



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0023 579 296 4;13;47;11;SE 092 365 042

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 13 TOWNSHIP 47
SECTION 11
QUARTER SOUTH EAST
CONTAINING 65.154 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES ACRES MORE OR LESS
ROAD 8022470 0.797 1.97
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: BEAVER COUNTY

REFERENCE NUMBER: 092 365 026 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 365 042	09/10/2009	TRANSFER OF LAND	\$150,000	\$150,000

OWNERS

ALLAN ANDRUKOW

AND

SANDRA ANDRUKOW

BOTH OF:

BOX 968

VIKING

ALBERTA T0B 4N0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

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092 365 042

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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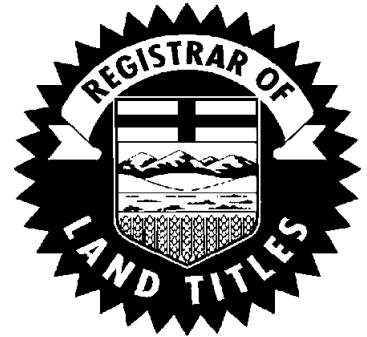
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF AUGUST,
2026 AT 11:02 A.M.

ORDER NUMBER: 58221373

CUSTOMER FILE NUMBER: CLHBID



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

Lease Agreement

THIS LEASE is made in duplicate this ____ day of October, 2023

BETWEEN:

ALLAN GRANT ANDRUKOW AND SANDRA ELLEN ANDRUKOW and
ALFARM ADVENTURES INC.
(hereinafter called "the Landlord")

-and-

GK BRANDT HOLDINGS LTD. AND
HMBRANDT FARMS LTD.
(hereinafter called "the Tenant")

LANDS

1. IN CONSIDERATION of the rents covenants, promises and agreements contained in this lease on the part of the Tenant to be paid, observed and performed, the Landlord DOES HEREBY LEASE TO the Tenant the following farm lands and premises situated in the Province of Alberta, legally described as follows:

N1/2 13-47-11 W4
SE 13-47-13 W4

2. This lease shall continue in force on the said land for and during the term of FOUR (4) years from the 1st day of March, 2024 to the 28th day of February, 2028, or upon completion of the harvest year 2027, whichever event first occurs.

RENTAL

3. The Tenant will pay to the Landlord the Yearly rental of: 40760.00 370
[REDACTED]

4. Terms of payment as follows:

- a) Crop Year 2024 payable on the 1st Day of March 2024
- b) Crop Year 2025 payable on the 1st Day of March 2025
- c) Crop Year 2026 Payable on the 1st Day of March 2026
- d) Crop Year 2027 Payable on the 1st Day of March 2027

IT IS FURTHER AGREED BY THE LANDLORD AND TENANT AS FOLLOWS:

5. The Tenant shall make all decisions with respect to farming the said land unless stated otherwise in this Agreement.

6. The Tenant shall be responsible for all costs of farming the said land unless stated otherwise in the agreement.
7. The Tenant will cultivate seed and harvest the said land in a good husband like manner and will not impoverish or waste the same and will use the lands and premises for the purpose of a farm only. The Tenant shall not remove the straw from the land without prior permission from the Landlord during this lease agreement.
8. The Tenant has no rights to sand, gravel or clay and the Tenant has no rights whatsoever to valuable stone or other substances existing on, or under the surface of the said land. The Landlord specifically retains all right to easement, seismic work compensation or surface lease now or that may in the future, apply to the leased lands. In the event that a surface lease (not presently existing), easement or right of entry for seismic work shall be negotiated by the Landlord during the term of the lease, the Tenant shall receive compensation for loss of crop during the first year of the surface lease and thereafter the parties agree that the annual rental shall be adjusted to compensate for the lost acreage from this lease. The Landlord reserves the right of entry and exit over and upon the land for the such purposes.
9. The Tenant will not change the natural course of any waterway on the said land or cut down trees growing upon the land nor will be permit any other person to do so without written consent of the Landlord.
10. If the Tenant fulfils the terms and conditions of this agreement, the Tenant shall and may peaceable possess and enjoy the said land for the said term, without any interruption or disturbance from the Landlord or any representative of the Landlord.
11. The Landlord or a representative of the Landlord has the right at all reasonable times to attend and inspect the said property.
12. In the event that any payment, subsidy or other reimbursement made under any government agency in connection with grain productions and where no contributions are required to participate, the amount paid for the production on the land leased in this agreement shall be paid to the Tenant.
13. The Landlord shall pay all taxes on the land.
14. The Landlord shall carry comprehensive insurance on the land and the Tenant shall carry insurance acceptable by the Landlord.
15. The Tenant is free to make its own arrangements regarding crop insurance and hail insurance and in doing so, shall absorb the total costs of coverage and receive all benefits.
16. An incoming Tenant, purchaser of the Landlord shall have the right to enter on the land contained in this agreement after harvest in the fall for the expiration of the said term for their purpose of preparing the land for crop.
17. Any disagreement which may arise between the parties hereto shall, when a mutually satisfactory settlement cannot otherwise be reached, be submitted to arbitration. The

arbitrator may either be a single person mutually satisfactory to both parties, or a board of three, one member to be named by each party and a third selected by the two so chosen. The recommendation of the arbiter shall be accepted as final exception in the matter of law.

18. The contents of this agreement shall for all purposes be construed according to the law of the Province of Alberta.
19. The Tenant shall not sub-let the said lands.
20. All yard sites and buildings and any grain storage units will not be included in the lease.
21. The Tenant agrees that there will be no storage of machinery, fertilizer or grain on the said lands.
22. If there is power on the said lands, usage must be negotiated with the Landlord.
23. The Landlord agrees to reserve all hunting rights.
24. This Agreement shall be dining upon the parties hereto and their respective estates.

IN WITNESS WHEREOF the parties hereto have hereunder set their hands and seal.

DATED THIS 1 day of October, 2023.

S. Andrukow
Witness

Allan Grant Andrukow
Landlord – Allan Grant Andrukow

S. Andrukow
Witness

S. Andrukow
Landlord – Sandra Ellen Andrukow

S. Andrukow
Witness

Alfarm Adventures Inc.
Landlord – Alfarm Adventures Inc.

Marilyn Brandt
Witness

Darryl Brandt
Tenant – Brandt Holdings/HMBRANDT FARMS