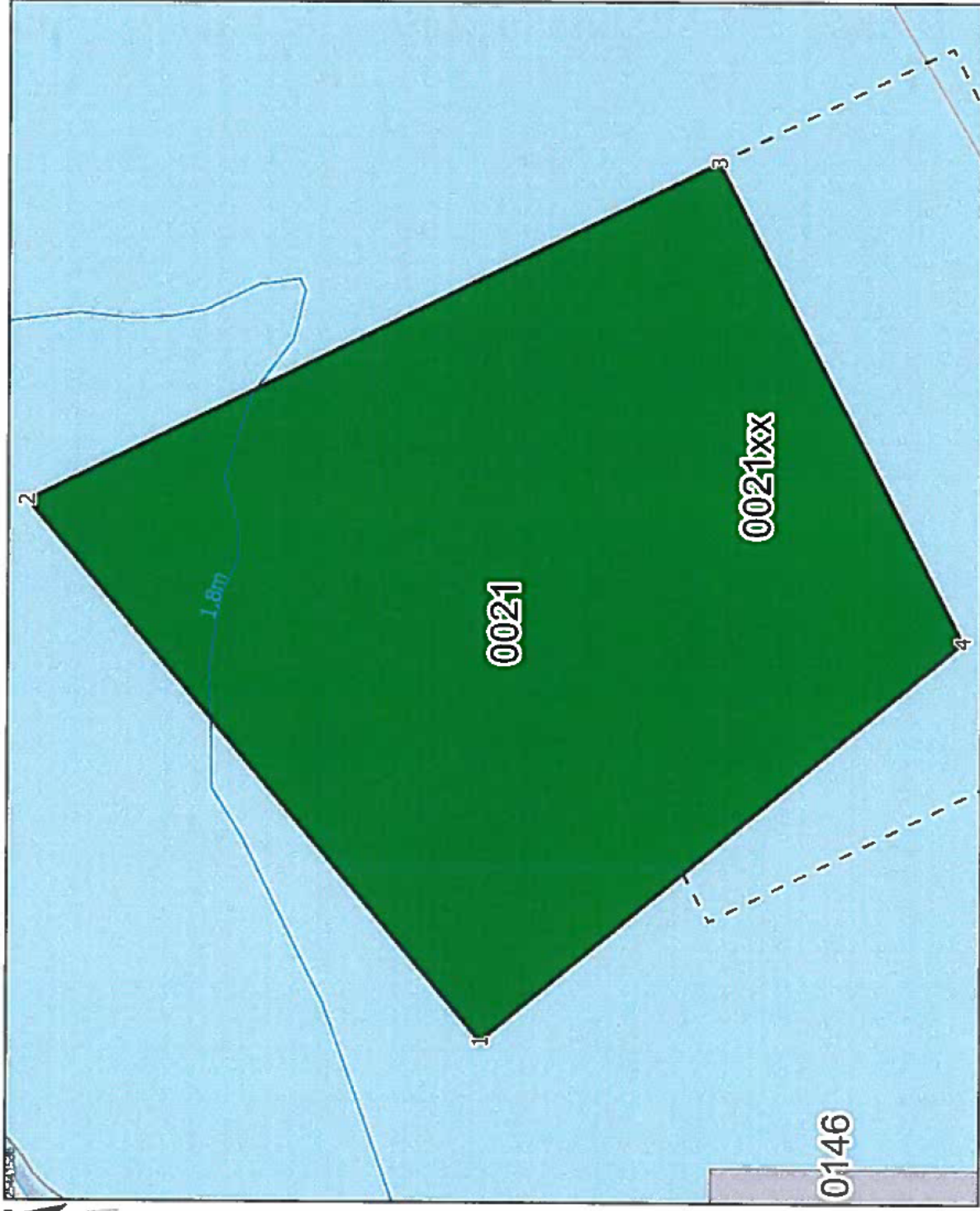
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Purewater Mussel Farm Inc.	Colchester	Tatamagouche Bay	47.08	Shellfish	Suspended Culture	4497
<input checked="" type="checkbox"/> Renewal Application	<input type="checkbox"/> Other Proposed Lease	0	62.5	125	250	375
<input type="checkbox"/> Other Issued Lease	<input type="checkbox"/> NS PIDs					



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Date: 2019-12-05  
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### **Schedule "B"**

This Schedule sets out any undertakings required of the Lessee.

There are no undertakings required of the Lessee.

AMENDMENT TO LEASE

THIS INDENTURE made in duplicate the 26<sup>th</sup> day of March, 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 -

Purewater Mussel Farm Inc.  
c/o Russell Dockendorff  
P.O. Box 118  
Morell, PE  
C0A 1S0

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. 0021 on May 26, 2020 for a term of twenty years from March 1, 2020 to March 1, 2040,

**AND WHEREAS** the Lessee is desirous of amending Lease No. 0021 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. 0021 to permit the amendment of the boundaries of the aquaculture site, subject to whatever undertakings are prescribed by the Minister;

**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. Lease No. 0021 is hereby amended by deleting "a 47.08 hectare area" in Clause 1 and substituting with the following: "a 45.90 hectare area".





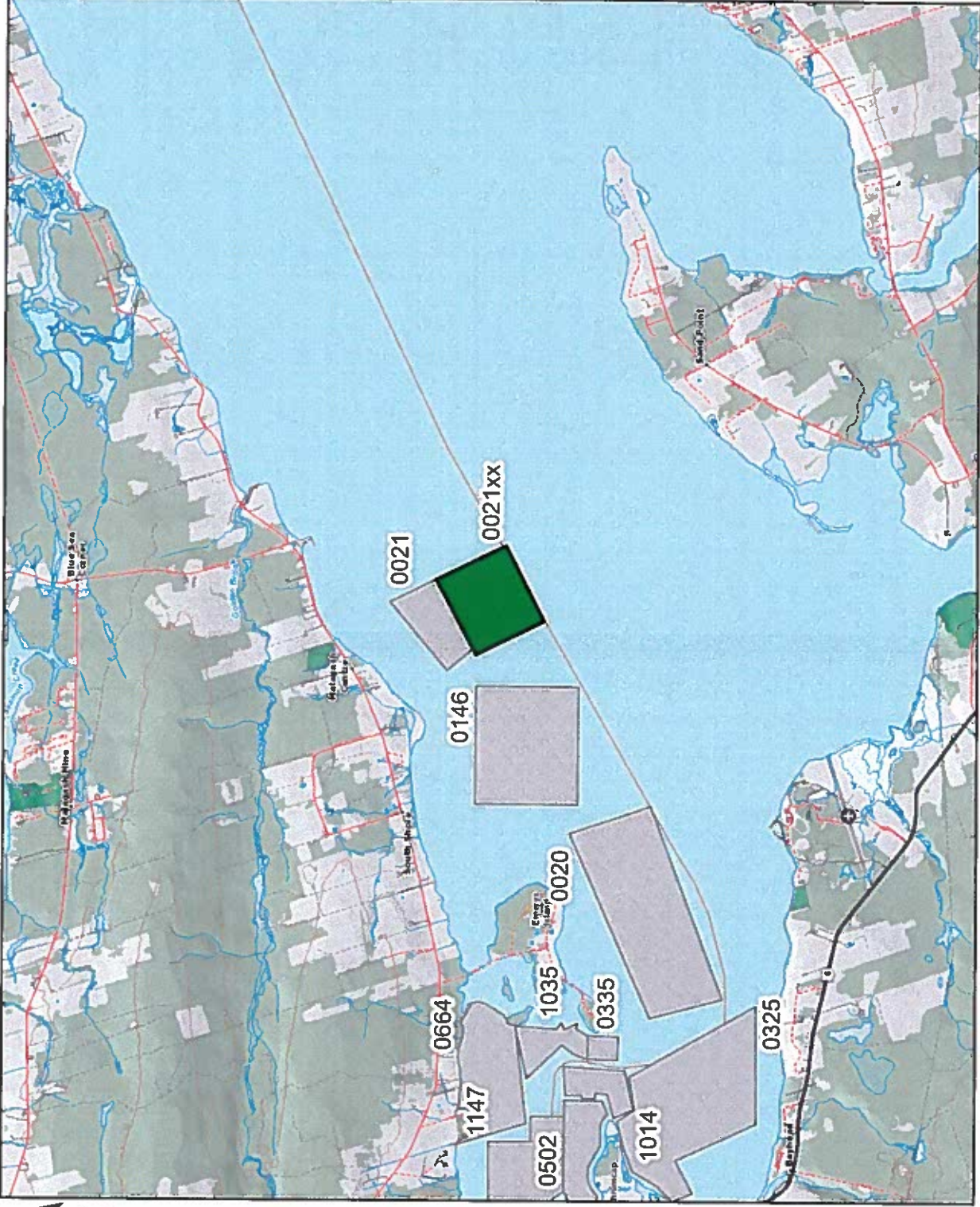
# SCHEDULE A



## Aquaculture Site 0021xx

Corner	Latitude	Longitude
5	45° 45' 44.310" N	-63° 18' 28.822" W
6	45° 45' 55.193" N	-63° 17' 59.795" W
7	45° 45' 36.262" N	-63° 17' 46.355" W
8	45° 45' 25.761" N	-63° 18' 15.595" W
CentreX	45° 45' 39.986" N	-63° 18' 6.433" W

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
Purewater Mussel Farm Inc.	Colchester	Tatamagouche Bay	45.9	Shellfish	Suspended Culture	4497
Amendment Application	Other Proposed Lease					
Other Issued Lease						



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Date: 2020-04-09  
Created By: MKK

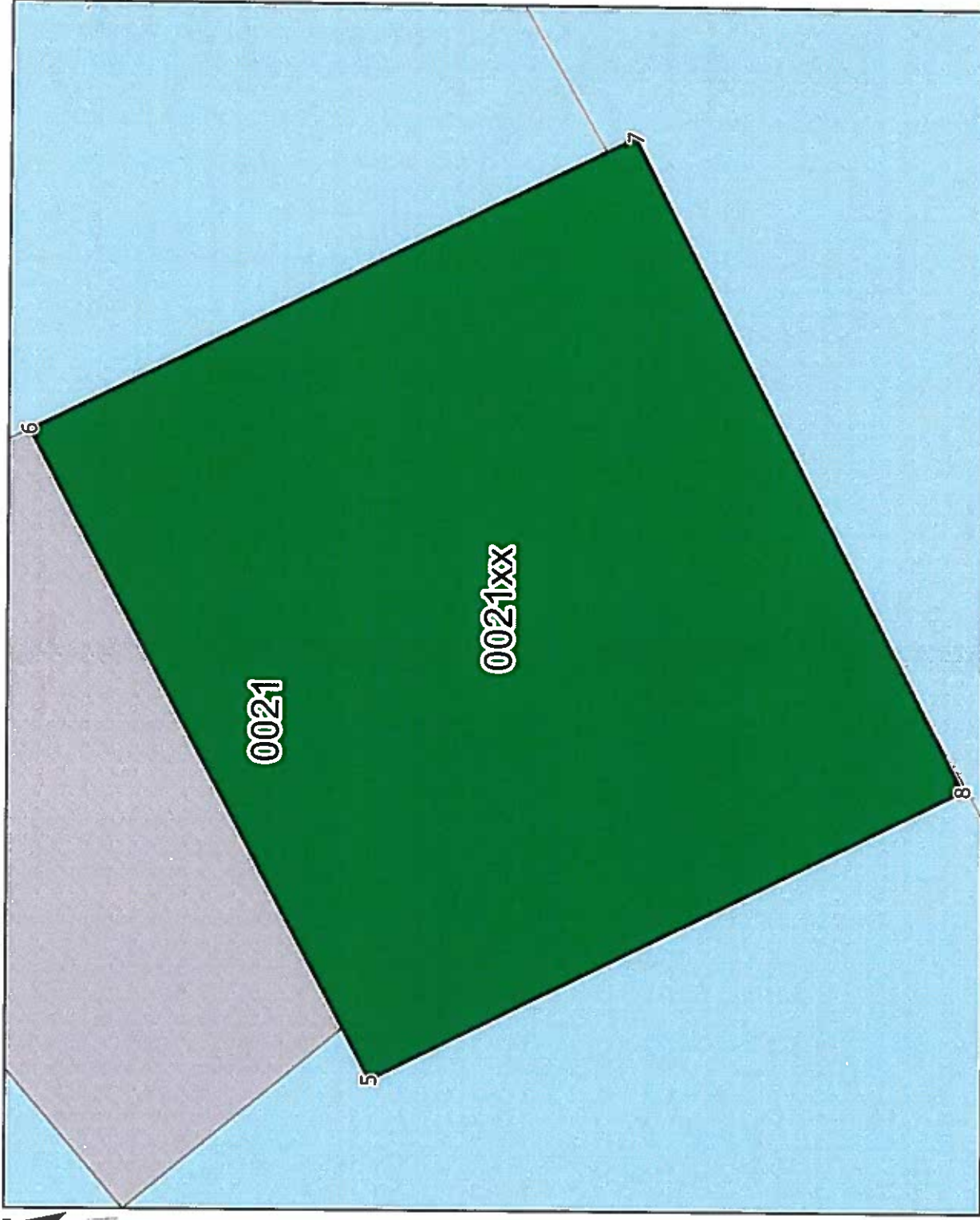
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Amendment Application [ ] Other Proposed Lease  
 Other Issued Lease [ ] NS PIDs

0     55     110     220     330  
 Meters

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Date: 2020.04.09    Created By: MK

AMENDMENT TO LEASE

THIS INDENTURE made in duplicate the 24<sup>th</sup> day of August, 2023,

**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 -

**Purewater Mussel Farm Inc.**  
c/o Russell Dockendorff  
P.O. Box 118  
Morell, PE  
COA 1S0

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 amend existing aquaculture licences and aquaculture leases;

**AND WHEREAS** pursuant to the Act the Lessee was issued Aquaculture Lease No. 0021 on May 26, 2020, for a term of twenty years from March 1, 2020, to February 29, 2040 authorizing the suspended cultivation of Blue mussel (*Mytilus edulis*), American oyster (*Crassostrea virginica*), and Bay quahog (*Mercenaria mercenaria*);

**AND WHEREAS** pursuant to the Act the Lessee was issued an amendment to Lease No. 0021 on March 26, 2021 to amend the boundaries of the aquaculture site;

**AND WHEREAS** the Administrator wishes to amend Lease No. 0021 to correct an error in the term end date of the lease;

**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. Lease No. 0021 is hereby amended by removing Clause 2 and replacing it with the following Clause 2: "The term of this lease shall be for twenty years, from March 1, 2020 to February 29, 2040, with the right of renewal, in accordance with the terms of the Act and the Regulations".

