

This lease made in duplicate this 19 day of November, 2025,

BETWEEN:

HIS MAJESTY THE KING, in right of the Province of Nova Scotia, represented in this behalf 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 -

LAURIE STARR operating as WILD HEART SEA FARM

127 Stonehurst Rd.

Lunenburg, NS

B0J 2C0

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 grant aquaculture licences and aquaculture leases with respect to an aquaculture site for which the licence or lease has been revoked;

AND WHEREAS pursuant to the Act, the Administrator revoked aquaculture licence and lease no. 41 on March 23, 2018, and added the associated aquaculture site to the aquaculture registry as no. 9002 on February 2, 2022;

AND WHEREAS the Lessee wishes to conduct aquaculture at the aquaculture site under registry no. 9002;

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

1. The Administrator hereby grants to the Lessee a lease to use a 8.50 hectare area located in the body of waters known as Lunenburg Bay, Lunenburg County, more particularly described in Schedule "A" attached to and forming part of this Agreement (that area, the "site") for the suspended cultivation of American oyster (*Crassostrea virginica*), Bay scallop (*Argopecten irradians*), Blue mussel (*Mytilus edulis*), Giant sea scallop (*Placopecten magellanicus*), European oyster (*Ostrea edulis*), Sugar kelp (*Saccharina latissima*), Nori (*Porphyra umbilicalis*), Dulse (*Palmaria palmata*), and Oarweed (*Laminaria digitata*).
2. The term of this lease shall be for twenty (20) years commencing from October 24, 2025 to October 23, 2045, 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. The Lessee is responsible for confirming any undertakings and ensuring compliance with them.

5. The Lessee agrees to comply with any permits, protocols, approvals, licences 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 without the written approval of the Administrator, Nova Scotia Department of Fisheries and Aquaculture (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 them 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 His Majesty the King in right of the Province of Nova Scotia (the “Crown”) to claim for damages.
8. The Lessee shall not conduct any aquaculture under authority of this lease until a Farm Management Plan has been approved by the Department of Fisheries and Aquaculture.
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. The Lessee shall submit to the Minister an annual report stating such information as the Minister requires concerning the Lessee’s use and the productivity of the site.
11. 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.
12. The Lessee is hereby prohibited from using the site in any way that would interfere with other leased aquaculture operations.
13. If the Administrator, in their sole discretion, is of the opinion that the aquaculture activities authorized by this lease are detrimental to or interfere with previously leased facilities, the Administrator may revoke this lease upon reasonable notice without compensation.
14. 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.
15. If the Lessee fails to perform any of its obligations under this lease, the Administrator may perform them, with the amount of any costs incurred to be a debt due to the Crown by the Lessee and to form a first and prior charge on the aquacultural produce within the site.
16. 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.
17. The Crown shall not be liable for any claims, actions, suits, damages, or costs arising from any injury, including death, or damage to or loss of property, resulting from or arising out of any act or omission of the Lessee, its employees, agents or subcontractors, in conducting or attempting to conduct aquaculture at the site or in otherwise using or accessing the site under authority of this lease.

- IN WITNESS WHEREOF** the Parties have caused this Agreement to be duly executed.

Laurie Starr

Schedule "A"
Aquaculture Site No. 1468
(2 Pages)

SCHEDULE A



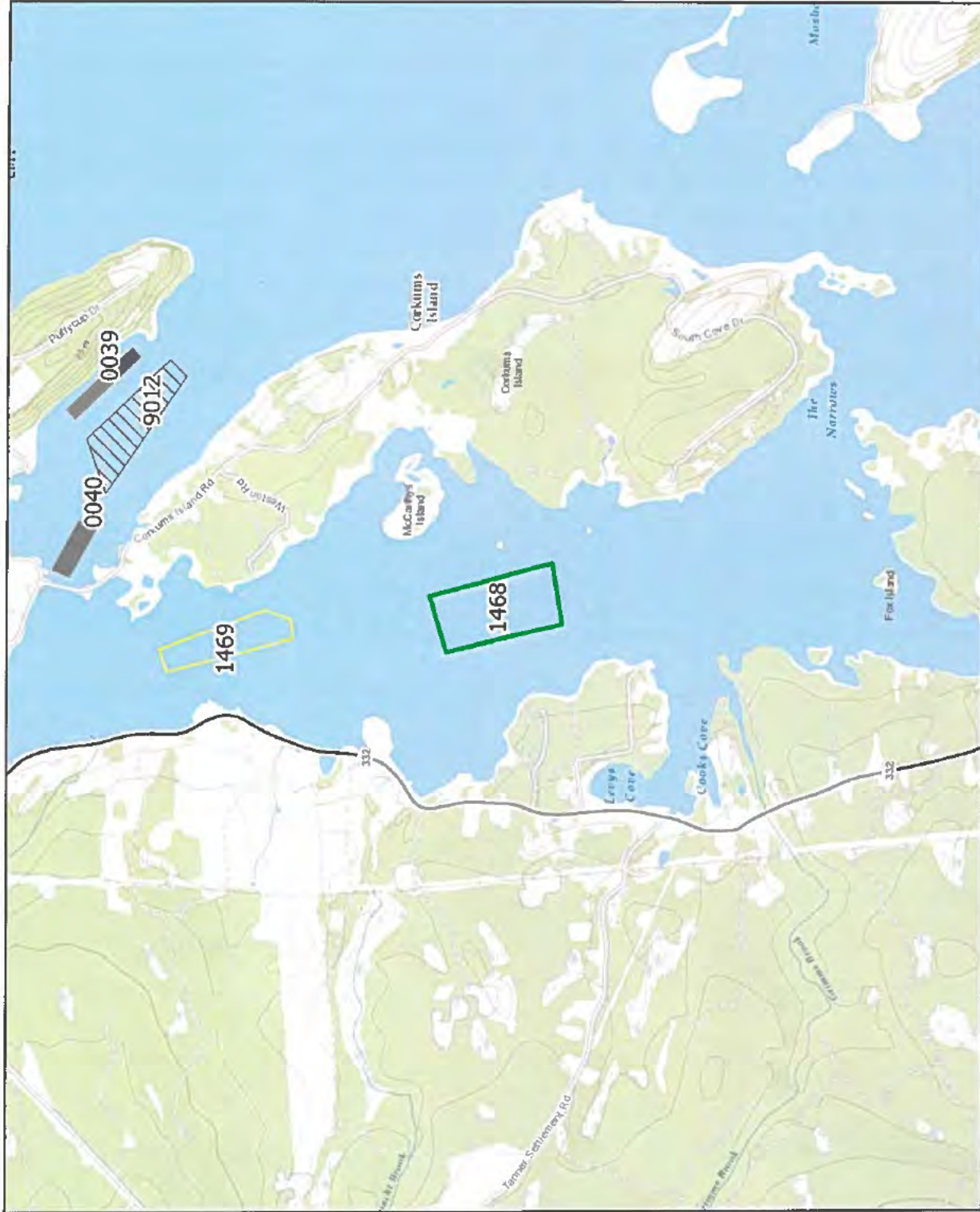
Aquaculture Site

1468

Corner	Latitude	Longitude
1	44° 20' 56.438" -64° 20' 12.130"	
2	44° 20' 58.369" -64° 20' 3.590"	
3	44° 20' 44.915" -64° 19' 58.300"	
4	44° 20' 43.730" -64° 20' 7.605"	
Centre	44° 20' 50.717" -64° 20' 5.421"	

DATUM NAD 83 CSRS UTM Zone 19

The above coordinates are not from a legal survey



License/Lease Holder	County	Waterbody	Hectares	Species Type	Culture Type	Chart
Wild Heart Sea Farm	Lunenburg	Lunenburg Bay	8.5	Shellfish; Marine Plant	Suspended Culture	4328

New Reallocation Proposal

Other Issued Lease

Other Proposed Lease

Site In Registry

0

0.25

0.5

1 km

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 2024.10.30

Created By: MK

Province of Nova Scotia, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, AAFU, NRCan

SCHEDULE A



Aquaculture Site

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New Reallocation Proposal

Property Boundary

0

75

150

300

450

Meters

NOVA SCOTIA

Fisheries and Aquaculture

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Schedule “B”

This Schedule sets out any undertakings required of the Lessee.

There are no undertakings required of the Lessee.