

This lease made in duplicate this 1st day of September, 2026,

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 (the "Department"), as appointed under section 54A of the Fisheries and Coastal Resources Act, SNS 1996, c. 25, as amended (the "Act")

hereinafter referred to as "**the Administrator**"

OF THE ONE PART

- and -

THE MARITIME OYSTER COMPANY LTD.

c/o Roland Murphy
2871 Highway 334
Wedgeport, Nova Scotia
B0W 2B0

hereinafter referred to as "**the Lessee**"

OF THE OTHER PART

WHEREAS the Administrator, under the provisions of the Act and the Aquaculture Licence and Lease Regulations (the "Regulations"), N.S. Reg 276/2025, as amended, is authorized to grant aquaculture leases within designated Aquaculture Development Areas in the Province of Nova Scotia;

AND WHEREAS the Lessee wishes to conduct marine aquaculture within the Argyle Aquaculture Development Area (the "ADA"), the designation of which was approved by Order-in-Council #2024-147, dated April 12, 2024;

NOW THEREFORE in consideration of the mutual covenants herein contained and agreements herein and the sum of One Dollar (\$1.00) and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Parties agree as follows:

1. The Administrator hereby issues to the Lessee a lease to use a 24.73 hectare area located within the ADA in the body of waters known as Tusket River, Yarmouth County, more particularly described in Schedule "A" attached to and forming part of this lease (that area, the "site") for the suspended cultivation of American Oyster (*Crassostrea virginica*).
2. The term of this lease shall be for twenty (20) years from July 22, 2026 to July 21, 2046, 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 lease, 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 of Nova Scotia, 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. 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 His Majesty the King in right of the Province of Nova Scotia (the "Crown") until approved by the Administrator 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 lease shall be of no further force and effect subject only to the right of 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 of Fisheries and Aquaculture an annual report stating such information as the Minister requires concerning the Lessee's use and the productivity of the site.
11. After completing a performance review of the aquacultural operation in accordance with the Regulations, the Administrator may amend the terms or conditions of this lease, or suspend or revoke the lease, to address any concerns identified during the review.
12. After completing a compliance review of the Lessee in accordance with the Regulations, the Administrator may amend the terms or conditions of this lease, or suspend or revoke the lease, to address any concerns identified during the 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 their 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 upon reasonable notice 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 of Nova Scotia or Canada relating to fishery activities.
16. If the Lessee fails to perform any of its obligations under this lease, the Minister of Fisheries and Aquaculture 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.
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. 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.

19. The Lessee shall at all times indemnify and save harmless the Crown, its Ministers, employees and agents from and against all claims, costs, damages, actions, suits or other proceedings of any kind based upon injury, including death, to any person, or damage to or loss of property arising from any wilful or negligent act, omission or delay on the part of the Lessee, its employees, agents or contractors in conducting or attempting to conduct aquaculture at the site or in otherwise using or accessing the site under authority of this lease.
20. Should it become necessary for the Crown 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.
21. This lease does not include any rights as to minerals in or on the site.
22. This lease may be signed in counterparts, each of which when so signed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument. A Party may also execute this lease by means of Portable Document Format ("PDF"), or electronic signature, and any signature hereon by means of PDF, or any electronic signature on, attached to, or associated with this lease, shall be deemed to be equivalent to an original signature for all purposes.
23. 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 lease, and notice will be deemed to have been received by the intended recipient thereof five (5) 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.
24. 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.
25. This lease shall be subject to the laws of the Province of Nova Scotia and the laws of Canada applicable in the Province of Nova Scotia. Parties hereby agree to attorn to the courts of the Province of Nova Scotia.
26. 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 lease to be duly executed.

SIGNED, SEALED AND DELIVERED
in the presence of

HIS MAJESTY THE KING
in right of the Province of Nova Scotia, as
represented by the Administrator, Nova Scotia
Department of Fisheries and Aquaculture

Witness

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Per: E
Altern

THE MARITIME OYSTER COMPANY LTD.
Per:

[REDACTED]

Witness

Roland Murphy

Roland Murphy

Schedule “A”
Aquaculture Site No. 1474
(2 pages)

SCHEDULE A



Corner	Latitude	Longitude
1	43° 44' 53.14" N	65° 57' 13.23" W
2	43° 44' 57.69" N	65° 57' 3.08" W
3	43° 44' 49.75" N	65° 56' 56.3" W
4	43° 44' 50.31" N	65° 56' 55.05" W
5	43° 44' 30.7" N	65° 56' 38.33" W
6	43° 44' 28.32" N	65° 56' 43.65" W
7	43° 44' 35.76" N	65° 56' 49.99" W
8	43° 44' 33.03" N	65° 56' 56.07" W
Centre	43° 44' 42.53" N	65° 56' 56.64" W

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

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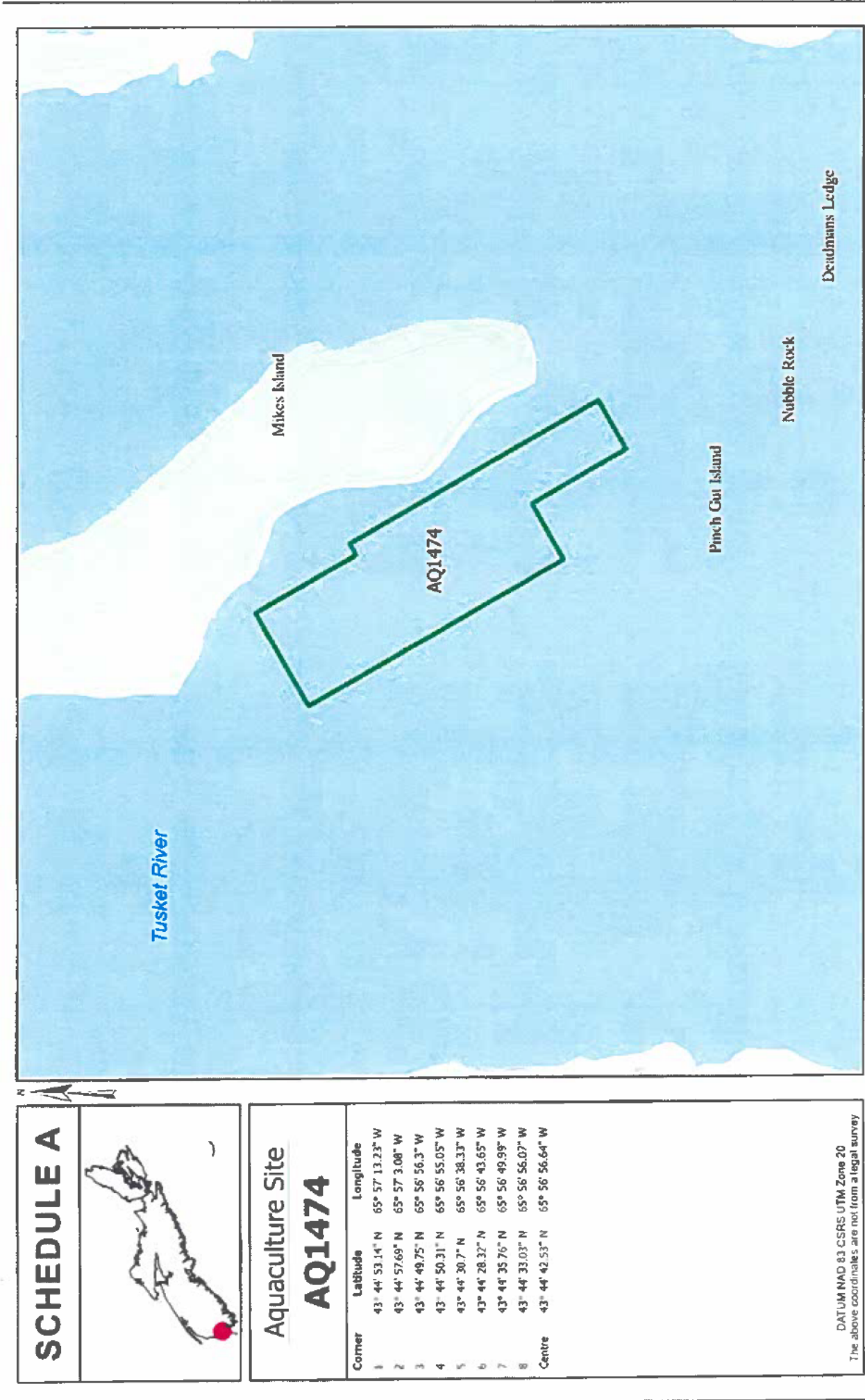
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Application

Application

Application

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Application	0 150 300 600 Metres		Disclaimer This map should not be used for navigation or legal purposes. It is intended for general reference use only.
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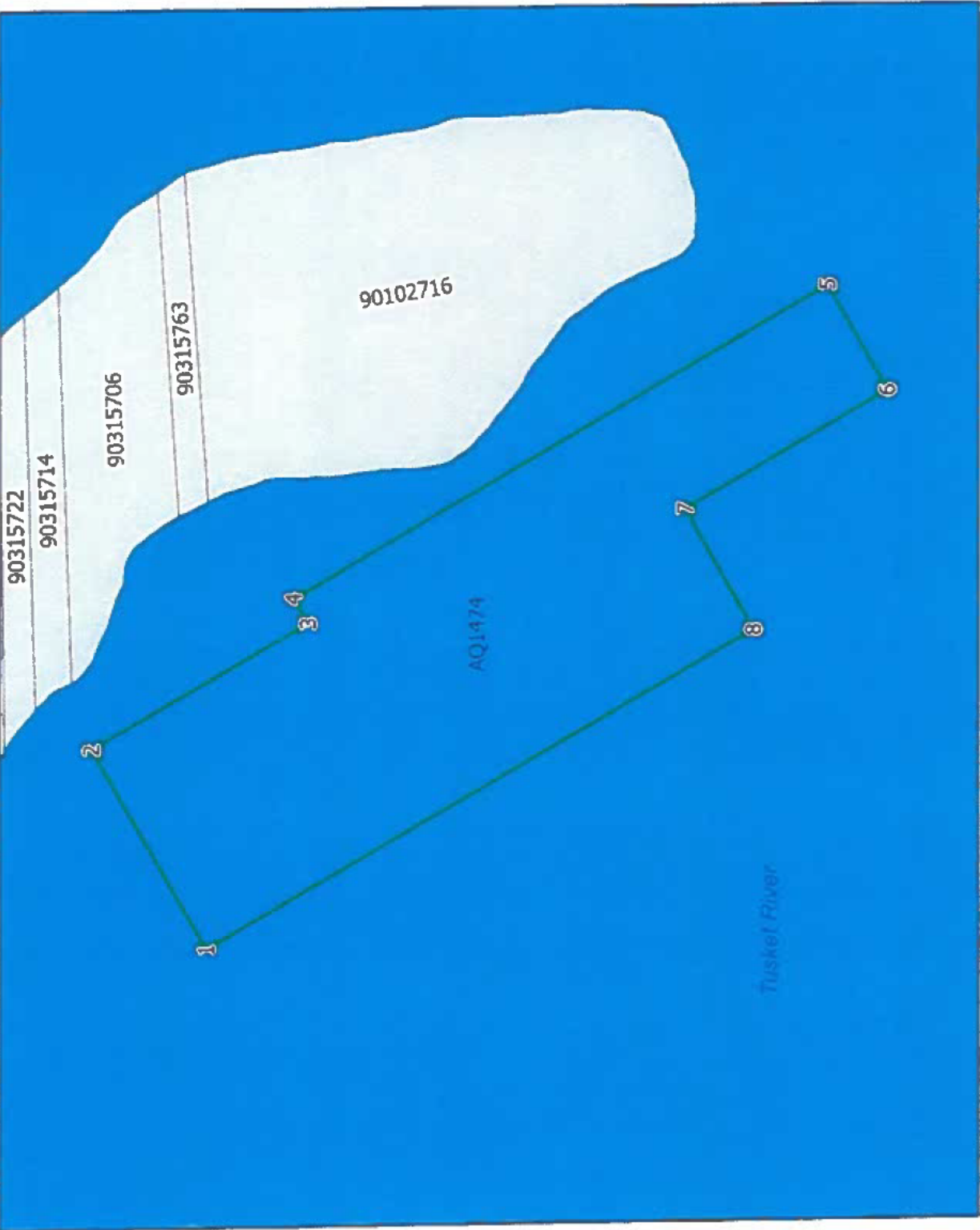
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SCHEDULE A

Aquaculture Site		
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☐ Application				NOVA SCOTIA Fisheries and Aquaculture
			087.5175350 m	Disclaimer This map should not be used for navigation or legal purposes. It is intended for general reference use only. Date 2026-07-02 Created By MK

Schedule “B”

This Schedule sets out any undertakings required of the Lessee.

The Lessee undertakes as follows:

1. The Lessee must participate in the ADA Community Liaison Committee as established by the Minister of Fisheries and Aquaculture.