

Province of Saskatchewan Land Titles Registry Title

Title #: 153607585
Title Status: Active
Parcel Type: Surface
Parcel Value: \$500,000.00 CAD
Title Value: \$500,000.00 CAD
Converted Title: 88MJ11642-1
Previous Title and/or Abstract #: 138367817

As of: 14 Nov 2022 09:25:48
Last Amendment Date: 22 Jul 2022 12:47:38.213
Issued: 12 Jan 2021 12:02:47.010
Municipality: RM OF CHESTERFIELD NO. 261

Cannidia Jeanette Coventry and William Robert Coventry are the registered owners, as joint tenants, of Surface Parcel #103560814

Reference Land Description: SE Sec 34 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 88MJ11642-1.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:
189678706

CNV Easement

Value: N/A
Reg'd: 03 Apr 2001 00:06:04
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
ALTAGAS LTD.
1500 - 1874 SCARTH STREET
REGINA, Saskatchewan, Canada S4P 4E9
Client #: 135841226

Int. Register #: 100369481
Converted Instrument #: 01MJ03642

Interest #:
189678740

Mortgage

Value:
Reg'd: 17 Nov 2009 13:46:30
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Toronto-Dominion Bank
601 - 3rd Street SE
Medicine Hat, AB, Canada T1A 0H4
Client #: 124129111

Int. Register #: 115974771

Addresses for Service:

Name

Owner:

[Cannidia Jeanette Coventry](#)

Client #: [101826671](#)

Owner:

[William Robert Coventry](#)

Client #: [124129100](#)

Address

[Box 20 Mantario, Saskatchewan, Canada S0L 2J0](#)

[Box 20 Mantario, SK, Canada S0L 2J0](#)

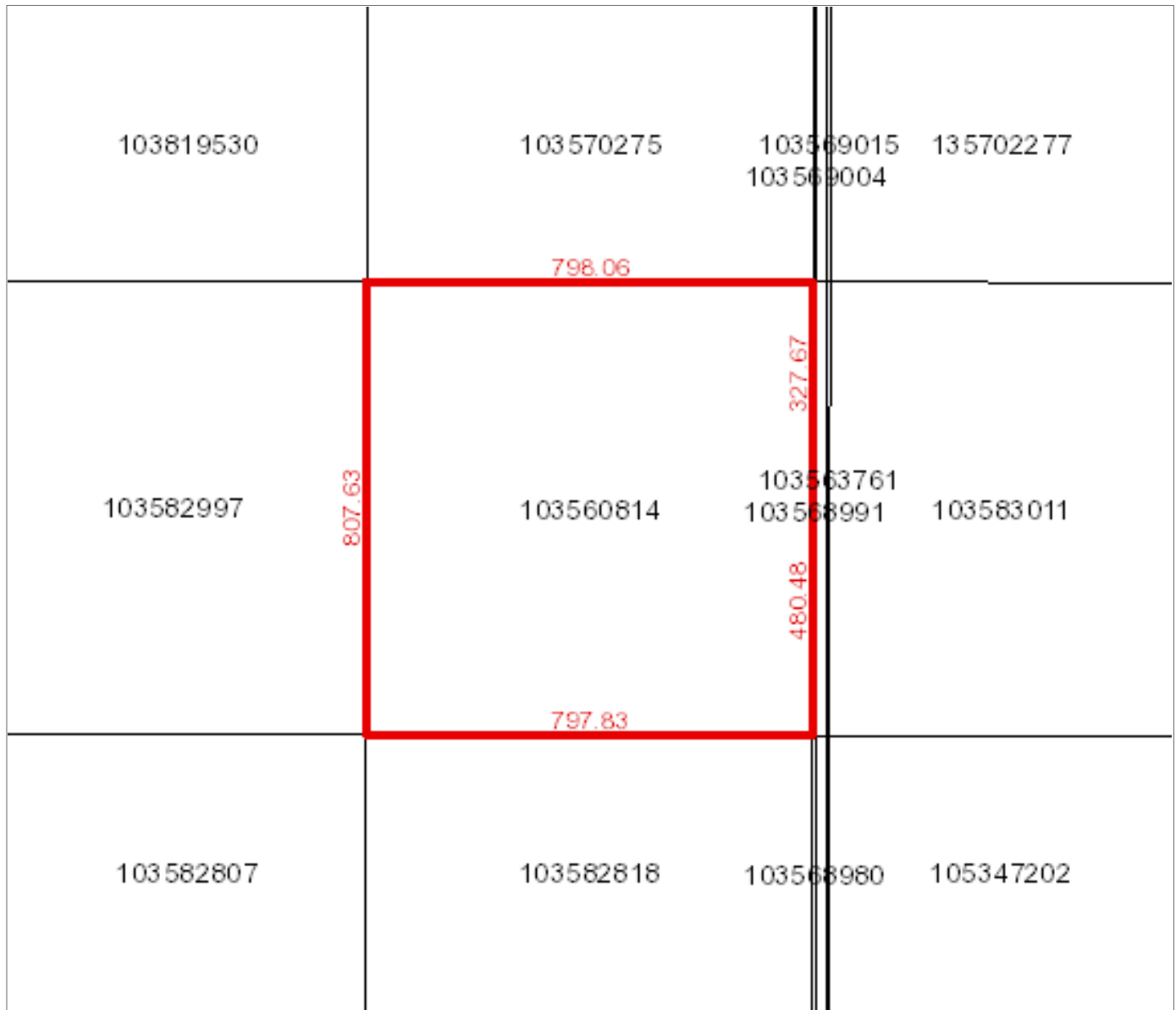
Notes:

Parcel Class Code: [Parcel \(Generic\)](#)



Surface Parcel Number: 103560814

REQUEST DATE: Mon Nov 14 09:24:46 GMT-06:00 2022



Owner Name(s) : Coventry, Cannidia Jeanette, Coventry, William Robert

Municipality : RM OF CHESTERFIELD NO. 261

Area : 64.465 hectares (159.3 acres)

Title Number(s) : 153607585

Converted Title Number : 88MJ11642-1

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 34-26-28-3 Ext 0

Source Quarter Section : SE-34-26-28-3

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Province of Saskatchewan Land Titles Registry Title

Title #: 138371429 **As of:** 14 Nov 2022 09:27:17
Title Status: Active **Last Amendment Date:** 22 Jul 2022 12:47:38.043
Parcel Type: Surface **Issued:** 18 Nov 2009 11:26:48.403
Parcel Value: \$76,118.00 CAD
Title Value: \$76,118.00 CAD **Municipality:** RM OF CHESTERFIELD NO. 261
Converted Title: 89MJ09486A
Previous Title and/or Abstract #: 102165779

TRIANGLE C FARMS LTD. is the registered owner of Surface Parcel #103582997

Reference Land Description: SW Sec 34 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 89MJ09486A.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:
149531249

CNV Easement

Value: N/A
Reg'd: 03 Apr 2001 00:06:04
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
ALTAGAS LTD.
1500 - 1874 SCARTH STREEET
REGINA, Saskatchewan, Canada S4P 4E9
Client #: 135841226

Int. Register #: 100369492
Converted Instrument #: 01MJ03643

Interest #:
149533353

Mortgage

Value:
Reg'd: 18 Nov 2009 11:27:12
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Toronto-Dominion Bank
601 - 3rd Street SE
Medicine Hat, Alberta, Canada T1A 0H4
Client #: 124137738

Int. Register #: 115977741

Interest #:
176906841

Mortgage

Value:

Reg'd: 24 Oct 2016 12:42:06

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Holder:

FARM CREDIT CANADA

12040 - 149 Street NW

Edmonton, AB, Canada T5V 1P2

Client #: 101944201

Int. Register #: 121893240

Addresses for Service:

Name

Owner:

TRIANGLE C FARMS LTD.

Client #: 123803401

Address

P.O. BOX 20 MANTARIO, Saskatchewan, Canada S0L 2J0

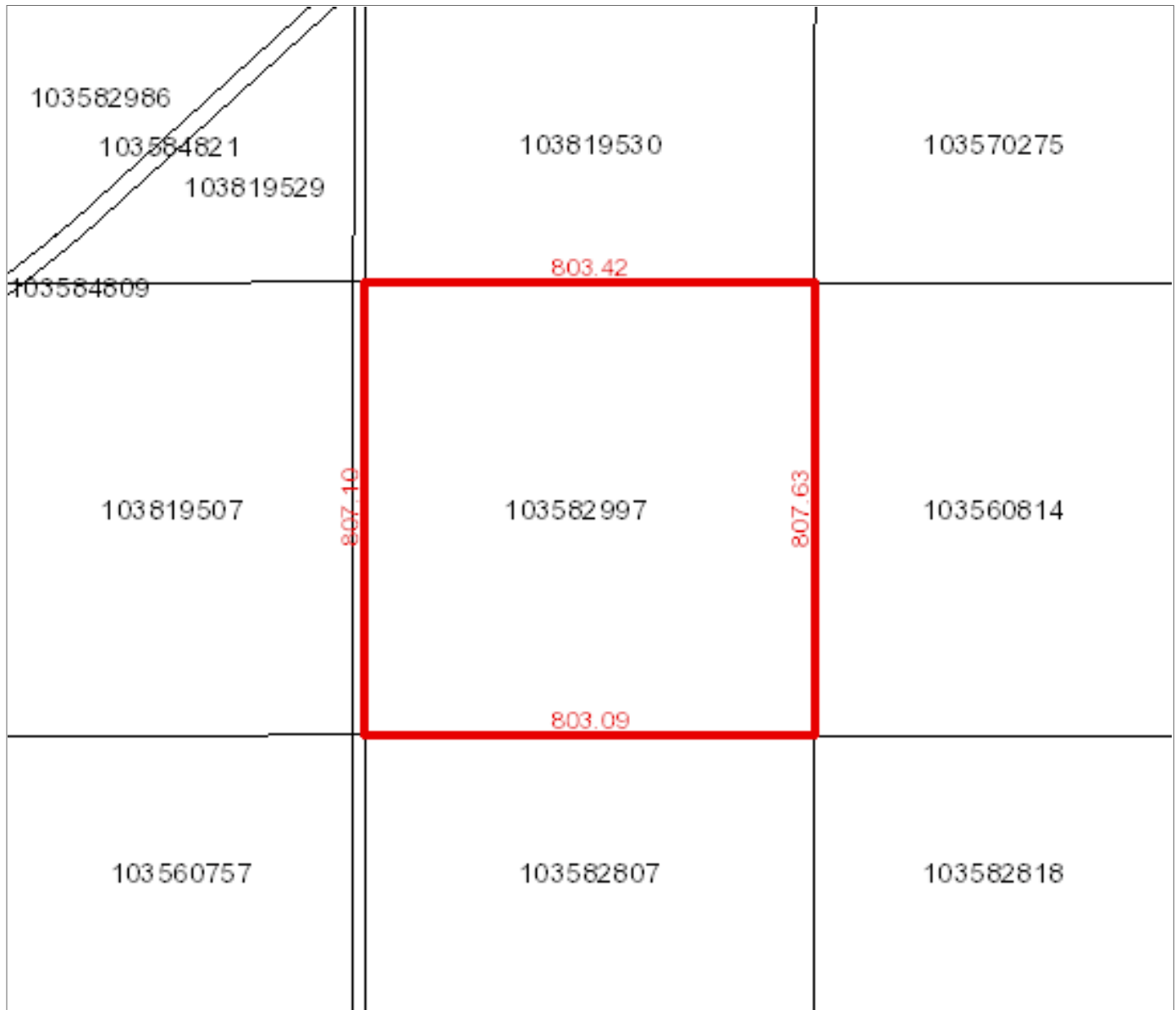
Notes:

Parcel Class Code: [Parcel \(Generic\)](#)



Surface Parcel Number: 103582997

REQUEST DATE: Mon Nov 14 09:26:47 GMT-06:00 2022



Owner Name(s) : TRIANGLE C FARMS LTD.

Municipality : RM OF CHESTERFIELD NO. 261

Title Number(s) : 138371429

Parcel Class : Parcel (Generic)

Land Description : SW 34-26-28-3 Ext 0

Source Quarter Section : SW-34-26-28-3

Commodity/Unit : Not Applicable

Area : 64.852 hectares (160.25 acres)

Converted Title Number : 89MJ09486A

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Search by Lease Number:

Lease Number:

Search

OR

Search by RM:

RM Number:

Search

OR

Search by Legal Land Description:

Section:

Township:

Range:

Meridian:

Search

Action	RM #	Land Description	Land Description	Land Class	Acres	Reservation	Occupant
View	261	Parcel 1-NE-8-23-27-3	Occupied Agricultural Lease	Agricultural	16.3	Yes	William Coventry
View	261	Parcel 1-SE-8-23-27-3	Occupied Agricultural Lease	Agricultural	20.2	Yes	William Coventry

plots 5A, 7A.



Ministry of
Agriculture

Agricultural Lease No. 251158

THIS Agricultural Lease

BETWEEN: HER MAJESTY THE QUEEN, in the right of the Province of
Saskatchewan as represented by the Minister of Agriculture,
the "Minister"

AND: William Robert Coventry of Mantario, Saskatchewan
AND: Fred David Coventry of Mantario, Saskatchewan
the "Lessee".

as joint tenants (right of survivorship) not as tenants in common

THE PARTIES AGREE as follows:

- 1) The parties agree to the terms and conditions contained in Schedule "A" which is attached to and forms part of this Agreement.
- 2) The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as described in Schedule "B" which is attached to and forms part of this Agreement, ("the lands").
- 3) The term of this lease is for 33 years, commencing on January 1, 2008 and ending on December 31, 2040.
- 4) The rent for the first year of the lease shall be due on or before November 1, 2008 and in each successive year shall be due on or before the first day of November.
- 5) The Lessee shall pay a yearly cash rent as determined by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time, and calculated annually for each calendar year of the lease. The parties agree that, until the acreage or usage is changed in accordance with this Agreement, the rent will be based on a total of 32.600 acres comprised of the following usages:

Grazing - 20.200 acres
Hay - 12.400 acres
- 6) The Minister may, by written notice to the Lessee, adjust the rent from time to time in accordance with amendments to the regulations under The Provincial Lands Act, and the Lessee shall pay such adjusted rent.

SIGNED AND DELIVERED on May 20, 2008.

Sharon Jackson
Witness

[Signature]
Authorized by and on behalf of the
Minister of Agriculture
for the Province of Saskatchewan.

SIGNED AND DELIVERED on April 24, 2008.

[Signature]
Witness

[Signature]
William Robert Coventry

[Signature]
Witness

[Signature]
Fred David Coventry

Mark L. Miller
Barrister & Solicitor
licensed to practice in Saskatchewan
115 - 1st Avenue East
Kindersley, Saskatchewan S0L 1S0

- 3) **TAXES**
The Lessee shall pay, as they become due and payable, all taxes, charges, rates, duties and assessments during the term of this lease in respect to the leased lands.
- 4) **ENTRY**
The Minister's employees or agents, together with all necessary vehicles and machinery, may enter upon the leased lands at any time for the purpose of carrying out inspections or surveys, or evaluating, constructing, operating or maintaining any improvements or works on the leased lands.
- 5) **RESERVATIONS**
This lease is subject to any implied reservations or conditions to which this lease or the Minister's title is subject pursuant to The Provincial Lands Act, The Land Titles Act or any other relevant legislation.
- 6) **CANCELLATION**
The Minister may cancel this lease:
1) if the Lessee fails to pay any rent or charges when due;
2) if the Lessee fails to comply with;
a) any terms of this lease;
b) the provisions of the Acts and regulations referred to above;
3) upon the death of the Lessee;
4) if the Lessee should;
a) become insolvent;
b) file a notice of intention to make a proposal or make a proposal under The Bankruptcy and Insolvency Act (Canada);
c) make an assignment or be petitioned into bankruptcy;
5) if the Lessee is incorporated, upon it being struck off the register of corporations for Saskatchewan;
6) where the Lessee has agreed to a development program, land or lease utilization plan, and has not adhered to the design or intent of the development program, land or lease utilization plan or has failed to complete the development program, land or lease utilization plan in the time specified;
7) if the Lessee fails to make any payment under any lease, promissory note, improvement purchase, permit, agreement for sale or any other debt owing to the Minister on the date specified for such payment;
8) where, in the opinion of the Minister, the Lessee has failed in any year to use the leased lands for agricultural purposes; or
9) where the lessee has misrepresented or failed to disclose a material fact in the application for lease;
provided that in the event of cancellation the Lessee shall continue to be liable to pay, and the Minister shall have the same remedies for recovery of rent then due or accruing due as if this lease had not been cancelled but remained in full force and effect.
- 7) **OVERHOLDING**
If this lease expires or is cancelled and the Lessee refuses to vacate the leased lands, the Lessee shall pay as liquidated damages, an amount equal to the amount of rent, as determined by the Minister in accordance with The Provincial Lands Regulations, that the Lessee would have been required to pay with respect to the period during which the lands have remained in the possession of the Lessee after the expiry or cancellation. This clause shall survive the expiration or cancellation of this lease, but does not imply that the Minister has agreed to the Lessee remaining on the leased lands.
- 8) **INDEMNITY**
The Lessee shall indemnify the Minister against all claims arising out of:
1) any breach or failure to perform any term of this lease;
2) damage to property resulting from the Lessee's use of the leased lands; or
3) injury to or the death of any person resulting from the use of the leased lands.
This section shall survive the expiration or cancellation of this Agreement.
- 9) **EASEMENTS**
This lease is subject to any easement granted or to be granted, by the Minister or any previous owner of the lands.

SCHEDULE B

The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as listed below:

Land	Cult	Grazing	Hay	Waste	AUM	Acres
Parcel 1-NE-8-23-27-3	0.0	0.0	12.4	0.0	8	12.4 7A
Parcel 1-SE-8-23-27-3	0.0	0.0	20.2	0.0	13	20.2 5A

J. C.
VHC.



SCHEDULE A

1) ACTS AND REGULATIONS

The Lessee shall comply with all provisions of law, including federal, provincial or municipal, which relate to the leased lands or the Lessee's maintenance, operation and use of the leased lands. Without limiting the generality of the foregoing, the Lessee agrees that this lease is subject to all applicable provisions of The Provincial Lands Act, The Saskatchewan Water Corporation Act, The Ecological Reserves Act, The Fisheries (Saskatchewan) Act, 1994, The Irrigation Act, 1996, The Conservation and Development Act, The Crown Minerals Act, The Wildlife Habitat Protection Act, The Wildlife Act, 1998, The Forest Resources Management Act, The Environmental Management and Protection Act, 2002, The Environmental Assessment Act, The Litter Control Act, The Oil and Gas Conservation Act, The Clean Air Act, The Surface Rights Acquisition and Compensation Act, The Heritage Property Act, The Parks Act, The Prairie and Forest Fires Act, 1982, of Saskatchewan and, the Migratory Birds Convention Act (Canada) and the Fisheries Act (Canada), as amended or replaced from time to time, and to all applicable regulations under the said Acts.

2) MANAGEMENT AND USE

1) The Lessee shall:

- a) manage and be actively involved in the farming operations on the leased lands except for such periods as the Minister may authorize;
- b) adopt and carry out, to the satisfaction of the Minister, any plan of tillage, rotation of crops, weed and alien/invasive species control, range or pasture management practices, irrigation methods and other farm management or agricultural practices which, in the opinion of the Minister, are necessary to achieve sustainable production from the leased lands;
- c) erect such fences and develop such watering facilities as are necessary for the proper management of the grazing or hay lands;
- d) use the leased lands for agricultural purposes only.

2) The Lessee shall not:

- a) accumulate, permit or allow the accumulation on the leased lands of any waste material, debris, refuse or garbage;
- b) allow any crop growing on the leased lands to go to waste by failing to harvest that crop;
- c) allow any part of the leased lands to be grazed in such a manner as to impair the normal reproduction of the vegetation;
- d) use or permit the use of the grazing or hay lands for the pasturing of livestock owned by any person other than the Lessee or a Feeder or the Breeder Association of which the Lessee is a member.

3) The Lessee shall not, without the prior written consent of the Minister, do any of the following on the leased lands:

- a) knowingly destroy, alter or remove the residence or usual place of habitation of any wild plant or animal species that is a "wild species at risk" within the meaning of The Wildlife Act, 1998;
- b) cultivate any naturally vegetated areas including riparian areas, native prairie or dry lake beds;
- c) change the natural course of any waterways;
- d) cut any trees or clear any tree growth unless required to maintain existing improvements on the leased lands;
- e) reside upon the lands or place or erect any buildings on the leased lands other than temporary shelters for agricultural use;
- f) sell, remove or otherwise dispose of or encumber any improvements on the leased lands;
- g) sell or barter any hay on or removed from grazing lands;
- h) change the use of the cultivated, grazing or hay lands to any other use or the number of acres used for each as referred to in this Agreement; and in the event the Minister authorizes such a change, the yearly cash rent shall be recalculated by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time.
- i) use the leased lands or allow the leased lands to be used for, or in conjunction with the provision of licensed or unlicensed guiding or outfitting services as defined in The Outfitter and Guide Regulations, 1996.

- 10) **WAIVER**
No waiver on behalf of the Minister of any breach of any of the terms of this agreement shall be binding upon the Minister unless it is in writing and any waiver so expressed shall apply only to the particular breach so waived and shall not limit the Minister's right in respect of any other breach.
- 11) **ASSIGNMENT OR SUBLETTING**
The Lessee shall not assign, sublet, transfer or otherwise dispose of this lease or any of the Lessee's rights or obligations under this Agreement without the prior written consent of the Minister.
- 12) **JOINT AND SEVERAL LIABILITY**
Each person that signs this Agreement as a Lessee, shall be jointly and severally liable for every obligation under the lease and a breach by one of them shall entitle the Minister to cancel this lease in its entirety.
- 13) **CONSENT TO RELEASE AND ACQUIRE INFORMATION**
1) The Lessee hereby consents to:
a) the Minister disclosing any information about this lease or the Lessee, including credit or financial information, to any provincial or federal government agency, or to any financial institution that has or proposes to have dealings with the Lessee;
b) the Minister, for the purpose of administering or enforcing this lease, obtaining any information about the Lessee, including credit or financial information, from any credit reporting agency, provincial or federal government agency, financial institution, or other person that has dealt with the Lessee;
c) any third party mentioned in clause (b) providing such information to the Minister.
2) The Lessee acknowledges that:
a) the Minister may, without the consent of the Lessee, disclose to any person the following details of this lease: name, address and telephone number of the lessee, land description, lease type, lease term, and rental amount;
b) nothing in this Agreement is intended to restrict the use or disclosure of any information that may be made without the consent of the Lessee pursuant to The Freedom of Information and Protection of Privacy Act.
- 14) **NOTICES**
All notices to the Lessee shall be deemed duly given and served if such notices are in writing and are posted prepaid and registered to the Lessee at the last known address of the Lessee according to the records of the Minister. All notices to the Minister shall be in writing and posted prepaid and registered to the Minister of Agriculture, 3085 Albert Street, Regina, Saskatchewan, S4S 0B1 or any other such address the Minister may designate in writing.

OKC

Search by Lease Number:Lease Number: **Search****OR****Search by RM:**RM Number: **Search****OR****Search by Legal Land Description:**Section: Township: Range: Meridian: **Search**

Action	RM #	Land Description	Land Description	Land Class	Acres	Reservation	Occupant
View	261	Parcel 7-NW-8-23-27-3	Occupied Agricultural Lease	Agricultural	14	Yes	William Coventry
View	261	Parcel 6-SW-8-23-27-3	Occupied Agricultural Lease	Agricultural	4.5	Yes	William Coventry



Ministry of
Agriculture

Agricultural Lease No. 287351

THIS Agricultural Lease

BETWEEN: HER MAJESTY THE QUEEN, in the right of the Province of
Saskatchewan as represented by the Minister of Agriculture,
the "Minister"

AND: Fred David Coventry of Mantario, Saskatchewan
AND: James David Coventry of Mantario, Saskatchewan
AND: William Robert Coventry of Mantario, Saskatchewan
the "Lessee".

as joint tenants (right of survivorship) not as tenants in common

THE PARTIES AGREE as follows:

- 1) The parties agree to the terms and conditions contained in Schedule "A" which is attached to and forms part of this Agreement.
- 2) The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as described in Schedule "B" which is attached to and forms part of this Agreement, ("the lands").
- 3) The term of this lease is for 33 years, commencing on January 1, 2009 and ending on December 31, 2041.
- 4) The rent for the first year of the lease shall be due on or before November 1, 2009 and in each successive year shall be due on or before the first day of November.
- 5) The Lessee shall pay a yearly cash rent as determined by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time, and calculated annually for each calendar year of the lease. The parties agree that, until the acreage or usage is changed in accordance with this Agreement, the rent will be based on a total of 18.500 acres comprised of the following usages:

Hay - 18.500 acres

- 6) The Minister may, by written notice to the Lessee, adjust the rent from time to time in accordance with amendments to the regulations under The Provincial Lands Act, and the Lessee shall pay such adjusted rent.

SIGNED AND DELIVERED on March 17, 2010.

Sharon Jacobson
Witness

Alban
Authorized by and on behalf of the
Minister of Agriculture
for the Province of Saskatchewan.

SIGNED AND DELIVERED on Mar 15, 2010.

F Coventry
Witness

Fred David Coventry
Fred David Coventry

Margaret Shipley
Witness

James David Coventry
James David Coventry

Margaret Shipley
Witness

William Robert Coventry
William Robert Coventry

DRB
DR
WRC

SCHEDULE A

1) ACTS AND REGULATIONS

The Lessee shall comply with all provisions of law, including federal, provincial or municipal, which relate to the leased lands or the Lessee's maintenance, operation and use of the leased lands. Without limiting the generality of the foregoing, the Lessee agrees that this lease is subject to all applicable provisions of The Provincial Lands Act, The Saskatchewan Water Corporation Act, The Ecological Reserves Act, The Fisheries (Saskatchewan) Act, 1994, The Irrigation Act, 1996, The Conservation and Development Act, The Crown Minerals Act, The Wildlife Habitat Protection Act, The Wildlife Act, 1998, The Forest Resources Management Act, The Environmental Management and Protection Act, 2002, The Environmental Assessment Act, The Litter Control Act, The Oil and Gas Conservation Act, The Clean Air Act, The Surface Rights Acquisition and Compensation Act, The Heritage Property Act, The Parks Act, The Prairie and Forest Fires Act, 1982, of Saskatchewan and, the Migratory Birds Convention Act (Canada) and the Fisheries Act (Canada), as amended or replaced from time to time, and to all applicable regulations under the said Acts.

2) MANAGEMENT AND USE

1) The Lessee shall:

- a) manage and be actively involved in the farming operations on the leased lands except for such periods as the Minister may authorize;
- b) adopt and carry out, to the satisfaction of the Minister, any plan of tillage, rotation of crops, weed and alien/invasive species control, range or pasture management practices, irrigation methods and other farm management or agricultural practices which, in the opinion of the Minister, are necessary to achieve sustainable production from the leased lands;
- c) erect such fences and develop such watering facilities as are necessary for the proper management of the grazing or hay lands;
- d) use the leased lands for agricultural purposes only.

2) The Lessee shall not:

- a) accumulate, permit or allow the accumulation on the leased lands of any waste material, debris, refuse or garbage;
- b) allow any crop growing on the leased lands to go to waste by failing to harvest that crop;
- c) allow any part of the leased lands to be grazed in such a manner as to impair the normal reproduction of the vegetation;
- d) use or permit the use of the grazing or hay lands for the pasturing of livestock owned by any person other than the Lessee or a Feeder or the Breeder Association of which the Lessee is a member.

3) The Lessee shall not, without the prior written consent of the Minister, do any of the following on the leased lands:

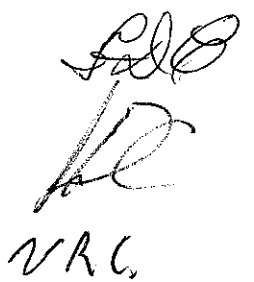
- a) knowingly destroy, alter or remove the residence or usual place of habitation of any wild plant or animal species that is a "wild species at risk" within the meaning of The Wildlife Act, 1998;
- b) cultivate any naturally vegetated areas including riparian areas, native prairie or dry lake beds;
- c) change the natural course of any waterways;
- d) cut any trees or clear any tree growth unless required to maintain existing improvements on the leased lands;
- e) reside upon the lands or place or erect any buildings on the leased lands other than temporary shelters for agricultural use;
- f) sell, remove or otherwise dispose of or encumber any improvements on the leased lands;
- g) sell or barter any hay on or removed from grazing lands;
- h) change the use of the cultivated, grazing or hay lands to any other use or the number of acres used for each as referred to in this Agreement; and in the event the Minister authorizes such a change, the yearly cash rent shall be recalculated by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time.
- i) use the leased lands or allow the leased lands to be used for, or in conjunction with the provision of licensed or unlicensed guiding or outfitting services as defined in The Outfitter and Guide Regulations, 1996.



Handwritten signatures and initials, including "NRC" at the bottom right.

- 3) **TAXES**
The Lessee shall pay, as they become due and payable, all taxes, charges, rates, duties and assessments during the term of this lease in respect to the leased lands.
- 4) **ENTRY**
The Minister's employees or agents, together with all necessary vehicles and machinery, may enter upon the leased lands at any time for the purpose of carrying out inspections or surveys, or evaluating, constructing, operating or maintaining any improvements or works on the leased lands.
- 5) **RESERVATIONS**
This lease is subject to any implied reservations or conditions to which this lease or the Minister's title is subject pursuant to The Provincial Lands Act, The Land Titles Act or any other relevant legislation.
- 6) **CANCELLATION**
The Minister may cancel this lease:
1) if the Lessee fails to pay any rent or charges when due;
2) if the Lessee fails to comply with;
 a) any terms of this lease;
 b) the provisions of the Acts and regulations referred to above;
3) upon the death of the Lessee;
4) if the Lessee should;
 a) become insolvent;
 b) file a notice of intention to make a proposal or make a proposal under The Bankruptcy and Insolvency Act (Canada);
 c) make an assignment or be petitioned into bankruptcy;
5) if the Lessee is incorporated, upon it being struck off the register of corporations for Saskatchewan;
6) where the Lessee has agreed to a development program, land or lease utilization plan, and has not adhered to the design or intent of the development program, land or lease utilization plan or has failed to complete the development program, land or lease utilization plan in the time specified;
7) if the Lessee fails to make any payment under any lease, promissory note, improvement purchase, permit, agreement for sale or any other debt owing to the Minister on the date specified for such payment;
8) where, in the opinion of the Minister, the Lessee has failed in any year to use the leased lands for agricultural purposes; or
9) where the lessee has misrepresented or failed to disclose a material fact in the application for lease;
provided that in the event of cancellation the Lessee shall continue to be liable to pay, and the Minister shall have the same remedies for recovery of rent then due or accruing due as if this lease had not been cancelled but remained in full force and effect.
- 7) **OVERHOLDING**
If this lease expires or is cancelled and the Lessee refuses to vacate the leased lands, the Lessee shall pay as liquidated damages, an amount equal to the amount of rent, as determined by the Minister in accordance with The Provincial Lands Regulations, that the Lessee would have been required to pay with respect to the period during which the lands have remained in the possession of the Lessee after the expiry or cancellation. This clause shall survive the expiration or cancellation of this lease, but does not imply that the Minister has agreed to the Lessee remaining on the leased lands.
- 8) **INDEMNITY**
The Lessee shall indemnify the Minister against all claims arising out of:
1) any breach or failure to perform any term of this lease;
2) damage to property resulting from the Lessee's use of the leased lands; or
3) injury to or the death of any person resulting from the use of the leased lands.
This section shall survive the expiration or cancellation of this Agreement.
- 9) **EASEMENTS**
This lease is subject to any easement granted or to be granted, by the Minister or any previous owner of the lands.

- 10) **WAIVER**
No waiver on behalf of the Minister of any breach of any of the terms of this agreement shall be binding upon the Minister unless it is in writing and any waiver so expressed shall apply only to the particular breach so waived and shall not limit the Minister's right in respect of any other breach.
- 11) **ASSIGNMENT OR SUBLETTING**
The Lessee shall not assign, sublet, transfer or otherwise dispose of this lease or any of the Lessee's rights or obligations under this Agreement without the prior written consent of the Minister.
- 12) **JOINT AND SEVERAL LIABILITY**
Each person that signs this Agreement as a Lessee, shall be jointly and severally liable for every obligation under the lease and a breach by one of them shall entitle the Minister to cancel this lease in its entirety.
- 13) **CONSENT TO RELEASE AND ACQUIRE INFORMATION**
1) The Lessee hereby consents to:
a) the Minister disclosing any information about this lease or the Lessee, including credit or financial information, to any provincial or federal government agency, or to any financial institution that has or proposes to have dealings with the Lessee;
b) the Minister, for the purpose of administering or enforcing this lease, obtaining any information about the Lessee, including credit or financial information, from any credit reporting agency, provincial or federal government agency, financial institution, or other person that has dealt with the Lessee;
c) any third party mentioned in clause (b) providing such information to the Minister.
2) The Lessee acknowledges that:
a) the Minister may, without the consent of the Lessee, disclose to any person the following details of this lease: name, address and telephone number of the lessee, land description, lease type, lease term, and rental amount;
b) nothing in this Agreement is intended to restrict the use or disclosure of any information that may be made without the consent of the Lessee pursuant to The Freedom of Information and Protection of Privacy Act.
- 14) **NOTICES**
All notices to the Lessee shall be deemed duly given and served if such notices are in writing and are posted prepaid and registered to the Lessee at the last known address of the Lessee according to the records of the Minister. All notices to the Minister shall be in writing and posted prepaid and registered to the Minister of Agriculture, 3085 Albert Street, Regina, Saskatchewan, S4S 0B1 or any other such address the Minister may designate in writing.



Handwritten signature and initials, possibly "VRC", at the bottom right of the page.

SCHEDULE B

The Minister leases to the Lessee the lands situated in the Province of Saskatchewan,
as listed below:

Land	Cult	Grazing	Hay	Waste	AUM	Acres
Parcel 7-NW-8-23-27-3	0.0	0.0	14.0	0.0	8	14.0
Parcel 6-SW-8-23-27-3	0.0	0.0	4.5	0.0	2	4.5


V.R.G.

Search by Lease Number:Lease Number: **Search****OR****Search by RM:**RM Number: **Search****OR****Search by Legal Land Description:**Section: Township: Range: Meridian: **Search**

Action	RM #	Land Description	Land Description	Land Class	Acres	Reservation	Occupant
View	261	Parcel 4-SE-8-23-27-3	Occupied Agricultural Lease	Agricultural	15.8	Yes	Triangle C Farms Ltd.
View	261	Parcel 9-SE-8-23-27-3	Occupied Agricultural Lease	Agricultural	0.4	Yes	Triangle C Farms Ltd.
View	261	Parcel 2-SW-8-23-27-3	Occupied Agricultural Lease	Agricultural	12.8	Yes	Triangle C Farms Ltd.
View	261	Parcel 2-NE-16-23-27-3	Occupied Agricultural Lease	Agricultural	25.6	Yes	Triangle C Farms Ltd.
View	261	Parcel 2-SE-21-23-27-3	Occupied Agricultural Lease	Agricultural	19.9	Yes	Triangle C Farms Ltd.
View	261	Parcel 4-SE-21-23-27-3	Occupied Agricultural Lease	Agricultural	4	Yes	Triangle C Farms Ltd.
View	261	Parcel 1-SW-28-26-28-3	Occupied Agricultural Lease	Agricultural	152.42	Yes	Triangle C Farms Ltd.
View	261	Parcel 1-SE-33-26-28-3	Occupied Agricultural Lease	Agricultural	149.08	Yes	Triangle C Farms Ltd.
View	261	Parcel 2-SE-33-26-28-3	Occupied Agricultural Lease	Agricultural	8.15	Yes	Triangle C Farms Ltd.
View	261	Parcel 1-NE-21-26-28-3	Occupied Agricultural Lease	Agricultural	160	Yes	Triangle C Farms Ltd.
View	261	Parcel 1-NW-21-26-28-3	Occupied Agricultural Lease	Agricultural	160	Yes	Triangle C Farms Ltd.

Cridlands / plot 15A, B / 7B 16A
Saskatchewan



Government
of
Saskatchewan



Agricultural Lease No. 444110

THIS Agricultural Lease

BETWEEN: HER MAJESTY THE QUEEN, in the right of the Province of
Saskatchewan as represented by the Minister of Agriculture,
the "Minister"

AND: Triangle C Farms Ltd. of Mantario, Saskatchewan
the "Lessee".

THE PARTIES AGREE as follows:

- 1) The parties agree to the terms and conditions contained in Schedule "A" which is attached to and forms part of this Agreement.
- 2) The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as described in Schedule "B" which is attached to and forms part of this Agreement, ("the lands").
- 3) The term of this lease is for 26 years, commencing on January 1, 2018 and ending on December 31, 2043.
- 4) The rent for the first year of the lease shall be due on or before December 1, 2018 and in each successive year shall be due on or before the first day of December.
- 5) The Lessee shall pay a yearly cash rent as determined by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time, and calculated annually for each calendar year of the lease. The parties agree that, until the acreage or usage is changed in accordance with this Agreement, the rent will be based on a total of 705.180 acres comprised of the following usages:

Grazing - 676.180 acres
Hay - 24.600 acres
Waste - 4.400 acres
- 6) The Minister may, by written notice to the Lessee, adjust the rent from time to time in accordance with amendments to the regulations under The Provincial Lands Act, and the Lessee shall pay such adjusted rent.

SIGNED AND DELIVERED on 15 Jan, 2018

K McAllister
Witness

[Signature]
Authorized by and on behalf of the
Minister of Agriculture
for the Province of Saskatchewan.

SIGNED AND DELIVERED on Jan 4, 2018

Margaret Shipley
Witness

[Signature]
Triangle C Farms Ltd.

- 3) **TAXES**
The Lessee shall pay, as they become due and payable, all taxes, charges, rates, duties and assessments during the term of this lease in respect to the leased lands.
- 4) **ENTRY**
The Minister's employees or agents, together with all necessary vehicles and machinery, may enter upon the leased lands at any time for the purpose of carrying out inspections or surveys, or evaluating, constructing, operating or maintaining any improvements or works on the leased lands.
- 5) **RESERVATIONS**
This lease is subject to any implied reservations or conditions to which this lease or the Minister's title is subject pursuant to The Provincial Lands Act, The Land Titles Act or any other relevant legislation.
- 6) **CANCELLATION**
The Minister may cancel this lease:
- 1) if the Lessee fails to pay any rent or charges when due;
 - 2) if the Lessee fails to comply with;
 - a) any terms of this lease;
 - b) the provisions of the Acts and regulations referred to above;
 - 3) upon the death of the Lessee;
 - 4) if the Lessee should;
 - a) become insolvent;
 - b) file a notice of intention to make a proposal or make a proposal under The Bankruptcy and Insolvency Act (Canada);
 - c) make an assignment or be petitioned into bankruptcy;
 - 5) if the Lessee is incorporated, upon it being struck off the register of corporations for Saskatchewan;
 - 6) where the Lessee has agreed to a development program, land or lease utilization plan, and has not adhered to the design or intent of the development program, land or lease utilization plan or has failed to complete the development program, land or lease utilization plan in the time specified;
 - 7) if the Lessee fails to make any payment under any lease, promissory note, improvement purchase, permit, agreement for sale or any other debt owing to the Minister on the date specified for such payment;
 - 8) where, in the opinion of the Minister, the Lessee has failed in any year to use the leased lands for agricultural purposes; or
 - 9) where the lessee has misrepresented or failed to disclose a material fact in the application for lease;
- provided that in the event of cancellation the Lessee shall continue to be liable to pay, and the Minister shall have the same remedies for recovery of rent then due or accruing due as if this lease had not been cancelled but remained in full force and effect.
- 7) **OVERHOLDING**
If this lease expires or is cancelled and the Lessee refuses to vacate the leased lands, the Lessee shall pay as liquidated damages, an amount equal to the amount of rent, as determined by the Minister in accordance with The Provincial Lands Regulations, that the Lessee would have been required to pay with respect to the period during which the lands have remained in the possession of the Lessee after the expiry or cancellation. This clause shall survive the expiration or cancellation of this lease, but does not imply that the Minister has agreed to the Lessee remaining on the leased lands.
- 8) **INDEMNITY**
The Lessee shall indemnify the Minister against all claims arising out of:
- 1) any breach or failure to perform any term of this lease;
 - 2) damage to property resulting from the Lessee's use of the leased lands; or
 - 3) injury to or the death of any person resulting from the use of the leased lands.
- This section shall survive the expiration or cancellation of this Agreement.
- 9) **EASEMENTS**
This lease is subject to any easement granted or to be granted, by the Minister or any previous owner of the lands.

JRL

SCHEDULE B

The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as listed below:

Land	Cult	Grazing	Hay	Waste	AUM	Acres
Parcel 4-SE-8-23-27-3	0.0	0.0	14.5	1.3	8	15.8
Parcel 9-SE-8-23-27-3	0.0	0.0	0.3	0.1	0	0.4
Parcel 2-SW-8-23-27-3	0.0	0.0	9.8	3.0	5	12.8
Parcel 2-NE-16-23-27-3	0.0	25.6	0.0	0.0	48	25.6
Parcel 2-SE-21-23-27-3	0.0	19.9	0.0	0.0	30	19.9
Parcel 4-SE-21-23-27-3	0.0	4.0	0.0	0.0	0	4.0
Parcel 1-NE-21-26-28-3	0.0	160.0	0.0	0.0	42	160.0
Parcel 1-NW-21-26-28-3	0.0	157.0	0.0	0.0	39	157.0
Parcel 1-SW-28-26-28-3	0.0	152.4	0.0	0.0	40	152.4
Parcel 1-SE-33-26-28-3	0.0	149.1	0.0	0.0	39	149.1
Parcel 2-SE-33-26-28-3	0.0	8.2	0.0	0.0	0	8.2

2RL

SCHEDULE A

1) ACTS AND REGULATIONS

The Lessee shall comply with all provisions of law, including federal, provincial or municipal, which relate to the leased lands or the Lessee's maintenance, operation and use of the leased lands. Without limiting the generality of the foregoing, the Lessee agrees that this lease is subject to all applicable provisions of The Provincial Lands Act, The Saskatchewan Water Corporation Act, The Ecological Reserves Act, The Fisheries (Saskatchewan) Act, 1994, The Irrigation Act, 1996, The Conservation and Development Act, The Crown Minerals Act, The Wildlife Habitat Protection Act, The Wildlife Act, 1998, The Forest Resources Management Act, The Environmental Management and Protection Act, 2002, The Environmental Assessment Act, The Litter Control Act, The Oil and Gas Conservation Act, The Clean Air Act, The Surface Rights Acquisition and Compensation Act, The Heritage Property Act, The Parks Act, The Prairie and Forest Fires Act, 1982, of Saskatchewan and, the Migratory Birds Convention Act (Canada) and the Fisheries Act (Canada), as amended or replaced from time to time, and to all applicable regulations under the said Acts.

2) MANAGEMENT AND USE

1) The Lessee shall:

- a) manage and be actively involved in the farming operations on the leased lands except for such periods as the Minister may authorize;
- b) adopt and carry out, to the satisfaction of the Minister, any plan of tillage, rotation of crops, weed and alien/invasive species control, range or pasture management practices, irrigation methods and other farm management or agricultural practices which, in the opinion of the Minister, are necessary to achieve sustainable production from the leased lands;
- c) erect such fences and develop such watering facilities as are necessary for the proper management of the grazing or hay lands;
- d) use the leased lands for agricultural purposes only.

2) The Lessee shall not:

- a) accumulate, permit or allow the accumulation on the leased lands of any waste material, debris, refuse or garbage;
- b) allow any crop growing on the leased lands to go to waste by failing to harvest that crop;
- c) allow any part of the leased lands to be grazed in such a manner as to impair the normal reproduction of the vegetation;
- d) use or permit the use of the grazing or hay lands for the pasturing of livestock owned by any person other than the Lessee or a Feeder or the Breeder Association of which the Lessee is a member.

3) The Lessee shall not, without the prior written consent of the Minister, do any of the following on the leased lands:

- a) knowingly destroy, alter or remove the residence or usual place of habitation of any wild plant or animal species that is a "wild species at risk" within the meaning of The Wildlife Act, 1998;
- b) cultivate any naturally vegetated areas including riparian areas, native prairie or dry lake beds;
- c) change the natural course of any waterways;
- d) cut any trees or clear any tree growth unless required to maintain existing improvements on the leased lands;
- e) reside upon the lands or place or erect any buildings on the leased lands other than temporary shelters for agricultural use;
- f) sell, remove or otherwise dispose of or encumber any improvements on the leased lands;
- g) sell or barter any hay on or removed from grazing lands;
- h) change the use of the cultivated, grazing or hay lands to any other use or the number of acres used for each as referred to in this Agreement; and in the event the Minister authorizes such a change, the yearly cash rent shall be recalculated by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time.
- i) use the leased lands or allow the leased lands to be used for, or in conjunction with the provision of licensed or unlicensed guiding or outfitting services as defined in The Outfitter and Guide Regulations, 1996.

PHC

- 10) **WAIVER**
No waiver on behalf of the Minister of any breach of any of the terms of this agreement shall be binding upon the Minister unless it is in writing and any waiver so expressed shall apply only to the particular breach so waived and shall not limit the Minister's right in respect of any other breach.
- 11) **ASSIGNMENT OR SUBLETTING**
The Lessee shall not assign, sublet, transfer or otherwise dispose of this lease or any of the Lessee's rights or obligations under this Agreement without the prior written consent of the Minister.
- 12) **CONSENT TO RELEASE AND ACQUIRE INFORMATION**
1) The Lessee hereby consents to:
a) the Minister disclosing any information about this lease or the Lessee, including credit or financial information, to any provincial or federal government agency, or to any financial institution that has or proposes to have dealings with the Lessee;
b) the Minister, for the purpose of administering or enforcing this lease, obtaining any information about the Lessee, including credit or financial information, from any credit reporting agency, provincial or federal government agency, financial institution, or other person that has dealt with the Lessee;
c) any third party mentioned in clause (b) providing such information to the Minister.
2) The Lessee acknowledges that:
a) the Minister may, without the consent of the Lessee, disclose to any person the following details of this lease: name, address and telephone number of the lessee, land description, lease type, lease term, and rental amount;
b) nothing in this Agreement is intended to restrict the use or disclosure of any information that may be made without the consent of the Lessee pursuant to The Freedom of Information and Protection of Privacy Act.
- 13) **NOTICES**
All notices to the Lessee shall be deemed duly given and served if such notices are in writing and are posted prepaid and registered to the Lessee at the last known address of the Lessee according to the records of the Minister. All notices to the Minister shall be in writing and posted prepaid and registered to the Minister of Agriculture, 3085 Albert Street, Regina, Saskatchewan, S4S 0B1 or any other such address the Minister may designate in writing.

JRL

pump site.

Saskatchewan



Government
of
Saskatchewan

Special Lease No. 480445

THIS Special Lease

BETWEEN: HER MAJESTY THE QUEEN, in the right of the Province of Saskatchewan as represented by the Minister of Agriculture, the "Minister",

AND: Terry D. Motz of Glidden, Saskatchewan
AND: William Robert Coventry of Mantario, Saskatchewan
the "Lessee".

THE PARTIES AGREE as follows:

- 1) The parties agree to the terms and conditions contained in Schedule "A" which is attached to and forms part of this agreement.
- 2) The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as described in Schedule "B" which is attached to and forms part of this agreement.
- 3) The term of this lease is for 10 years, commencing on January 1, 2019 and ending on December 31, 2028.
- 4) The Lessee shall pay the yearly cash rent as determined by the Minister in accordance with the Provincial Lands (Agriculture) Regulations, and calculated annually for each calendar year of the lease. Rent for the first term of this lease shall be due on or before December 1, 2019 and on or before the first day of December in each successive year.
- 5) The total acreage under this lease as of January 1, 2019 is 0.150 acres comprised of the following usages:

Public - 0.150 acres

SIGNED AND DELIVERED on Oct 24, 2019.

Vivian Shshenko
Witness

Alana Robertson
Authorized by and on behalf of the
Minister of Agriculture
for the Province of Saskatchewan.

SIGNED AND DELIVERED on October 18, 2019.

Larry Mandel
Witness

Terry D. Motz
Terry D. Motz

SCHEDULE A

1) ACTS AND REGULATIONS

The Lessee shall comply with all provisions of law, including federal, provincial or municipal, which relate to the leased lands or the Lessee's maintenance, operation and use of the leased lands. Without limiting the generality of the foregoing, the Lessee agrees that this lease is subject to all applicable provisions of The Conservation and Development Act, The Crown Minerals Act, The Ecological Reserves Act, The Environmental Assessment Act, The Environmental Management and Protection Act, 2010, the Fisheries Act (Canada), The Fisheries Act (Saskatchewan), 1994, The Forest Resources Management Act, The Heritage Property Act, The Irrigation Act, 1996, the Migratory Birds Convention Act, 1994 (Canada), The Oil and Gas Conservation Act, The Parks Act, The Provincial Lands Act, 2016, The Saskatchewan Water Corporation Act, The Surface Rights Acquisition and Compensation Act, The Wildfire Act, The Wildlife Act, 1998, and The Wildlife Habitat Protection Act as amended or replaced from time to time, and to all applicable regulations under the said Acts.

2) ASSIGNMENT

The lessee shall not assign or transfer this lease or any part thereof or any interest therein, or sublet the said lands or any part thereof, without the written consent of the Minister.

3) NEAT AND SANITARY CONDITION

The lessee shall keep and maintain the land and any buildings thereon in a neat and sanitary condition at all times.

4) PROVINCIAL FOREST OR PARK

If the land is at any time during the demised term included in a provincial forest or provincial park, the lessee shall comply with any rules or regulations applicable to the forest or park including the payment, in addition to the rent hereby reserved, of any charges or fees prescribed for services instituted after the establishment of the forest or park.

5) TAXES

The Lessee shall pay, as they become due and payable, any taxes, charges, rates, duties and assessments levied in respect to the lessee's use or occupancy of the lands during the term of the lease.

6) INSPECTION OR SURVEYS

The Minister, or any of his officers, may enter upon the land at any time for the purpose of inspection or surveys.

7) IMPROVEMENTS

In pursuance of The Provincial Lands Act, 2016, no improvements now or hereafter made, placed, erected or constructed upon or brought into the land may be sold, removed or encumbered without the written consent of the Minister, and any sale, removal or encumbrance of such improvements without such consent is null and void.

8) CANCELLATION

For default by the lessee in the payment of any rent when due or in the performance of any of the covenants or agreements herein contained,

9) NOTICE

Any notice required to be given to the lessee shall be sufficiently given or served if signed by an officer of the Ministry of Agriculture, and mailed, postage prepaid addressed to the lessee at his last known address.

10) WAIVER

No waiver on behalf of the Minister of any breach of any of the covenants, conditions, agreements, stipulations or provisos herein contained shall be made or be binding upon him unless the same be expressed in writing and under his authority and any waiver so expressed shall extend and apply only to the particular breach so waived and shall not limit or affect his rights in respect of any other or future breach.

11) HEIRS AND SUCCESSORS

The terms and references herein shall include the heirs, successors and assigns of the Minister, and the heirs, executors, administrators, successors and assigns of the lessee and the said terms and references thereto in the singular number and masculine gender shall also include the plural number and feminine or neuter gender when the context or the parties so require and all covenants shall be construed as being joint and several.

12) COVENANT OR LIABILITY

No implied covenant or liability on the part of the Minister shall be deemed to be created by the use of the words "demise" or "lease" or any other words in these presents.

13) FAILURE TO MAKE PAYMENTS

The Minister may cancel this lease if the lessee fails to make payment under any lease, promissory note, improvement purchase, permit or agreement for sale owing to the Ministry of Agriculture on the date specified for such payment.

14) JOINT AND SEVERAL LIABILITY

Each person that signs this agreement as a Lessee, shall be jointly and severally liable for every obligation under the lease and a breach by one of them shall entitle the Minister to cancel this lease in its entirety.

SCHEDULE B

The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as listed below:

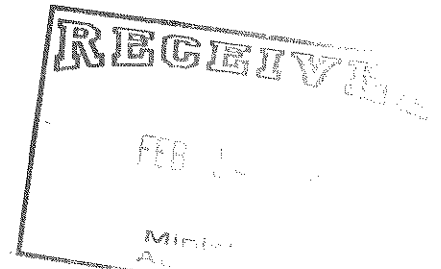
Parcel 10-SE-8-23-27-3 containing 0.1500 acres

Search by Lease Number:Lease Number: **Search****OR****Search by RM:**RM Number: **Search****OR****Search by Legal Land Description:**Section: Township: Range: Meridian: **Search**

Action	RM #	Land Description	Land Description	Land Class	Acres	Reservation	Occupant
View	290	Parcel 1-NW-4-28-25-3	Occupied Agricultural Lease	Agricultural	160	Yes	William Coventry
View	290	Parcel 1-SW-4-28-25-3	Occupied Agricultural Lease	Agricultural	162	Yes	William Coventry



Government
of
Saskatchewan



Agricultural Lease No. 372874

THIS Agricultural Lease

BETWEEN: HER MAJESTY THE QUEEN, in the right of the Province of Saskatchewan as represented by the Minister of Agriculture, the "Minister"

AND: William Robert Coventry of Mantario, Saskatchewan the "Lessee".

THE PARTIES AGREE as follows:

- 1) The parties agree to the terms and conditions contained in Schedule "A" which is attached to and forms part of this Agreement.
- 2) The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as described in Schedule "B" which is attached to and forms part of this Agreement, ("the lands").
- 3) The term of this lease is for 33 years, commencing on January 1, 2016 and ending on December 31, 2048.
- 4) The rent for the first year of the lease shall be due on or before November 1, 2016 and in each successive year shall be due on or before the first day of November.
- 5) The Lessee shall pay a yearly cash rent as determined by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time, and calculated annually for each calendar year of the lease. The parties agree that, until the acreage or usage is changed in accordance with this Agreement, the rent will be based on a total of 322.000 acres comprised of the following usages:

Grazing - 322.000 acres
- 6) The Minister may, by written notice to the Lessee, adjust the rent from time to time in accordance with amendments to the regulations under The Provincial Lands Act, and the Lessee shall pay such adjusted rent.

SIGNED AND DELIVERED on March 1, 20 16.

K. Kennedy
Witness

[Signature]
Authorized by and on behalf of the
Minister of Agriculture
for the Province of Saskatchewan.

SIGNED AND DELIVERED on February 5, 20 16.

Ben Meyers
Witness

[Signature]
William Robert Coventry

SCHEDULE A

1) ACTS AND REGULATIONS

The Lessee shall comply with all provisions of law, including federal, provincial or municipal, which relate to the leased lands or the Lessee's maintenance, operation and use of the leased lands. Without limiting the generality of the foregoing, the Lessee agrees that this lease is subject to all applicable provisions of The Provincial Lands Act, The Saskatchewan Water Corporation Act, The Ecological Reserves Act, The Fisheries (Saskatchewan) Act, 1994, The Irrigation Act, 1996, The Conservation and Development Act, The Crown Minerals Act, The Wildlife Habitat Protection Act, The Wildlife Act, 1998, The Forest Resources Management Act, The Environmental Management and Protection Act, 2002, The Environmental Assessment Act, The Litter Control Act, The Oil and Gas Conservation Act, The Clean Air Act, The Surface Rights Acquisition and Compensation Act, The Heritage Property Act, The Parks Act, The Prairie and Forest Fires Act, 1982, of Saskatchewan and, the Migratory Birds Convention Act (Canada) and the Fisheries Act (Canada), as amended or replaced from time to time, and to all applicable regulations under the said Acts.

2) MANAGEMENT AND USE

1) The Lessee shall:

- a) manage and be actively involved in the farming operations on the leased lands except for such periods as the Minister may authorize;
- b) adopt and carry out, to the satisfaction of the Minister, any plan of tillage, rotation of crops, weed and alien/invasive species control, range or pasture management practices, irrigation methods and other farm management or agricultural practices which, in the opinion of the Minister, are necessary to achieve sustainable production from the leased lands;
- c) erect such fences and develop such watering facilities as are necessary for the proper management of the grazing or hay lands;
- d) use the leased lands for agricultural purposes only.

2) The Lessee shall not:

- a) accumulate, permit or allow the accumulation on the leased lands of any waste material, debris, refuse or garbage;
- b) allow any crop growing on the leased lands to go to waste by failing to harvest that crop;
- c) allow any part of the leased lands to be grazed in such a manner as to impair the normal reproduction of the vegetation;
- d) use or permit the use of the grazing or hay lands for the pasturing of livestock owned by any person other than the Lessee or a Feeder or the Breeder Association of which the Lessee is a member.

3) The Lessee shall not, without the prior written consent of the Minister, do any of the following on the leased lands:

- a) knowingly destroy, alter or remove the residence or usual place of habitation of any wild plant or animal species that is a "wild species at risk" within the meaning of The Wildlife Act, 1998;
- b) cultivate any naturally vegetated areas including riparian areas, native prairie or dry lake beds;
- c) change the natural course of any waterways;
- d) cut any trees or clear any tree growth unless required to maintain existing improvements on the leased lands;
- e) reside upon the lands or place or erect any buildings on the leased lands other than temporary shelters for agricultural use;
- f) sell, remove or otherwise dispose of or encumber any improvements on the leased lands;
- g) sell or barter any hay on or removed from grazing lands;
- h) change the use of the cultivated, grazing or hay lands to any other use or the number of acres used for each as referred to in this Agreement; and in the event the Minister authorizes such a change, the yearly cash rent shall be recalculated by the Minister in accordance with the regulations under The Provincial Lands Act, as amended from time to time.
- i) use the leased lands or allow the leased lands to be used for, or in conjunction with the provision of licensed or unlicensed guiding or outfitting services as defined in The Outfitter and Guide Regulations, 1996.

- 3) **TAXES**
The Lessee shall pay, as they become due and payable, all taxes, charges, rates, duties and assessments during the term of this lease in respect to the leased lands.
- 4) **ENTRY**
The Minister's employees or agents, together with all necessary vehicles and machinery, may enter upon the leased lands at any time for the purpose of carrying out inspections or surveys, or evaluating, constructing, operating or maintaining any improvements or works on the leased lands.
- 5) **RESERVATIONS**
This lease is subject to any implied reservations or conditions to which this lease or the Minister's title is subject pursuant to The Provincial Lands Act, The Land Titles Act or any other relevant legislation.
- 6) **CANCELLATION**
The Minister may cancel this lease:
1) if the Lessee fails to pay any rent or charges when due;
2) if the Lessee fails to comply with;
 a) any terms of this lease;
 b) the provisions of the Acts and regulations referred to above;
3) upon the death of the Lessee;
4) if the Lessee should;
 a) become insolvent;
 b) file a notice of intention to make a proposal or make a proposal under The Bankruptcy and Insolvency Act (Canada);
 c) make an assignment or be petitioned into bankruptcy;
5) if the Lessee is incorporated, upon it being struck off the register of corporations for Saskatchewan;
6) where the Lessee has agreed to a development program, land or lease utilization plan, and has not adhered to the design or intent of the development program, land or lease utilization plan or has failed to complete the development program, land or lease utilization plan in the time specified;
7) if the Lessee fails to make any payment under any lease, promissory note, improvement purchase, permit, agreement for sale or any other debt owing to the Minister on the date specified for such payment;
8) where, in the opinion of the Minister, the Lessee has failed in any year to use the leased lands for agricultural purposes; or
9) where the lessee has misrepresented or failed to disclose a material fact in the application for lease;
provided that in the event of cancellation the Lessee shall continue to be liable to pay, and the Minister shall have the same remedies for recovery of rent then due or accruing due as if this lease had not been cancelled but remained in full force and effect.
- 7) **OVERHOLDING**
If this lease expires or is cancelled and the Lessee refuses to vacate the leased lands, the Lessee shall pay as liquidated damages, an amount equal to the amount of rent, as determined by the Minister in accordance with The Provincial Lands Regulations, that the Lessee would have been required to pay with respect to the period during which the lands have remained in the possession of the Lessee after the expiry or cancellation. This clause shall survive the expiration or cancellation of this lease, but does not imply that the Minister has agreed to the Lessee remaining on the leased lands.
- 8) **INDEMNITY**
The Lessee shall indemnify the Minister against all claims arising out of:
1) any breach or failure to perform any term of this lease;
2) damage to property resulting from the Lessee's use of the leased lands; or
3) injury to or the death of any person resulting from the use of the leased lands.
This section shall survive the expiration or cancellation of this Agreement.
- 9) **EASEMENTS**
This lease is subject to any easement granted or to be granted, by the Minister or any previous owner of the lands.

- 10) **WAIVER**
No waiver on behalf of the Minister of any breach of any of the terms of this agreement shall be binding upon the Minister unless it is in writing and any waiver so expressed shall apply only to the particular breach so waived and shall not limit the Minister's right in respect of any other breach.
- 11) **ASSIGNMENT OR SUBLETTING**
The Lessee shall not assign, sublet, transfer or otherwise dispose of this lease or any of the Lessee's rights or obligations under this Agreement without the prior written consent of the Minister.
- 12) **CONSENT TO RELEASE AND ACQUIRE INFORMATION**
1) The Lessee hereby consents to:
a) the Minister disclosing any information about this lease or the Lessee, including credit or financial information, to any provincial or federal government agency, or to any financial institution that has or proposes to have dealings with the Lessee;
b) the Minister, for the purpose of administering or enforcing this lease, obtaining any information about the Lessee, including credit or financial information, from any credit reporting agency, provincial or federal government agency, financial institution, or other person that has dealt with the Lessee;
c) any third party mentioned in clause (b) providing such information to the Minister.
2) The Lessee acknowledges that:
a) the Minister may, without the consent of the Lessee, disclose to any person the following details of this lease: name, address and telephone number of the lessee, land description, lease type, lease term, and rental amount;
b) nothing in this Agreement is intended to restrict the use or disclosure of any information that may be made without the consent of the Lessee pursuant to The Freedom of Information and Protection of Privacy Act.
- 13) **NOTICES**
All notices to the Lessee shall be deemed duly given and served if such notices are in writing and are posted prepaid and registered to the Lessee at the last known address of the Lessee according to the records of the Minister. All notices to the Minister shall be in writing and posted prepaid and registered to the Minister of Agriculture, 3085 Albert Street, Regina, Saskatchewan, S4S 0B1 or any other such address the Minister may designate in writing.

SCHEDULE B

The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as listed below:

Land	Cult	Grazing	Hay	Waste	AUM	Acres
Parcel 1-NW-4-28-25-3	0.0	160.0	0.0	0.0	56	160.0
Parcel 1-SW-4-28-25-3	0.0	162.0	0.0	0.0	57	162.0

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