

OFFER TO PURCHASE FOR EN BLOC B

BY AND BETWEEN:

GARY JAMES BRAITHWAITE
(the "**Vendor**")

AND

(NAME OF HIGH REGISTERED BIDDER)
(the "**Purchaser**")

1. The Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Vendor the property legally described in the attached Schedule "A" (the "**Property**").
2. The Purchaser hereby offers to purchase the Property for the sum of the high bids for Parcels 5-11 on the CLHbid.com sale taking place on October 20, 2026 plus the final 'en bloc' premium bid totaling \$_____ and calculated as set out on Schedule "B" (the "**Purchase Price**"). The Purchase Price will be payable as follows:

\$ _____ 20% Deposit paid to CLH Law as further described in paragraph 5.

\$ _____ 80% balance payable, subject to adjustments and Transaction Fee, payable on or before the Closing Date to the Vendor's Lawyer.

\$ _____ **PURCHASE PRICE**

\$ _____ Transaction Fee payable at 1.25% + GST & PST on the Purchase Price and in addition to the Purchase Price will be paid with closing funds on the Closing Date by the Purchaser and their lawyer to the Vendor's Lawyer.

3. The Vendor and the Purchaser agree that the Purchase Price for Parcel 9 shall be allocated as follows:

\$ _____ Land (50% of the Purchase Price)

\$ _____ Principal Residence (50% of the Purchase Price)

\$ _____ **PURCHASE PRICE**

4. The Vendor and the Purchaser agree that the 'en bloc' premium amount will be allocated to each Parcel based on the proportionate value of each respective Parcel and shall form the value listed on the Affidavit of Value submitted to Land Titles.

5. The Purchaser agrees to submit to CLH Law on or before 4:30 pm Central Standard Time on October 21, 2026 an executed copy of this Offer along with either a) a 20% deposit of the Purchase Price (by way of Bank Draft, Solicitor's Trust Cheque or Wire Transfer), to be held in trust by CLH Law or b) have their approved lender provide written confirmation in a form satisfactory to CLHbid.com of 100% financing of the Purchase Price (the "**Deposit**"). Provided that transactions set out herein are complete, the said Deposit shall be applied towards the payment of the Purchase Price on the Closing Date. The Deposit, upon payment, shall be unconditional, and if the Purchaser fails to close the purchase of the Property for any reason, the Deposit shall be forfeited to the Vendor on account of damages, and CLH Law is irrevocably authorized and directed to release and pay the Deposit to the Vendor, provided that such retention of the Deposit shall not itself constitute a termination of this Agreement and shall not restrict the Vendor from exercising any other rights or remedies which the Vendor may have by virtue of the Purchaser's default, including the right to claim damages from the Purchaser which the Vendor sustains in excess of the Deposit.
6. The Purchase Price does not include Goods and Services Tax ("**GST**"). The Purchase Price will be subject, on the Closing Date, to the addition of GST which shall be paid by the Purchaser to the Vendor on the entire Purchase Price. Alternatively, in the event the Purchaser represents and warrants to the Vendor that the Purchaser is a registrant under the *Excise Tax Act* (Canada) and provides the Vendor with their GST registration number prior to the Closing Date together with a GST indemnity then the Purchaser may account directly to Canada Revenue Agency for the GST payable on this transaction without paying same to the Vendor. For greater certainty, the Transaction Fee does not form part of the Purchase Price for the purposes of this section.
7. The Purchase Price, as adjusted, shall be paid in full on or before November 24, 2026 (the "**Closing Date**").
8. Possession of the Property will be made available as follows:
 - (a) The Premises, as defined in the form attached as Schedule "C" hereto (the "**Premises**"), will be subject to Paragraph 9; and
 - (b) The balance of the Property will be subject to:
 - i. the Purchaser paying the Deposit; and
 - ii. the existing tenant harvesting and removing the 2026 crop until the end of the 2026 season. Should the existing tenant be unable to complete harvest and removal of crop in 2026 due to weather or other condition beyond the tenant's control, they shall have the right to harvest and removal of the 2026 crop until May 10, 2027.
9. On the Closing Date, the Purchaser agrees to lease back the Premises, to Gary Braithwaite & Bev Braithwaite on a fixed term for 60 months ending November 23, 2031, per the form attached as Schedule "C" hereto (the "**Lease Agreement**"). Rent shall be the sum of \$1.00 every year. Gary Braithwaite & Bev Braithwaite shall be solely responsible to pay for the utilities, maintenance and a reasonable amount of property taxes (as set out in the Lease Agreement). Should Gary Braithwaite and Bev Braithwaite vacate the Premises before the 60 months, pursuant to the Lease Agreement, the Purchaser can assume possession of the Premises.

10. The refrigerator, stove, dishwasher, microwave, deep freeze, washer & dryer (all located on Parcel 9), shall remain with and form part of the Property for the benefit of the Purchaser. It is agreed that there is no warranty or guarantee made by the Vendor as to the state of fitness, merchantability or condition of any of the chattels herein being sold to the Purchaser.
11. The C-cans, garden shed, craft shack and satellite, located on Parcel 9, are excluded from the sale and will be removed when the Vendor vacates the Premises.
12. The Vendor and the Purchaser agree that CLHbid will be allowed to leave a van, on Parcel 8, for up to 60 months following the Closing Date for the sole purpose of advertising. CLHbid shall have access to the van without impediment.
13. All money owing to the Vendor shall be paid to the Vendor's Lawyer on or before 12:00 noon on the Closing Date. Any monies received after 12:01 pm shall be deemed to have been received on the next business day. If the Vendor agrees to accept monies after the Closing Date, the Purchaser shall pay interest at a rate of 10% per annum on any money owing to the Vendor as at the Closing Date, from the Closing Date until that money has been paid.
14. The Vendor's Lawyer will deliver normal closing documents to the Purchaser's Lawyer upon reasonable conditions consistent with the terms of this Offer.
15. The Vendor and Purchaser acknowledge that this Offer is unconditional upon execution and payment of deposit. There will be no conditions on behalf of the Vendor or Purchaser, including but not limited to a financing condition or property inspection.
16. The Purchaser hereby acknowledges that if registration of the transfer documents, and Purchaser financing, if any, cannot be registered by the Closing Date due to Saskatchewan Land Titles registration timeline delays then the Purchaser may obtain a title insurance policy to avoid delays past the Closing Date at their own expense.
17. All normal adjustments for the Property including but not limited to surface leases (if any), taxes, municipal utility charges, and interest shall be adjusted as at noon on the Closing Date. The Purchaser shall assume all local improvements, assessments and charges against the Property as of that time. The Purchaser acknowledges that the land rental payments (including but not limited to crop and cattle) will be excluded from the said adjustments.
18. The Purchaser agrees to pay a transaction fee equal to 1.25% of the Purchase Price plus GST and Provincial Sales Tax ("**PST**") (the "**Transaction Fee**") in addition to the Purchase Price. The Transaction Fee will appear on the Statement of Adjustments as provided to the Purchaser's Lawyer.
19. The Vendor shall pay all costs of discharging any existing mortgages and/or financial encumbrances attributable to the Vendor registered against title to the Property. The Property may be subject to all non-financial encumbrances now on title such as easements, utility rights of way and covenants and conditions registered against the Property, which the Vendor is not required to discharge.

20. The Purchaser has inspected the Property and agrees that the Vendor has not made any representation, warranty, collateral agreement or condition regarding the Property or any adjacent land or lands in close proximity to the Property or otherwise which may in any way directly or indirectly affect the Property or regarding this Offer other than what is written herein. The Purchaser accepts the Property on an “as is, where is” basis as of the Closing Date.
21. The Vendor represents and warrants to the Purchaser that:
- (a) he is not now (nor will be within 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
 - (b) he is not an agent or trustee of anyone with an interest in the Property who is (or will be 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada); and
 - (c) he has the legal right to sell the Property.
22. The Purchaser represents and warrants to the Vendor that:
- (a) if applicable, the Purchaser is not a non-Canadian as defined under the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* (Canada);
 - (b) if the Purchaser is a body corporate,
 - i. the Purchaser is duly incorporated and organized and validly subsisting under the applicable Canadian law and has the corporate power to enter into this Agreement and to perform its obligations hereunder;
 - ii. this Agreement and the transactions contemplated hereby have been duly authorized by the Purchaser and constitute a legal, valid and binding obligation of the Purchaser, enforceable against the Purchaser by the Vendor in accordance with its terms;
 - iii. that *The Land Contracts (Actions) Act* of the Province of Saskatchewan shall have no application to any action, as defined in *The Land Contracts (Actions) Act*, aforesaid, with respect to this Agreement; and
 - iv. that *The Limitation of Civil Rights Act* of the Province of Saskatchewan shall have no application to this Agreement, any charge or other security for the payment of money made, given or created by this Agreement, or any agreement renewing or extending this Agreement and shall in no way limit the rights, powers or remedies of the Vendor granted hereunder.
23. The parties hereto agree that the representations, warranties, and covenants herein shall not merge by the acceptance of documents, registration of documents, or the taking of possession by the Purchaser.
24. Upon this Offer being accepted by the Vendor, this document shall, as of the date of such acceptance, constitute an agreement of sale and purchase, notwithstanding the fact that formal documents may be required and the Purchaser and Vendor both agree to promptly execute and deliver all necessary documents and do all necessary acts in order to fully carry out and perform the true intent and object of these presents.

25. This Agreement cannot be assigned by the Purchaser without the prior written consent of the Vendor. An assignment of this Offer includes any change in control of the Purchaser after this Offer is fully signed. The Purchaser acknowledges that the assignment does not release the Purchaser from its obligations under this Offer and confirms that the Vendor is entitled to any profit resulting from an assignment of the Offer by the Purchaser to any subsequent assignee.
26. This Offer shall be open for acceptance up to but not after 4:30 pm on October 22, 2026 and may be accepted by email to the Purchaser.
27. Time shall be of the essence in this Offer.
28. In this Offer, the masculine gender and the singular shall be construed as the feminine gender and the plural where the context so requires. This Offer shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
29. This Agreement shall be interpreted, construed and enforced in accordance with, and the respective rights and obligations of the Vendor and the Purchaser shall be governed by, the laws of the Province of Saskatchewan and the federal laws of Canada applicable therein, and the Parties hereto irrevocably attorn to the jurisdiction and venue of the Saskatchewan Courts.
30. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such determination shall not impair or affect the validity, legality or enforceability of the remaining provisions hereof, and each provision is hereby declared to be separate, severable and distinct.
31. This Agreement constitutes the entire agreement between the Vendor and the Purchaser with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether written or oral. There are no conditions, covenants, agreements, representations, warranties or other provisions, express or implied, collateral, statutory or otherwise, relating to the subject matter hereof except as herein provided. This Agreement may only be amended or varied by further written agreement amongst the Parties hereto.

32. The Agreement may be executed in several counterparts bearing PDF, electronic, or facsimile signatures, each of which so executed shall be deemed to be an original, and such counterpart together shall constitute one and the same instrument.

Dated on this ____ day of October, 2026.

PURCHASER'S SIGNATURE

**TO BE EXECUTED BY HIGH
BIDDER POST SALE ONLY**

PURCHASER'S SIGNATURE

Purchaser's Lawyer:

Firm: _____

Attention: _____

Address: _____

Phone: _____

Email: _____

ACCEPTANCE

The undersigned Vendor of the Property, hereby accepts the Offer and agrees to complete the sale on the terms and conditions in the Offer and should the Vendor fail to do so, the Purchaser at his option may cancel this Offer and may take such other remedies the Purchaser has at law.

Dated on this ____ day of October, 2026.

GARY JAMES BRAITHWAITE

CONSENT OF NON-OWNING SPOUSE

I, BEV BRAITHWAITE, non-owning spouse of the Vendor, consent to the above OFFER TO PURCHASE FOR EN BLOC B. I declare that I have signed this consent for the purpose of relinquishing all my homestead rights in the property described in the above OFFER TO PURCHASE FOR PARCEL 9 to the extent necessary to give effect to this OFFER TO PURCHASE FOR EN BLOC B.

BEV BRAITHWAITE

Vendor's Lawyer:

Firm: Matrix Law Group
Attention: Patricia Meiklejohn
Address: 1421 101 Street, North Battleford, SK, S9A 1A1
Phone: (306) 445-7300
Email: patriciam@matrixlawgroup.ca

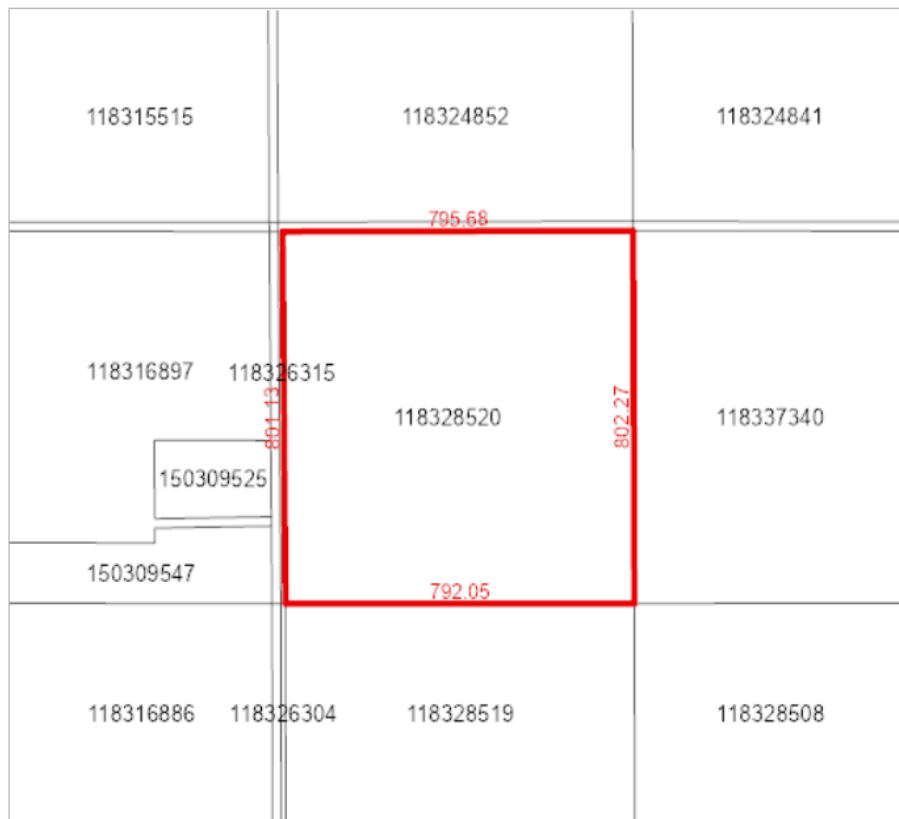
OFFER SCHEDULE "A" - 1 OF 9

Surface Parcel: 118328520
Reference Land Description: NW Sec 31 Twp 37 Rge 17 W 3 Extension 0
As described on Certificate of Title 00MW02563.



Surface Parcel Number: 118328520

REQUEST DATE: Thu Aug 6 08:29:39 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337763

Parcel Class : Parcel (Generic)

Land Description : NW 31-37-17-3 Ext 0

Source Quarter Section : NW-31-37-17-3

Commodity/Unit : Not Applicable

Area : 63.644 hectares (157.27 acres)

Converted Title Number : 00MW02563

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.

OFFER SCHEDULE "A" - 2 OF 9

Surface Parcel: 118328519
Reference Land Description: SW Sec 31 Twp 37 Rge 17 W 3 Extension 0
As described on Certificate of Title 00MW02563.



Surface Parcel Number: 118328519

REQUEST DATE: Thu Aug 6 08:30:13 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337785

Parcel Class : Parcel (Generic)

Land Description : SW 31-37-17-3 Ext 0

Source Quarter Section : SW-31-37-17-3

Commodity/Unit : Not Applicable

Area : 63.923 hectares (157.96 acres)

Converted Title Number : 00MW02563

Ownership Share : 1:1

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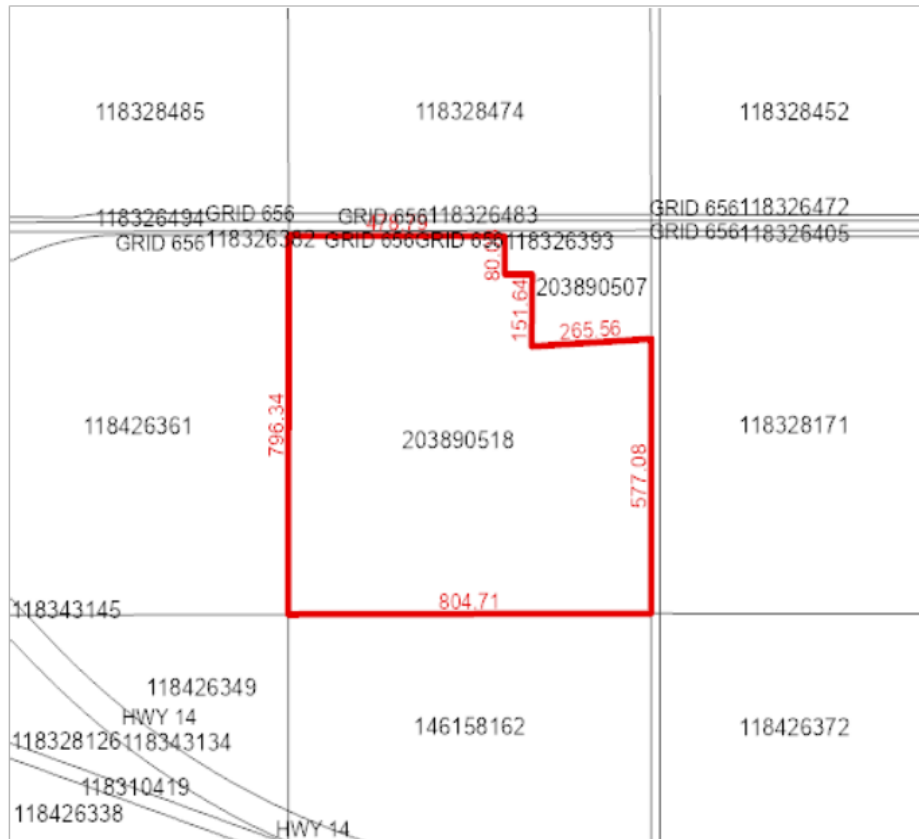
OFFER SCHEDULE "A" - 3 OF 9

Surface Parcel: 203890518
Reference Land Description: NE Sec 19 Twp 37 Rge 17 W 3 Extension 1



Surface Parcel Number: 203890518

REQUEST DATE: Thu Aug 6 08:37:29 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James
Municipality : RM OF ROSEMOUNT NO. 378
Title Number(s) : 154598259
Parcel Class : Parcel (Generic)
Land Description : NE 19-37-17-3 Ext 1
Source Quarter Section : NE-19-37-17-3
Commodity/Unit : Not Applicable

Area : 57.489 hectares (142.06 acres)
Converted Title Number : 63S21714
Ownership Share : 1:1

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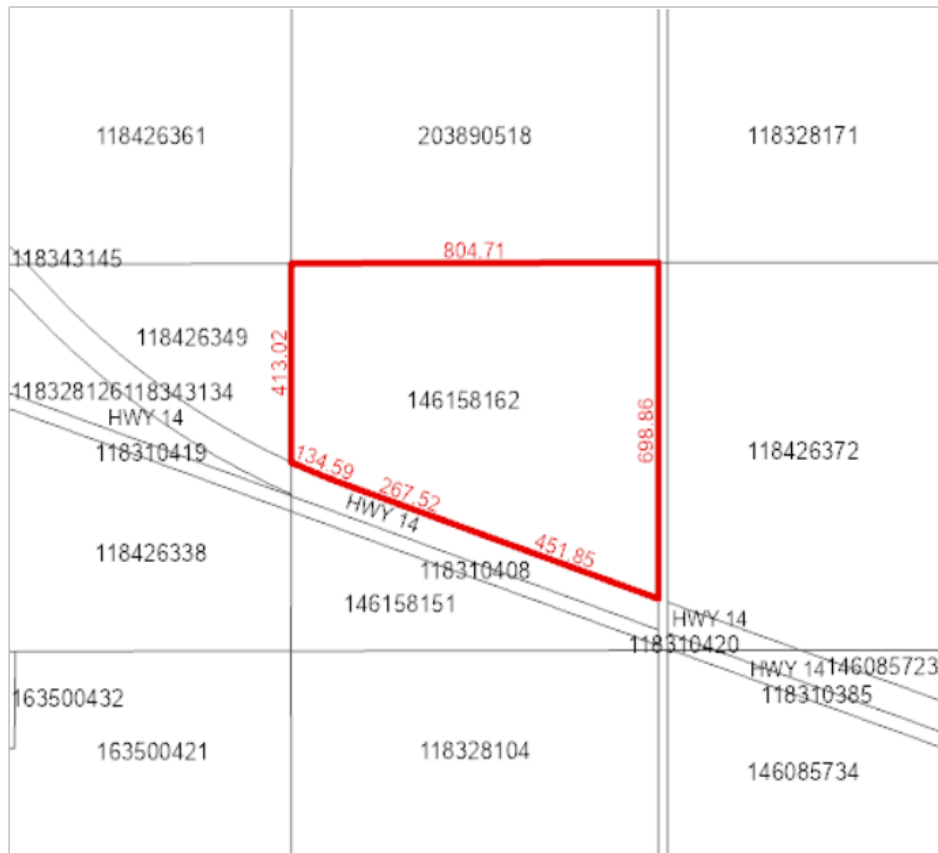
OFFER SCHEDULE "A"- 4 OF 9

Surface Parcel: 146158162
Reference Land Description: SE Sec 19 Twp 37 Rge 17 W 3 Extension 43
As described on Certificate of Title 63S21714, description 43.



Surface Parcel Number: 146158162

REQUEST DATE: Thu Aug 6 08:26:33 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337707

Parcel Class : Parcel (Generic)

Land Description : SE 19-37-17-3 Ext 43

Source Quarter Section : SE-19-37-17-3

Commodity/Unit : Not Applicable

Area : 44.955 hectares (111.09 acres)

Converted Title Number : 63S21714

Ownership Share : 1:1

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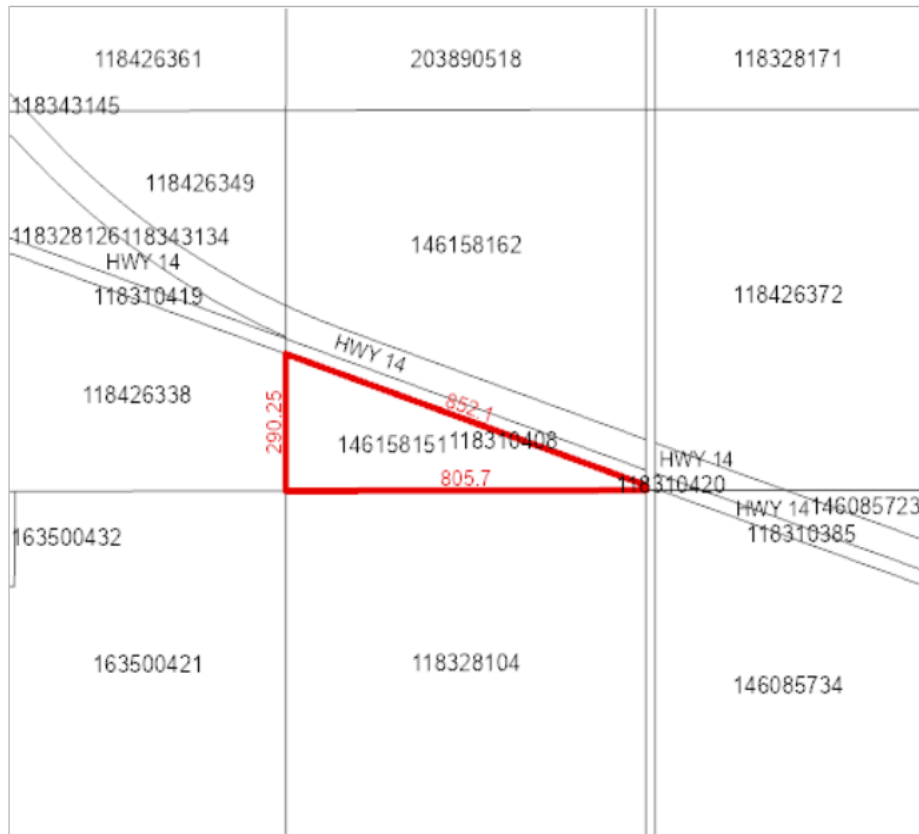
OFFER SCHEDULE "A"- 5 OF 9

Surface Parcel: 146158151
Reference Land Description: SE Sec 19 Twp 37 Rge 17 W 3 Extension 59
As described on Certificate of Title 63S21714, description 59.



Surface Parcel Number: 146158151

REQUEST DATE: Thu Aug 6 08:28:01 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337752

Parcel Class : Parcel (Generic)

Land Description : SE 19-37-17-3 Ext 59

Source Quarter Section : SE-19-37-17-3

Commodity/Unit : Not Applicable

Area : 12.117 hectares (29.94 acres)

Converted Title Number : 63S21714

Ownership Share : 1:1

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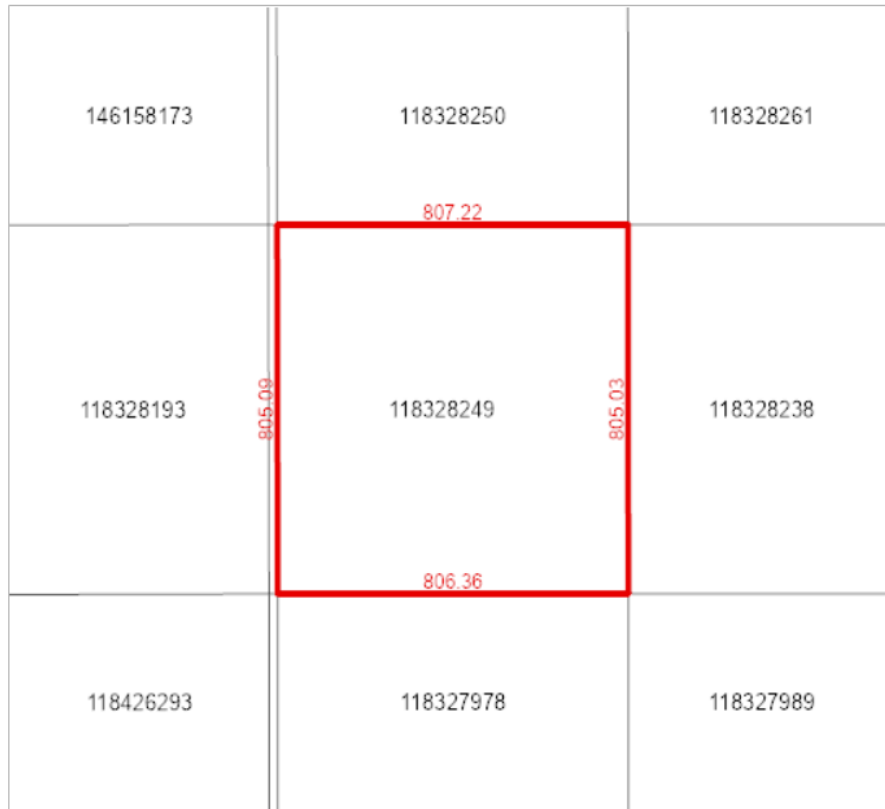
OFFER SCHEDULE "A" - 6 OF 9

Surface Parcel: 118328249
Reference Land Description: SW Sec 22 Twp 37 Rge 17 W 3 Extension 0
As described on Certificate of Title 93S08049(1).



Surface Parcel Number: 118328249

REQUEST DATE: Thu Aug 6 08:20:19 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James
Municipality : RM OF ROSEMOUNT NO. 378
Title Number(s) : 113599839
Parcel Class : Parcel (Generic)
Land Description : SW 22-37-17-3 Ext 0
Source Quarter Section : SW-22-37-17-3
Commodity/Unit : Not Applicable

Area : 64.951 hectares (160.5 acres)
Converted Title Number : 93S08049(1)
Ownership Share : 1:1

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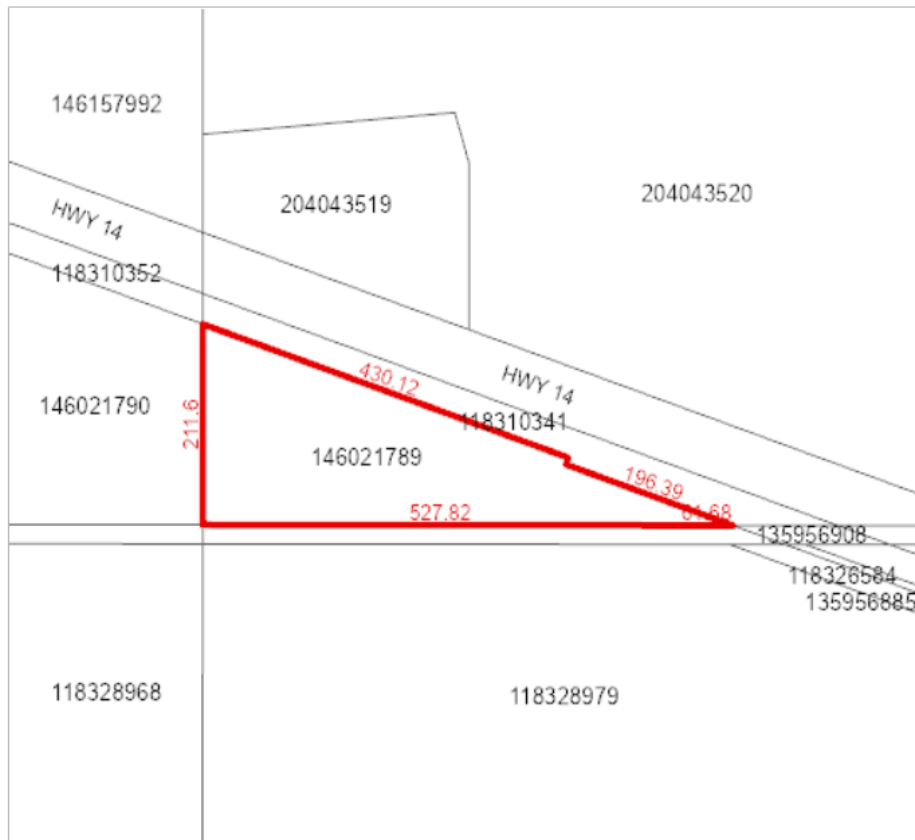
OFFER SCHEDULE "A" - 7 OF 9

Surface Parcel: 146021789
Reference Land Description: Blk/Par A Plan No 101436353 Extension 10
As described on Certificate of Title 00MW02563A, description 10.



Surface Parcel Number: 146021789

REQUEST DATE: Thu Aug 6 08:23:44 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337639

Parcel Class : Parcel (Generic)

Land Description : Blk/Par A-Plan 101436353 Ext 10

Source Quarter Section : SE-15-37-17-3

Commodity/Unit : Not Applicable

Area : 6.326 hectares (15.63 acres)

Converted Title Number : 00MW02563A

Ownership Share : 1:1

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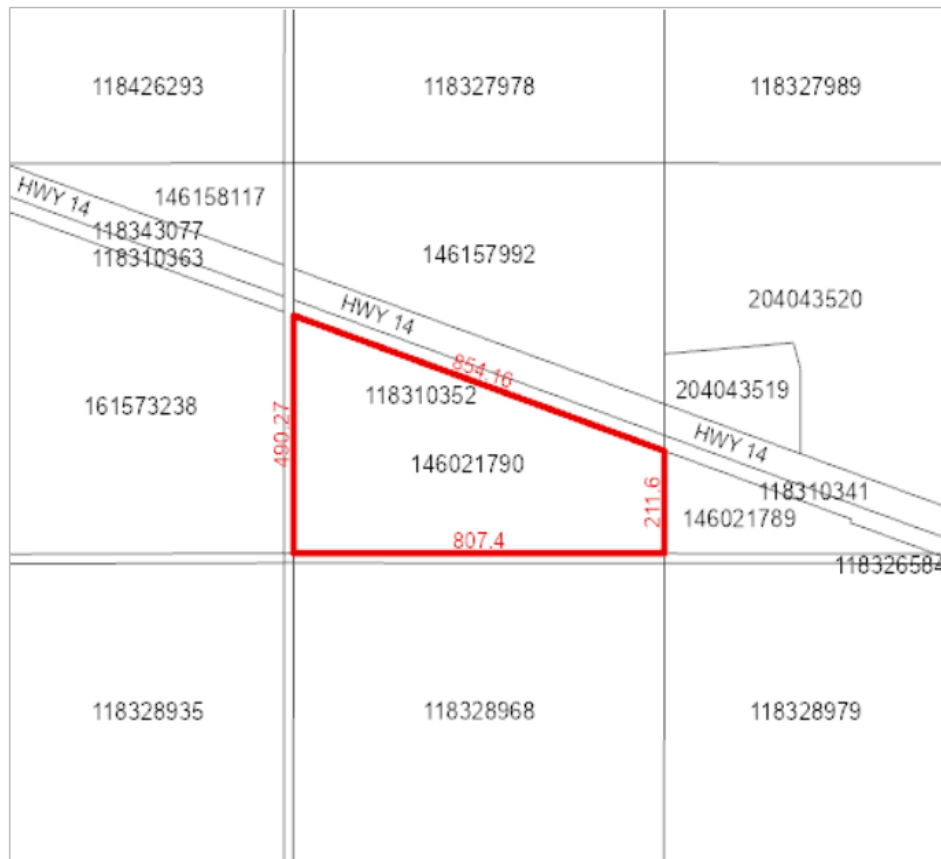
OFFER SCHEDULE "A"- 8 OF 9

Surface Parcel: 146021790
Reference Land Description: Blk/Par B Plan No 101436353 Extension 11
As described on Certificate of Title 00MW02563A, description 11.



Surface Parcel Number: 146021790

REQUEST DATE: Thu Aug 6 08:24:33 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337651

Parcel Class : Parcel (Generic)

Land Description : Blk/Par B-Plan 101436353 Ext 11

Source Quarter Section : SW-15-37-17-3

Commodity/Unit : Not Applicable

Area : 28.331 hectares (70.01 acres)

Converted Title Number : 00MW02563A

Ownership Share : 1:1

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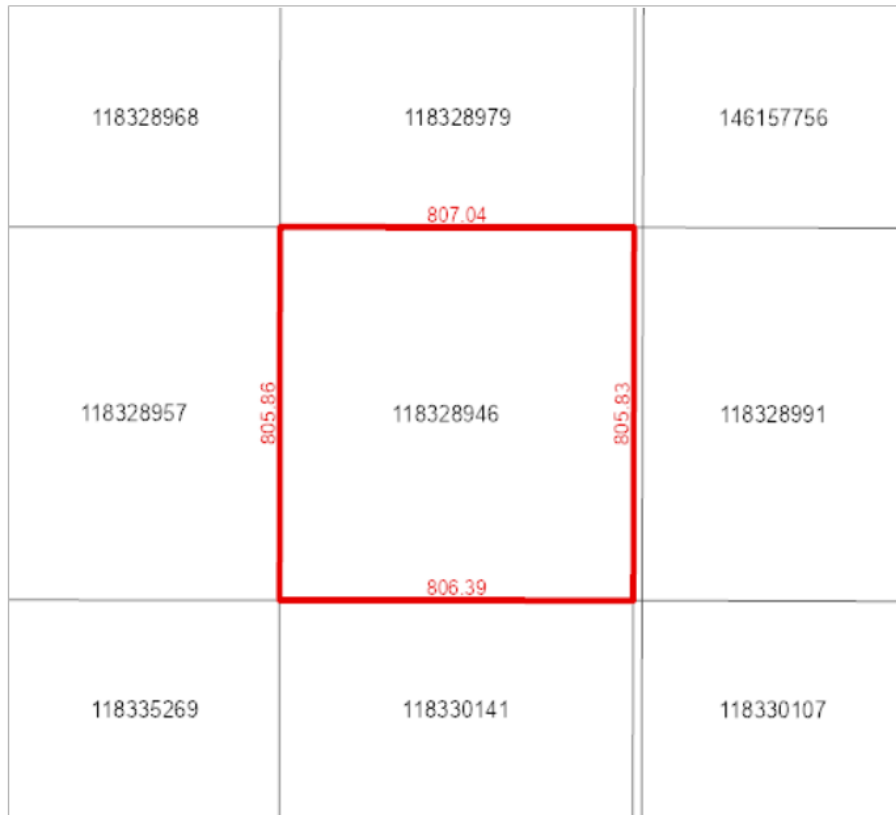
OFFER SCHEDULE "A" - 9 OF 9

Surface Parcel: 118328946
Reference Land Description: SE Sec 10 Twp 37 Rge 17 W 3 Extension 0
As described on Certificate of Title 89S54124.



Surface Parcel Number: 118328946

REQUEST DATE: Thu Aug 6 08:22:31 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 151337572

Parcel Class : Parcel (Generic)

Land Description : SE 10-37-17-3 Ext 0

Source Quarter Section : SE-10-37-17-3

Commodity/Unit : Not Applicable

Area : 65.009 hectares (160.64 acres)

Converted Title Number : 89S54124

Ownership Share : 1:1

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OFFER SCHEDULE "B"

PARCEL & SHORT LEGAL DESCRIPTION	HIGH BID AMOUNT
PARCEL 5: NW-31-37-17-W3 EXT 0	\$ _____
PARCEL 6: SW-31-37-17-W3 EXT 0	\$ _____
PARCEL 7: NE-19-37-17-W3 EXT 1	\$ _____
PARCEL 8: SE-19-37-17-W3 EXT 43 & 59	\$ _____
PARCEL 9: SW-22-37-17-W3 EXT 0	\$ _____
PARCEL 10: BLK/PAR A-PLAN 101436353 EXT 10 (ATS: SE-15-37-17-W3) & BLK/PAR B-PLAN 101436353 EXT 11 (ATS: SW-15-37-17-W3)	\$ _____
PARCEL 11: SE-10-37-17-W3 EXT 0	\$ _____
EN BLOC PREMIUM BID	+ \$ _____
TOTAL PURCHASE PRICE	\$ _____

SCHEDULE "C"

LEASE AGREEMENT MADE EFFECTIVE THIS 24TH DAY OF NOVEMBER, 2026.

BETWEEN:

(hereinafter called the "Landlord")

OF THE FIRST PART

-and-

GARY BRAITHWAITE & BEV BRAITHWAITE
(collectively hereinafter called the "Tenant")

OF THE SECOND PART

1. PREMISES

The Landlord hereby leases to the Tenant the house and all buildings (excluding C-cans, garden shed and craft shack owned by the Tenant) located in the RM of Rosemount No. 378 on the land legally described as:

Surface Parcel: 118328249

Reference Land Description: SW Sec 22 Twp 37 Rge 17 W 3 Extension 0
As described on Certificate of Title 93S08049(1).

and as outlined in Schedule "A" (hereinafter referred to as the "Premises"), subject to the terms and conditions of this Agreement and of the *Residential Tenancies Act, 2006 (R-22.0001)* (the "Act").

2. TERM

The term of the Lease will be for 60 months ending November 23, 2031 (the "Term"). The Tenant agrees to give thirty (30) days' email notice to the Landlord of their intention to permanently vacate the Premises should they choose to do so before the end of the Term. The Landlord may not terminate this Lease before the end of the Term except for cause in accordance with the Act and shall provide the Tenant with no less than ninety (90) days' written notice of any such termination.

The Landlord and the Tenant agree to conduct a joint walk-through inspection of the Premises on or shortly after the Effective Date (the "Initial Inspection") and again immediately after the Tenant vacates the Premises (the "Post-Possession Inspection"). The Landlord will be responsible to document the condition of the Premises, including any existing damage, appliances, fixtures, and cleanliness at the Initial Inspection. The Landlord agrees to provide the Tenant with a copy of their findings at the Initial Inspection. The Post-Possession Inspection shall be used to identify any damage beyond reasonable wear and tear.

3. RENT

The Tenant shall pay an annual rental of \$1.00 per year (the "Rent"), on or before November 24th of each year during the Term of this Agreement.

4. UTILITIES

The Rent does not include any services or utilities for the Premises which shall be the obligation of the Tenant, and the Tenant agrees to pay on demand to the appropriate authority or utility provider, or the Landlord for those utilities billed directly to the Landlord by the appropriate authority, upon receipt of reasonable documentation of the charges, and to be fully responsible for the costs of such services.

5. TAXES

The Rent does not include any portion of the property taxes for the Premises. The Tenant agrees to pay to the Landlord 25% of the property taxes for each tax year within thirty (30) days of receipt of a written request accompanied by a copy of the applicable property tax notice or assessment. Should the Tenant vacate the Premises before the year has ended, the Landlord will be responsible for reimbursing the Tenant for the property taxes paid on a pro-rated basis and in a timely manner.

6. TENANT INSURANCE

It shall be the responsibility of the Tenant to insure the Tenant's property on the Premises against damage or loss to the Tenant's property caused by fire, theft and other perils which cause such damage or loss.

7. LANDLORD INSURANCE

The Landlord shall keep the Premises insured during the Term of the Lease for full replacement value and shall be entitled to the insurance proceeds in the event of fire or other disaster. The Landlord agrees to have the Tenant named as an additional insured on the said policy precluding any claim for subrogation by the insurer.

8. WAIVER AND INDEMNITY

The Landlord shall not be responsible for any loss of the Tenant's property in the Premises, unless such loss is caused by negligence or wilful misconduct of the Landlord or the Landlord's breach of this Lease or the Act.

9. USE OF PREMISES

- a) The Tenant and Landlord agree that the driveway accessing the Premises as outlined in Schedule "B" (the "Easement Area") shall be non-exclusive and the Landlord may continue to use the Easement Area and grant others' the right to use the Easement Area in a manner that does not interfere with the Tenant's rights. The Tenant shall not use the Easement Area in any manner that may interfere with the Landlord's right to use the Easement Area.
- b) The Tenant shall be responsible for all snow removal and yard maintenance on the Premises, including the Easement Area.
- c) The Premises shall be used for personal and residential use only, unless otherwise permitted in this Lease.
- d) The Tenant shall have the right to store C-can(s) on the Premises for the Term of the Lease.
- e) The Tenant shall make reasonable efforts during the continuance of this Lease to sufficiently maintain and keep the Premises in as good repair as the Premises were in at the commencement of the Lease, subject to reasonable wear and tear. Maintenance shall not include replacement of capital assets including, but not limited to, such things as the well pump or furnace motor. Any structural or roof repairs required during the term shall be the responsibility of the Landlord.
- f) The Tenant shall be responsible for the costs of repairing plugged toilets, sinks, dishwasher, and drains. Should any of the appliances supplied with the Premises be determined to be beyond reasonable repair by a qualified technician, or if repair is not economically practical, the Landlord shall, at the Landlord's sole expense, purchase and install a replacement appliance of comparable size, function, and quality within thirty (30) days from the date the appliance is determined to be beyond repair or economically impractical to repair.
- g) The Tenant shall be responsible for the cost of repairing or replacing windows, screens, or light fixtures that are broken or removed during the tenancy, if caused, directly or indirectly, by the Tenant or any of the Tenant's guests, invitees, or visitors.

- h) The Tenant shall permit the Landlord, with or without workmen and others, at all reasonable times upon twenty-four (24) hours' notice, except in the case of emergency where no notice is required, to enter upon and view the condition of the Premises; and (so far as the Tenant is liable so to do hereunder) execute all repairs and works required to be done hereunder within a reasonable period of time.
- i) The Tenant shall comply with all lawful by-laws, rules and regulations of any and every municipal and other authority which in any manner relate to or affect the demised premises.
- j) The Tenant is responsible for the costs to repair damage to frozen plumbing or rainwater damage to floors if such damage is indicated, by a qualified technician, to have been caused by a window or windows of the property being left open for an extended period of time.

10. LANDLORD'S COVENANTS

The Landlord hereby covenants, promises, and agrees with the Tenant that the Tenant, having paid the Rent and performed the covenants, promises, and agreements herein, shall and may peacefully possess and enjoy the Premises for the Term, without any interruption from the Landlord or any person claiming through or under the Landlord.

11. SUBLEASE ASSIGNMENT

The Tenant shall not, during the said Term, transfer, assign, hypothecate, encumber or in any way deal with or part with any part of the whole of the Premises to any other party, unless the Tenant receives prior written consent from the Landlord. The Tenant, however, shall be entitled to have a third party hay the yard site yearly on a crop share basis.

12. TIME

Time is of the essence of this agreement.

13. SEVERABILITY

Should any term, condition, provision, or covenant contained in this Lease be held to be or rendered unenforceable or illegal, then such term, condition, provision, or covenant is and shall be deemed to be independent and severable from this Lease, and shall not impair or invalidate the remainder of the Lease or any part thereof.

14. BINDING EFFECT

This Lease shall enure to the benefit of and be binding upon the Landlord and the Tenant and their respective heirs, executors, administrators, and permitted assigns.

15. JURISDICTION

This Lease shall be governed by and in accordance with the laws of the province of Saskatchewan.

16. HEADINGS

The headings or capitalized introductory descriptions of the paragraphs used herein are for the purposes of convenience only and are not to be used for the purposes of interpretation of the terms and conditions herein.

17. EFFECTIVE DATE

Notwithstanding the actual date of execution hereof, this Lease shall be effective as of November 24, 2026, and the Term shall commence on that date. The Landlord and Tenant acknowledge that this Lease is being executed prior to the Effective Date and that all obligations hereunder shall commence on the effective date unless expressly stated otherwise.

18. AMENDMENTS

This Lease shall not be modified or amended except by an instrument in writing signed by the Landlord and Tenant hereto or by their respective heirs, executors, administrators, successors, or assigns.

19. COUNTERPARTS

This Lease may be signed in one or more counterparts and delivered by fax or electronic document.

IN WITNESS WHEREOF we have hereunto subscribed our names on the day, month and year first above written.

Signed in the presence of:

Witness

Witness

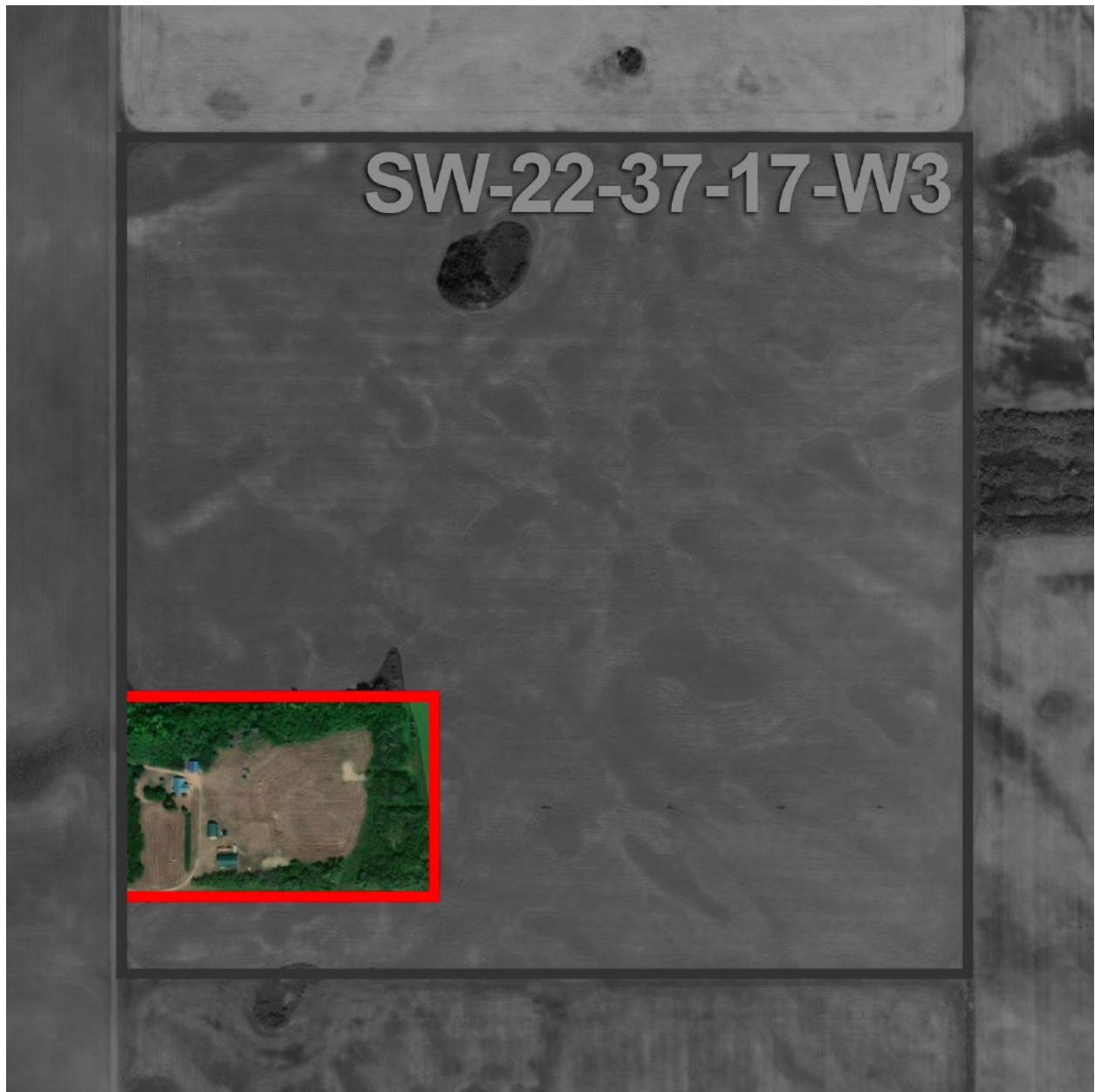
Witness

Landlord:

Tenant: GARY BRAITHWAITE

Tenant: BEV BRAITHWAITE

SCHEDULE "A"
The Premises



SCHEDULE "B"
The Easement Area

