



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0025 916 537 4;6;51;16;SE

TITLE NUMBER
262 163 981 +2

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 16
QUARTER SOUTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 9420482 - DESCRIPTIVE	6.39	15.79	
EXCEPTING THEREOUT ALL MINES AND MINERALS			

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 262 163 980 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
262 163 981	26/05/2026	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DAVID ALLAN SEDDON
OF 44 LAFONDE CRESCENT
ST ALBERT
ALBERTA T8N 2N6
AS TO AN UNDIVIDED 1/2 INTEREST

VALERIE JEAN SEDDON
OF 49 RICHELIEU COURT SW
CALGARY
ALBERTA T3E 7E9
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

262 163 981 +2

NUMBER	DATE (D/M/Y)	PARTICULARS
802 179 903	12/08/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
952 054 798	02/03/1995	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED. 10035 105 STREET, EDMONTON ALBERTA AGENT - LORI LOVER
182 276 578	05/11/2018	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - LEMALU HOLDINGS LTD. BOX 98 ST PAUL ALBERTA T0A3A0 AGENT - JERICO VAN BRABANT

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF AUGUST,
2026 AT 02:09 P.M.

ORDER NUMBER: 58132640

CUSTOMER FILE NUMBER: clh/gk



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

802179903

ORDER NUMBER: 58230785

ADVISORY

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Aug 12 '19

302179903

DATED

A.D. 19

- AND -

ant

27

EASEMENT
(ALBERTA)

[Signature]

COUNTY OF VERMILION RIVER NO. 24
BOX 69, KITSCOTY, ALBERTA
T0B 2P0

CI

THE LAND TITLES ACT

EASEMENT

I, (WE), JERALD ROY HARTWELL AND DOROTHY ELLEN HARTWELL
of VERMILION

in the Province of Alberta, (hereinafter called
"the Grantor,") being registered owner (or entitled to become registered as owner under
an Agreement for Sale or unregistered Transfer or otherwise) of an estate in fee simple,
subject however to such encumbrances, liens, and interests as are notified by memorandum
underwritten, in all that certain tract of land situate in the Province of Alberta and
being:

THE SE4 OF SECTION 16-51-6-4 AS DESCRIBED
IN C. OF T. #782110711.

Reserving thereout all Mines and Minerals.

(hereinafter called the "said lands")

DO HEREBY, in consideration of the sum of One Dollar paid to the Grantor, the receipt
whereof is hereby acknowledged, and in consideration of the covenants and conditions
herein contained, grant and transfer unto the County of Vermilion River No. 24 (herein-
after called "the Grantee") the right, license, privilege and easement in, through and
upon the said lands (hereinafter called the "right of way") for the construction, main-
tenance, operation, repair, and/or replacement and renewal of a gas pipe line or pipe
lines and appurtenances necessarily incidental thereto, on the following terms and con-
ditions:

FIRST: The said right, license, privilege and easement, shall be for
as long a period as the Grantee, its successors and assigns or any person or
corporation to whom a franchise is granted by the Grantee may desire to exer-
cise the right, license, privilege and easement hereby given.

SECOND: The Grantee shall have the right to do whatever may be requi-
site for the enjoyment of the rights herein granted.

THIRD: Upon the execution of these presents and at all times there-
after, the Grantee or any person, firm or corporation, acting on its behalf
or to whom it has granted a franchise, may enter upon and occupy the right
of way with its agents, employees and contractors, and with or without
vehicles, machinery and equipment, for the purposes aforesaid.

FOURTH: The Grantor gives the Grantee a right of access to the said
right of way for the purposes aforesaid, across the remainder of any of the
said lands against which this easement is registered, PROVIDED that the said
right of access shall be used only in cases of emergency; and PROVIDED that
the Grantee pays reasonable compensation to the then owner of such property
for any damage occasioned thereby.

FIFTH: The Grantor agrees that any gas pipe line or pipe lines and appurtenances to be constructed, installed and maintained over, under or through the said right of way by any person or corporation to whom a franchise is granted by the Grantee shall remain chattels, and, notwithstanding the rule of law to the contrary, shall remain the sole and exclusive property of such person or corporation.

SIXTH: The Grantor will not without the prior written consent of the Grantee excavate, drill, install, erect or permit to be excavated, drilled, installed or erected over, under or through the said right of way any pit, foundation, pavement, building or other structure or installation, but otherwise the Grantor shall have the right fully to use and enjoy the said right of way except as the same may be necessary for the purposes herein granted to the Grantee.

SEVENTH: The Grantee by performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance and interruptions from the Grantor or any person or persons claiming by, through, under or in trust for them or any person or persons whatsoever.

EIGHTH: The Grantor agrees that the Grantee shall, without the consent of the Grantor, have the right to assign in whole or in part the within easement and right to use the same.

NINTH: The Grantee will at all times hereafter indemnify and keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee, its agents or contractors, in the exercise or purported exercise of the right, license, privilege and easement hereby granted.

TENTH: The Grantee shall lay down, take up, re-lay, erect, connect, disconnect, maintain, and operate the said pipe line or pipe lines in proper and workmanlike manner in accordance with good engineering practice so as to minimize damage to the right of way, and will where practicable, after the installation of any pipe line or pipe lines, level off the area affected by the said installation.

ELEVENTH: The Grantee will not fence the strip of land excepting those portions upon which appurtenances necessarily incidental to the operation of the said pipe line or pipe lines are situated and which the Grantee deems to require the protection of fencing. If at any time hereafter it shall be necessary for the Grantee, or any person, firm or corporation acting on its behalf, to move fences adjoining the strip of land for the purposes of installing or repairing the said pipe line or pipe lines or otherwise, it will replace the said fences in the same position and in as good condition as the same were in prior to their being moved.

TWELFTH: The Grantee will make compensation to the Grantor for any and all damage that may be done to any buildings, fences, growing crops, or animals belonging to the Grantor and arising out of or by reason of, or in the course of construction, maintenance, operation, and repair, and/or replacement or renewal of the said pipe line or pipe lines and appurtenances necessarily incidental thereto, PROVIDED that the Grantee shall not be liable for

FIFTH: The Grantor agrees that any gas pipe line or pipe lines and appurtenances to be constructed, installed and maintained over, under or through the said right of way by any person or corporation to whom a franchise is granted by the Grantee shall remain chattels, and, notwithstanding any rule of law to the contrary, shall be and the sole and exclusive property of such person or corporation.

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EIGHTH: The Grantor agrees that the Grantee shall, without the consent of the Grantor, have the right to assign in whole or in part the within easement and right to use the same.

NINTH: The Grantee will at all times hereafter indemnify and keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee, its agents or contractors, in the exercise or purported exercise of the right, license, privilege and easement hereby granted.

TENTH: The Grantee shall lay down, take up, re-lay, erect, connect, disconnect, maintain, and operate the said pipe line or pipe lines in proper and workmanlike manner in accordance with good engineering practice so as to minimize damage to the right of way, and will where practicable, after the installation of any pipe line or pipe lines, level off the area affected by the said installation.

ELEVENTH: The Grantee will not fence the strip of land excepting those portions upon which appurtenances necessarily incidental to the operation of the said pipe line or pipe lines are situated and which the Grantee deems to require the protection of fencing. If at any time hereafter it shall be necessary for the Grantee, or any person, firm or corporation acting on its behalf, to move fences adjoining the strip of land for the purposes of installing or repairing the said pipe line or pipe lines or otherwise, it will replace the said fences in the same position and in as good condition as the same were in prior to their being moved.

TWELFTH: The Grantee will make compensation to the Grantor for any and all damage that may be done to any buildings, fences, growing crops, or animals belonging to the Grantor and arising out of or by reason of, or in the course of construction, maintenance, operation, and repair, and/or replacement or renewal of the said pipe line or pipe lines and appurtenances necessarily incidental thereto, PROVIDED that the Grantee shall not be liable for

any damage caused through interference by anyone other than the Grantee, its officers, agents or employees, or persons acting under the authority of the Grantee, with any pipe line or pipe lines or works of the Grantee laid or constructed on the strip of land.

THIRTEENTH: Nothing herein contained shall be deemed to vest in the Grantee any right, title or interest in any mines or minerals in and under the strip of land, except only the parts thereof that are necessary to be dug, carried away, or used in the construction, maintenance or repair of the pipe line or pipe lines or works of the Grantee.

FOURTEENTH: The person securing this right of way for the Grantee has no authority to make any agreement, covenant or promise on its behalf not herein specifically shown and this instrument is delivered and accepted upon the distinct understanding that the consideration herein above stated is the sole consideration and inducement for the execution hereof.

FIFTEENTH: This Easement is and shall be one of the same force and effect to all intents and purposes as a covenant running with the land and these presents, including all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of, the executors, administrators, successors and assigns of the Grantor and the Grantee respectively; and wherever the singular or masculine is used the same shall be construed as meaning the plural or feminine, or a body corporate, where the context or the parties so require.

IN WITNESS WHEREOF I (we) have hereunto subscribed my (our) name(s)
(the Company has hereunto affixed its Corporate Seal by the hands of its proper officers)

this 23 day of June, 1980

SIGNED by the said
SHERALD ROY HARTWELL AND

in the presence of

Diana Lindquist
(Witness)

Sherald Hartwell

Terahy Hartwell

PER:

Reeve

Reeve

Secretary-Treasurer

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION FOR WITNESS

I, Edgar A. Horpestad
in the Province of Alberta

(occupation)

of the Province of Alberta,
make oath and say:

1. THAT I was personally present and did see Edgar A. Horpestad
named in the within instrument, who is (are) personally known to me to be the
person(s) named therein, duly sign, seal and execute the same for the purposes
named therein.

2. THAT the same was executed at Calgary
in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said Edgar A. Horpestad
and he (or she) is (or they are each), in my belief, of the full age of eighteen
years.

SWORN before me at Calgary
in the Province of Alberta, this 1st
day of June, A.D. 1941

Edgar A. Horpestad

MARVIN HORPESTAD

Marvin Horpestad
COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

DOWER AFFIDAVIT

I, _____ of _____, make oath and say:
in the Province of Alberta (occupation)

1. THAT I am the Grantor named in the within instrument.
2. THAT I am not married.

OR

THAT neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN before me at _____)
in the Province of Alberta, this _____)
day of _____, A.D. 19 ____)

A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CONSENT OF SPOUSE

I, _____, being married to the above named _____, do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, to the extent necessary to give effect to the said disposition.

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE

1. This document was acknowledged before me by _____ apart from her husband (or his wife).
_____ acknowledged to me that she (or he),--
2.
 - (a) Is aware of the nature of the disposition;
 - (b) Is aware that THE DOWER ACT, gives her (him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
 - (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (him) by THE DOWER ACT, to the extent necessary to give effect to the said disposition;
 - (d) Is executing the document freely and voluntarily without any compulsion on the part of her husband (his wife).

DATED at _____, in the Province of Alberta, this _____ day of _____, A.D. 19 ____

A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION FOR WITNESS

I, DEAN R. HARTWICK of ALBERTA,
in the Province of Alberta, DEAN R. HARTWICK, make oath and say:
(occupation)

1. THAT I was personally present and did see DEAN R. HARTWICK
named in the within instrument, who is (are) personally known to me to be the
person(s) named therein, duly sign, seal and execute the same for the purposes
named therein.

2. THAT the same was executed at ALBERTA
in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said DEAN R. HARTWICK
and he (or she) is (or they are each), in my belief, of the full age of eighteen
years.

SWORN before me at ALBERTA)
in the Province of Alberta, this 27)
day of June, A.D. 1971)

Dean R. Hartwick

MARVIN HORPESTAD

M. Horpestad
A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

952054798

ORDER NUMBER: 58230341

ADVISORY

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952054798 REGISTERED 1995 03 02
HAVE - CAVEAT
PCC 1 OF 1 DEPT: 5083191 ADR/EJASA
INC/S: 0025916837

CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that WE, ALBERTA POWER LIMITED, a body Corporate with its Head Office at 10035 - 105 Street, of the CITY OF EDMONTON, in the PROVINCE OF ALBERTA,

claim an interest therein as Grantee, under and by virtue of an unregistered distribution easement in writing, dated the 16th day of February, 1995, made between E. ALLAN SEDDON, in the Province of Alberta, therein as Grantor, and ourselves therein as Grantee, referring to:

MERIDIAN 4 RANGE 6 TOWNSHIP 51

SECTION 16

QUARTER SOUTH EAST

CONTAINING 65.2 HECTARES(161 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 9420482 - DESCRIPTIVE	6.39	15.79

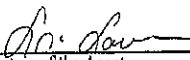
EXCEPTING THEREOUT ALL MINES AND MINERALS

being the lands described in Certificate of Title No. 942 163 725 in the registered name of E. ALLAN SEDDON and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument of title, as the case may be, is expressed to be subject to my claim.

I APPOINT 10035 - 105 STREET, at the CITY OF EDMONTON, in the PROVINCE OF ALBERTA, as the place at which notices and proceedings relating hereto may be served.

DATED this 24th, day of February, A.D. 1995.

ALBERTA POWER LIMITED



Signature of the Agent

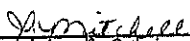
CANADA
PROVINCE OF ALBERTA
TO WIT: }

I, LORI LOVER
of the CITY OF EDMONTON, in the PROVINCE
OF ALBERTA
make oath and say:

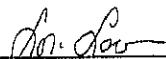
1. THAT I am agent for the above-named Caveator.

2. THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the CITY OF EDMONTON
in the PROVINCE OF ALBERTA
this 28th day of *Feb*, A.D. 19 95 }



A Commissioner for Oaths in and for
the Province of Alberta



SANDRA MITCHELL
My Appointment Expires September 4, 19 95

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

182276578

ORDER NUMBER: 58230341

ADVISORY

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LAND TITLES ACT

CAVEAT FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that Lemalu Holdings Ltd. O/A MCSNet, Box 98, St. Paul, AB, T0A 3A0, the Caveator, claims an interest under and by virtue of a lease for the installation of a high speed wireless internet tower and underground power dated the 1st day of May, 2018, between E ALLAN SEDDON as Grantor and Lemalu Holdings Ltd. O/A MCSNet, as Grantee. Surface lease is less than 20 acres.

in the lands described as follows:

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 16
QUARTER SOUTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
HECTARES (ACRES) MORE OR LESS
A) PLAN 9420482 - DESCRIPTIVE 6.39 15.79
EXCEPTING THEREOUT ALL MINES AND MINERALS ✓

Standing in the register in the name of:

E ALLAN SEDDON OF
1540-23RD AVENUE N.W., CALGARY, ALBERTA T2M 1V1

and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the Certificate of Title is expressed to be subject to their claim. ,

I designate Box 98, St. Paul, AB, T0A 3A0 as the place at which notices and proceedings relating hereto may be served. .

IN WITNESS WHEREOF I have hereunto subscribed my name this 23rd day of October, 2018.


JERICO VAN BRABANT, CEO and
Agent for the Caveator, LEMALU
HOLDINGS LTD. ✓

AFFIDAVIT IN SUPPORT OF CAVEAT
FORM 27, SECTION 131

CANADA) I, JERICO VAN BRABANT,
PROVINCE OF ALBERTA) of St. Paul,
TO WIT) in the Province of Alberta,

MAKE OATH AND SAY AS FOLLOWS:

1. I am the agent for the within-named Caveator.
2. I believe that the Caveator has a good and valid claim on the land, and I say that this Caveat is not being filed for the purposes of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at the Town
of St. Paul, in the Province
of Alberta, this 23rd day of
October, 2018.

CDuncan

A Commissioner for Oaths for Alberta

JERICO VAN BRABANT

CAROL LYDIA DUNCAN
MY COMMISSION EXPIRES NOVEMBER 20, 2019

This lease made this 1st day of MAY, 2018

Between:

“E. Allan SEDDON”
1540 – 23rd Avenue N.W., Calgary, Alberta T2M 1V1
(hereinafter referred to from time to time as “the Lessor”)

And

“LEMALU HOLDINGS LTD.”, Box 98, St. Paul, Alberta T0A 3A0
(hereinafter referred to from time to time as “MCSNet”)

Of the second part

Whereas MCSNet is desirous of renting from the Lessor a certain parcel of land being a 10 foot by 12 foot square within the property being described as SE 16 – 51 – 6 W4 in the province of Alberta.

And whereas the Lessor has agreed to rent to MCSNet the aforesaid portion of the property for the purpose of permitting MCSNet to erect a communications tower:

Now therefore the parties hereto agree as follows:

1.0 Premises

- 1.1 The Lessor does hereby lease and demise unto MCSNet upon the terms and condition hereinafter set out those premises owned by the Lessor being more particularly described as follows:
“SE 16 – 51 – 6 W4” which plot of land is more particularly shown outlined in red on appendix “A” hereto.

2.0 Term

- 2.1 The term of this lease shall be for twenty-five (25) years with the monthly rent increased by \$5.00 every five (5) years on the anniversary date of this agreement, subject to earlier Termination as may be provided for herein, which term shall commence on the 1st day of MAY, 2018 and, subject to earlier termination, shall be completed on the 1st day of MAY, A.D. 2043.

3.0 Rental

- 3.1 MCSNet shall pay to the Lessor a rent of \$90.00 per month. This rent shall include the area of land where the tower and enclosure will be erected, underground power line and/or fiber optic cable to the tower with physical access for tower climbers, maintenance personnel, staff designated by MCSNet to the tower and enclosure.
- 3.2 In lieu of the monthly rent, the Lessor can opt for high speed Internet services valued up to \$150.00 per month. MCSNet is to provide this service in kind, free of charge along with a onetime free setup and installation.
- 3.3 Rental payments and/or Internet services in kind are to commence the 1st of the month following the erection of the tower on the property described under Section 1.1 of this agreement.

4.0 Cost of power

- 4.1 MCSNet shall be responsible to provide its own electrical power to the tower and pay for all costs and expenses associated with installation and connection to electrical power.

5.0 Lessee Covenants

- 5.1 MCSNet covenants with the Lessor as follows:
 - (a) Save the Lessor harmless from any damage done by any act of God or persons other than the Lessor or the Lessor's invitees to any fence, building, or tower owned by MCSNet that is located on the leased property.
 - (b) Ensure that the tower structure is sound and secure.
 - (c) Ensure that the Tower is located in accordance with guidelines set forth by local municipal authority.
 - (d) Pay all costs of installation.
 - (e) Maintain the leased property in a clean and orderly condition and keep it free of noxious weeds or other deleterious items.
 - (f) MCSNet is responsible for any environmental conditions.
 - (g) MCSNet is responsible for any increase in property tax assessment as a result of the Tower being on the property.

- 5.2 The leased premises shall be used and occupied by MCSNet for the sole and only purpose of erecting and maintaining a communications Tower. If MCSNet no longer needs the property for that purpose, the property shall immediately revert to the Lessor and if the Lessor wishes, MCSNet, at its own cost, shall remove the Tower and any other things erected by MCSNet and return the property to a reasonable condition.

6.0 Termination

- 6.1 The Lessor acknowledges that MCSNet requires the Communications Tower to be erected as an integral part of its Wireless network to serve county residents, farmers, businesses and Institutions in its system and that termination of this lease would work a significant hardship on MCSNet. The Lessor therefore covenants with MCSNet that unless MCSNet is in breach of one of the terms of this lease the Lessor will not terminate the lease earlier than its natural expiration date. In the event MCSNet is in breach of any of the terms of this lease, the Lessor prior to termination this lease will give MCSNet fourteen (14) days notice that MCSNet is in default. If MCSNet does not remedied within fourteen (14) days but MCSNet is attempting to remedy, the Lessor shall not terminate. In the event that after fourteen (14) days MCSNet has not remedied the default or is not making reasonable attempts to do so, the Lessor may terminate on a further sixty (60) days notice to MCSNet.
- 6.2 In event the tower site is no longer needed by MCSNet, MCSNet may terminate this Agreement by giving the Lessor sixty (60) days written notice of such termination. In the event such notice is given, the Lessor shall only be entitled to be paid rent up to and including the date of termination, with no further sum being payable.

7.0 Registration of Lease/Caveat

- 7.1 This lease may be registered against the title either as a lease or by way of caveat and shall be deemed to an interest running with the land and so shall bind any successive owner. The cost of such registration shall be payable by MCSNet.

8.0 Utility Easement

- 8.1 Electrical utility and/or fiber optics is required by MCSNet and will be deemed part of this lease and may not be removed by the Lessor prior to termination of the lease.

9.0 Assignability

- 9.1 If this tower is erected in partnership with a municipality and MCSNet becomes insolvent, this lease shall be assigned to the Municipality in accordance with the partnership agreement that is in place.

Signed and sealed by the Lessor and Lessee this 6 day of APRIL, 2018.

LESSOR

LESSEE

E. ALLAN SEDDON

LEMALU HOLDINGS LTD.

Per:

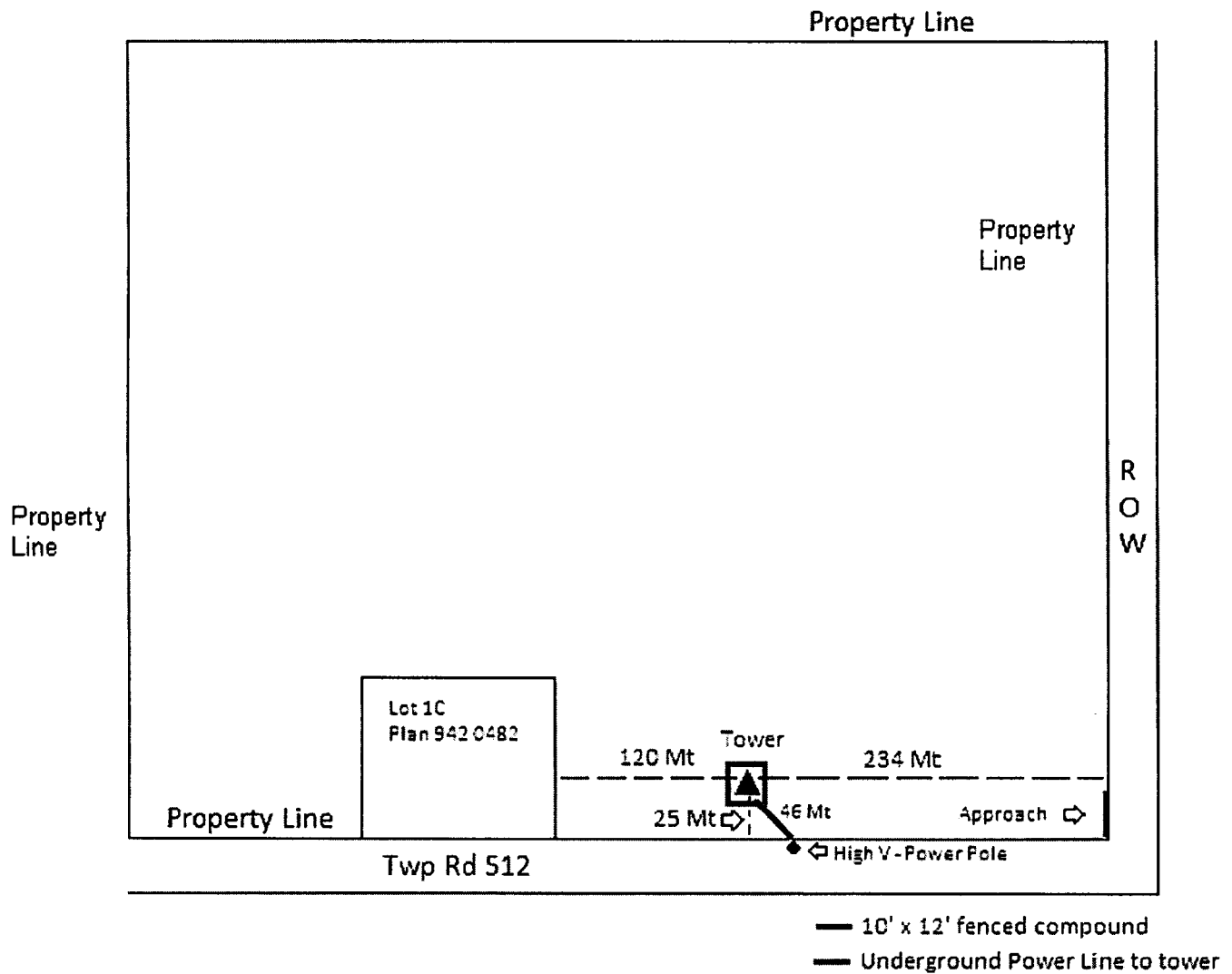

E. Allan Seddon

Per:


Leo VanBrabant

APPENDIX "A"

Site Plan
Allan SEDDON
SE 16 - 51 - 6 W4



NOT TO SCALE



182276578

182276578 REGISTERED 2018 11 05
CAVE - CAVEAT
DOC 1 OF 1 DRR#: F0D369E ADR/CPANIEC
LINC/S: 0025916537