

APPENDIX B

LAND LEASE



LEASE FOR FUR FARM

Under the provisions of Section 3(1) of The Lands Act, Chapter 36 of The Statutes of Newfoundland, 1991, Her Majesty the Queen in right of Newfoundland represented herein by the Honourable the Minister of Environment and Lands for the Province of Newfoundland (hereinafter called the "Minister") doth hereby **LEASE** and **DEMISE** unto

**John Albert Cabot of Conception Harbour
in the Electoral District of Harbour Main**

in the Province of Newfoundland (hereinafter called the "Lessee") the heirs, executors, administrators and assigns **ALL THAT** piece or parcel of land situate and being at **Lanse au Diable**, in the Electoral District of Eagle River, as more particularly described in Schedule A and delineated in Schedule B, with the appurtenances, except and reserved nevertheless out of this present lease to the Crown all minerals both metallic and non-metallic, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, building stone, volcanic ash, peat, coal, salt, natural gas, oil and related hydrocarbons in and under the said piece or parcel of land **TO HAVE AND TO HOLD** the said piece or parcel of land unto the Lessee for the term of **50 years** from the **04th day of May** A.D., 1974, **SUBJECT** to the reservation, terms and conditions hereinafter set out;

YIELDING AND PAYING unto the Crown, subject to the rental revision clause hereinafter appearing, as the price and consideration of the said lease, the sum of **\$8.00** per year payable on the **04th day of May** in each year, the first payment to be made on the execution of this lease. The lease is renewable upon application, subject to the terms and conditions in effect at the time of renewal;

PROVIDED ALWAYS that the Lessee covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule C of these presents;

PROVIDED ALWAYS that the Lessee, the heirs, executors, administrators and assigns shall make default in the performance of any of the provisions or conditions herein contained then this lease shall be null and void and the land hereby leased shall revert to the Crown and the Crown its servants or agents may immediately enter on and take possession of the same freed from all liability.

IN WITNESS WHEREOF The Minister of Environment and Lands for the Province of Newfoundland has hereunto subscribed her hand and the Seal of the Department of Environment and Lands has been hereunto affixed on the **04th day of May** A.D., 1974, **AND** the Lessee has hereunto subscribed his hand and seal.

SIGNED AND SEALED

by the Minister of Environment and Lands and
the Seal of the Department of Environment and
Lands hereunto affixed in the presence of:

Ann Marie Bastow

Witness

ANN MARIE BASTOW

A Commissioner for Oaths in and
for Newfoundland. My Commission
expires the 31st day of December
1994.

SIGNED AND SEALED by the Lessee
on the **09 day of April** A.D.,
1974, in the presence of:

Heather Dalton

Witness

John Cabot
Lessee

SCHEDULE "A"

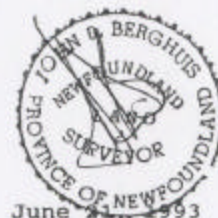
ALL THAT piece or parcel of land situate and being at Lanse au Diable, in the Electoral District of Eagle River abutted and bounded as follows:

THAT IS TO SAY: Beginning at a point on the western limit of Route 510 (30 metres wide), the said point being distant one-thousand four-hundred ninety-nine decimal two seven (1499.27) metres as measured on a bearing of north seventy-five degrees thirty-one minutes fifty seconds west (N 75-31-50 W) from the southwestern most corner of land described in Residential Lease No. 73646 issued by the Crown to Walter Fowler;

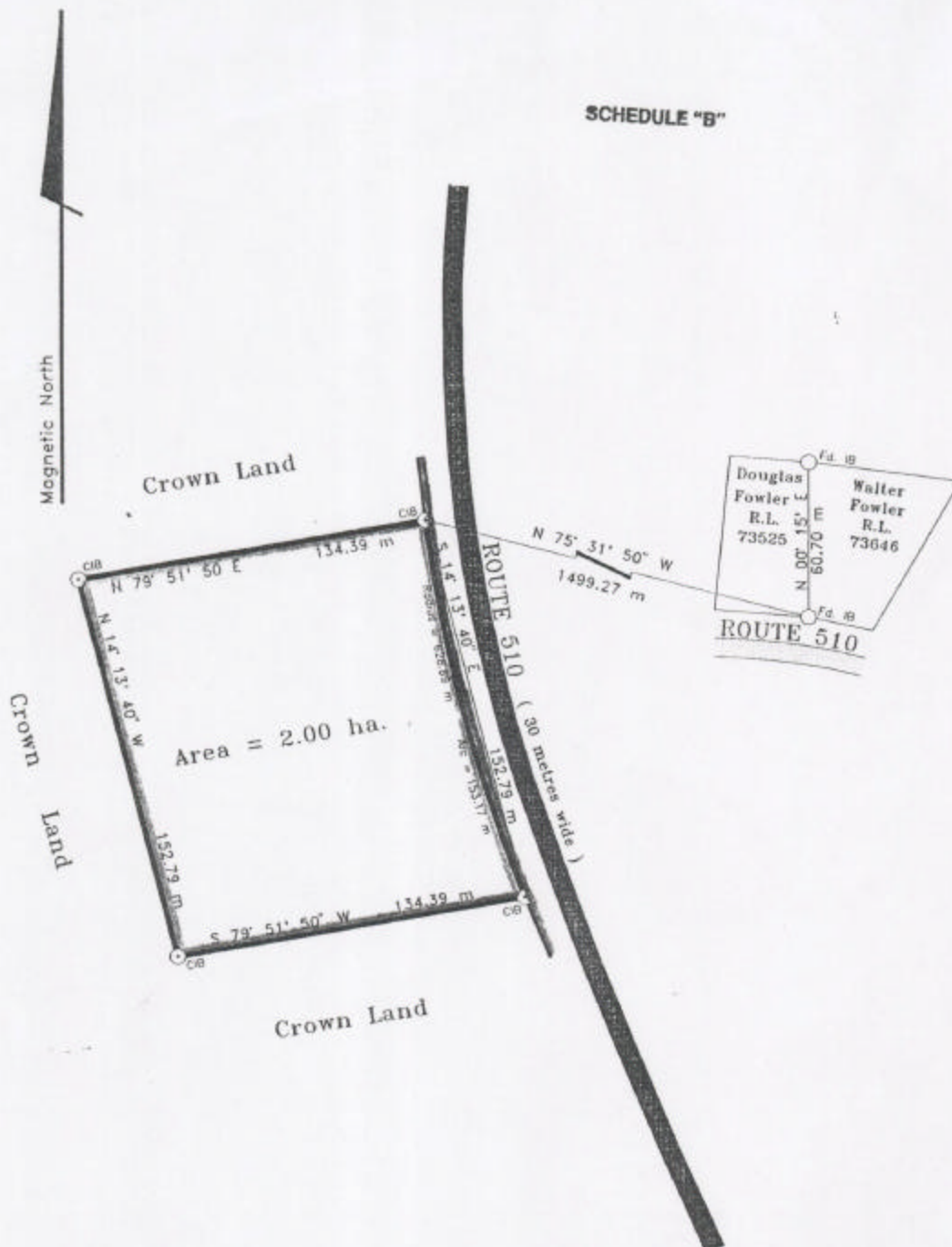
THENCE along the said western limit of Route 510 (30 metres wide) running along a curve to the left having a radius of six hundred and twenty-eight decimal eight nine (628.89) metres to a point being distant one hundred and fifty-two decimal seven nine (152.79) metres as measured on a bearing of south fourteen degrees thirteen minutes forty-seconds east (S 14-13-40 E) from the last mentioned point;

THENCE by Crown Land south seventy-nine degrees fifty-one minutes fifty seconds west (S 79-51-50 W) one-hundred thirty-four decimal three nine (134.39) metres, north fourteen degrees thirteen minutes forty seconds west (N 14-13-40 W) one-hundred fifty-two decimal seven nine (152.79) metres, north seventy-nine degrees fifty-one minutes fifty seconds east (N 79-51-50 E) one-hundred thirty-four decimal three nine (134.39) metres, more or less to the point of beginning and containing an area of 2.00 hectares.

All bearings refer to Magnetic North.



SCHEDULE "B"



ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - NO SCALE FACTOR USED
 ALL LINES OPEN
 (C) CIB CAPPED IRON BAR
 (O) IB IRON BAR
 Fd. FOUND

SCALE 1 : 2000



L-73768

June 21, 1993

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