

This lease made in duplicate this 16th day of October, 2020.
R.C. R.C.

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 -

SNOW ISLAND SALMON INC.
Unit 2 – Montrose Business Centre
Broomfield Industrial Estate
Montrose, Scotland
DD10 8SY

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. 0772 on October 29, 2014 for a term of five years from October 31, 2014 to October 31, 2019;

AND WHEREAS the Lessee wishes to renew aquaculture Lease No. 0772;

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 36.00 hectare area located in the body of waters known as Owl's Head Bay, Halifax County, more particularly described in Schedule "A" attached to and forming part of this Agreement (the "site") for the marine cage cultivation of Atlantic salmon (*Salmo salar*) and Rainbow trout (*Oncorhynchus mykiss*).
2. The term of this lease shall be for twenty years from on the 1st day of November, 2019 to 31st day of October, 2039 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 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 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 lease 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.
- 19. This lease shall be subject to the laws of the Province of Nova Scotia and the Parties hereby agree to attorn to its courts.
- 20. 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, as
represented by the Administrator, Nova Scotia
Department of Fisheries and Aquaculture



Witness



Administrator, Nova Scotia Department
of Fisheries and Aquaculture



Witness

Snow Island Salmon Inc.
Per:



Simon Maguire
Director

SCHEDULE A
GPS COORDINATE INFORMATION SHEET

Application #: 0772
Applicant: Snow Island Salmon Inc.
Location: Owls Head Bay County: Halifax
Hydrographic Chart: 4236 Orthophoto #:
Dimensions of site: Approx. 500m x 720m Size: Approx. 36.00 Ha

Approximate Coordinates of Application:

Datum used: NAD 83

Centre coordinates (approx.) Lat. 44° 44' 12.63"
Long. -62° 48' 29.23"

Corner #1	Lat. 44° 44' 04.56" Long. -62° 48' 16.00"	Corner #2	Lat. 44° 44' 01.23" Long. -62° 48' 38.24"
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Corner #3	Lat. 44° 44' 24.06" Long. -62° 48' 45.09"	Corner #4	Lat. 44° 44' 27.39" Long. -62° 48' 22.71"
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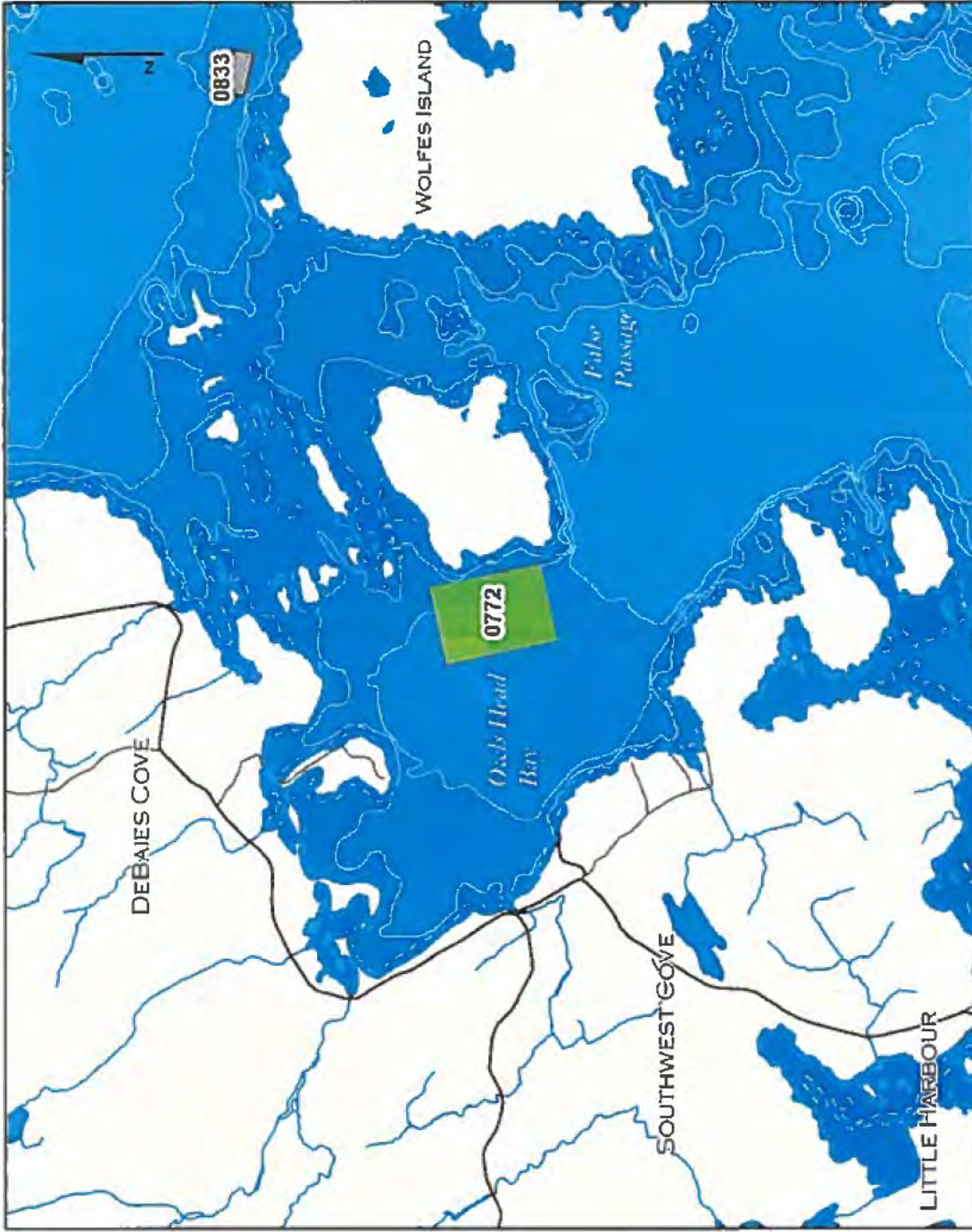
NOTE: THESE COORDINATES ARE NOT FROM A LEGAL SURVEY.



Aquaculture Site
0772

Centre
 Lat 44° 44' 12.63" Long -62° 48' 29.23"
 Corner 1
 Lat 44° 44' 04.56" Long -62° 48' 16.00"
 Corner 2
 Lat 44° 44' 01.23" Long -62° 48' 38.24"
 Corner 3
 Lat 44° 44' 24.06" Long -62° 48' 45.09"
 Corner 4
 Lat 44° 44' 27.39" Long -62° 48' 22.71"

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



Application Information

Proponent : Snow Island Salmon Inc.
 Site Location : Owls Head Bay
 Dimensions : Approx. 500 m x 720 m
 Area : Approx. 36.00 ha

Renewal Application — OMHW Mark

Other Issued Lease — Low Water Mark
 NS Bathymetry — NS Bathymetry

Species:
 Atlantic Salmon, Rainbow Trout

Culture:
 Suspended

Chart No.
4236



Disclaimer

This map should not be used for navigation or legal purposes. It is intended for general reference use only.

MK-0772-MAY-2019



Aquaculture Site 0772	<p>Center Lat 44° 44' 12.63" Long -62° 48' 29.23" Corner 1 Lat 44° 44' 04.56" Long -62° 48' 16.00" Corner 2 Lat 44° 44' 01.23" Long -62° 48' 38.24" Corner 3 Lat 44° 44' 24.06" Long -62° 48' 45.09" Corner 4 Lat 44° 44' 27.39" Long -62° 48' 22.71"</p> <p style="text-align: center;">DATUM NAD 83 The above coordinates are not from a legal survey</p>
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Application Information		Disclaimer	
Proponent : Snow Island Salmon Inc. Site Location : Owls Head Bay Dimensions : Approx. 500 m x 720 m Area : Approx. 36.00 ha		This map should not be used for navigation or legal purposes. It is intended for general reference use only. MK-0772-MAY-2019	
Chart No.		4236	
Species: Atlantic Salmon, Rainbow Trout		Culture: Suspended	

Schedule "B"

This Schedule sets out any undertakings required of the Lessee.

The Lessee undertakes the following:

- a) Prior to restocking the site and installing site infrastructure, to mark the site as in accordance with Transport Canada approval #8200-93-3084.
- b) By October 1, 2020 to ensure that all gear at the site that may reasonably have resulted from past aquacultural operations at the site is removed from the water and adjacent shoreline.
- c) To submit a security bond in the prescribed amount (\$25,000) in a form that is satisfactory to the Administrator.
- d) Prior to restocking the site, (i) to perform a baseline assessment as defined in the *Aquaculture Management Regulations*, and (ii) to obtain approval in advance from the Minister.
- e) Prior to re-stocking the site, to implement an approved Farm Management Plan.
- f) Compliance with all relevant provincial and federal legislation that relates to conducting finfish aquaculture operations in the marine environment.
- g) Participation in a real-time monitoring program of prescribed oceanographic parameters, as prescribed by the Administrator. The Lessee shall make any data resulting from that program available to the Administrator in real-time, or in another such time and manner as requested by the Administrator.