



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0023 039 175 4;13;61;34;;3,4,5,6 720139

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 13 TOWNSHIP 61
SECTION 34
THE WHOLE OF LEGAL SUBDIVISIONS 3 AND 4 AND ALL THOSE PORTIONS OF LEGAL
SUBDIVISIONS 5 AND 6 NOT COVERED BY THE WATERS OF WAYETENAW LAKE, AS SHOWN ON
A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 27TH DAY OF
SEPTEMBER A.D. 1919, CONTAINING 51.6 HECTARES (127.60 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
720139	20/03/1952			NOT ESTABLISHED

OWNERS

MUNICIPAL DISTRICT OF SMOKY LAKE NO 89.
OF SMOKY LAKE
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
752 073 772	19/06/1975	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.
832 041 220	21/02/1983	CAVEAT RE : LEASE CAVEATOR - BRENDA MINES LTD. 300, 444-5 AVE SW CALGARY ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

720139

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
892 097 792	28/04/1989	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. ATTENTION: LAND DEPARTMENT P.O. BOX 6926 STATION D CALGARY ALBERTA T2P2G1 AGENT - ANDREA M CLARK (DATA UPDATED BY: CHANGE OF ADDRESS 982236555) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 052133975)
892 097 793	28/04/1989	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. ATTENTION: LAND DEPARTMENT P.O. BOX 6926 STATION D CALGARY ALBERTA T2P2G1 AGENT - ANDREA M CLARK (DATA UPDATED BY: CHANGE OF ADDRESS 982236781) (DATA UPDATED BY: TRANSFER OF CAVEAT 052133966)
922 205 173	15/07/1992	UTILITY RIGHT OF WAY GRANTEE - SIGNALTA RESOURCES LIMITED. AS TO PORTION OR PLAN:9221994
102 441 754	17/12/2010	CAVEAT RE : LEASE INTEREST CAVEATOR - CORRIDOR COMMUNICATIONS, INC. 7640 8 ST NE CALGARY ALBERTA T2R8X4 AGENT - RODD C THORKESSON
152 003 735	06/01/2015	NOTICE OF SECURITY INTEREST RE : FIXTURES IN FAVOUR OF - CANADIAN IMPERIAL BANK OF COMMERCE. 9TH FLOOR, 855 - 2ND STREET SW CALGARY ALBERTA T2P4J7 DEBTOR - CORRIDOR COMMUNICATIONS, INC. 7640 - 8TH STREET NE CALGARY ALBERTA T2E8X4 AMOUNT: \$18,200,000 EXPIRES: 2024/12/23
152 033 903	29/01/2015	AMENDMENT

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$10,895,000
AFFECTS INSTRUMENT: 152003735

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
OCTOBER, 2023 AT 03:05 P.M.

ORDER NUMBER: 48505996

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

832041220

ORDER NUMBER: 48641560

ADVISORY

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CANADA }
PROVINCE OF ALBERTA } I, Margarete Baxter, Land Administrator
TO WIT: } of the City of Calgary
in the Province of Alberta,

make oath and say:

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

SWORN before me at the City of
Calgary in the Province of Alberta
this 17th day of February A.D. 1983.


Margarete Baxter



Robert Dean Smith
My commission expires 1984 December 17

A Commissioner for Oaths in and for the
Province of Alberta.

DATED December 17 3 32 P.M. 1983 220 '83 FEB 21

Ptn. SM/4 Section 34-61-13-1/4M
Certificate of Title No. 72-0-139

Caveat

Brenda Mines Ltd.
Oil and Gas Division
300, 444 - 5th Avenue S.W.
Calgary, Alberta
T2P 2T8



1/3 99

Caveat

TO THE REGISTRAR OF NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that we, Brenda Mines Ltd., Oil and Gas Division
(Insert name and address of caveator)
of the City of Calgary in the Province of Alberta,

claim (specify the estate or interest claimed) an interest by virtue of a certain Surface Lease dated December 07, 1982 between County of Smoky Lake No. 13 (Successor to Municipal District of Smoky Lake No. 89), as Lessor, and Brenda Mines Ltd., as Lessee,

in The Whole of Legal Subdivisions Three (3) and Four (4) and all those Portions of Legal Subdivision Five (5) and Six (6) not covered by the Waters of Wayerenaw Lake of Section Thirty-four (34) Township Sixty-one (61), Range Thirteen (13), West of the Fourth Meridian, as shown on a Plan of Survey of the said Township signed at Ottawa on the 27th day of September A.D. 1919, containing (127.60) Acres, More or Less.

Subject to the Provisoes of Paragraph (1) Section (8) of the Provincial Lands Act. Excepting Thereout All Mines and Minerals.

Surface Lease covers Well Site and Access Road comprising of 4.92 Acres, More or Less

being lands described in Certificate of Title, 72-0-139 standing in the register in the name of Municipal District of Smoky Lake No. 89 and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

We APPOINT 300, 444 - 5th Avenue S.W.
at the City of Calgary in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

DATED this 17th day of February A.D. 19 83

Signature of the Caveator or his Agent
Margarete Baxter

CANADA } I, Margarete Baxter
PROVINCE OF ALBERTA } of the City of Calgary
TO WIT: } in the Province of Alberta,

make oath and say:

1. THAT I am the within-named Caveator,
2. THAT I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the City of Calgary in the Province of Alberta
this 17th day of February A.D. 1983.

Robert Donn Smith
My commission expires 1984 December 17

A Commissioner for Oaths in and for the Province of Alberta.

(Caveator is defined as something attached to a man's name to show his rank, occupation, or place of residence, or otherwise to distinguish him.)

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

892097793

ORDER NUMBER: 48641560

ADVISORY

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Canada }
 Province of Alberta }
 To Wit: } I, Rose M. DesJardins
 of the City of Calgary
 in the Province of Alberta Land Administrator
(Occupation)
 make oath and say as follows:

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

Sworn before me at the City
 of Calgary
 in the Province of Alberta
 this 21st day of April
 19 89.

Rose M. DesJardins

[Signature]
 A Commissioner for Oaths LARRY W. LEFAIVRE
 in and for the Province of Alberta My Commission Expires
 August 30, 1990

892097793 REGISTERED 1989 4 28
 CAVE - CAVEAT ADR/JOLSON
 003 OF 0003

Caveat

I certify that the within instrument is duly
 Entered and Registered in the Land Titles
 Office for the South Alberta Land Registration
 District of Calgary, in the Province of Alberta.

Registrar
 A.L.R.D.

Solicitor's File No.

Canada }
 Province of Alberta }
 To Wit: } I,
 of the of
 in the Province of Alberta (Occupation)
 make oath and say as follows:

1. I am the within Caveator,
2. I believe that I have a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

Sworn before me at the
 of
 in the Province of Alberta
 this day of
 19

A Commissioner for Oaths
 in and for the Province of Alberta

caveat Forbidding Registration

70321

On the Registrar of the North Alberta Land Registration District.

Name in full) **Take Notice that BANKENO RESOURCES LIMITED**
 Address and Occupation) of the City of Calgary in the Province of Alberta,
(Occupation)
 claims an interest in the following lands by virtue of a Surface Lease dated March 16, 1989 between the MUNICIPAL DISTRICT OF SMOKY LAKE, as lessor, and BANKENO RESOURCES LIMITED, as lessee

Nature of Claim.

in
 The whole of Legal Subdivisions Three (3) and Four (4) and all those portions of Legal Subdivision Five (5) and Six (6) not covered by the waters of Wayatenaw Lake of Section Thirty Four (34), Township Sixty One (61), Range Thirteen (13), West of the Fourth Meridian, as shown on a Plan of Survey of the said township signed at Ottawa on the 27th day of September A.D. 1919, containing (127.60) acres, more or less.

Subject to the provisos of paragraph (1) section (8) of the Provincial Lands Act.

EXCEPTING THEREOUT ALL MINES AND MINERALS
GENERAL INTEREST
 (The general interest in this land is less than 20 acres)

Description of Land.

as more particularly described in certificate of title 72-0-139 standing in the register in the name of Municipal District of Smoky Lake No. 89, in the Province of Alberta

and it forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to this claim.

J Appolut
 P. O. Box 59,
 1000, 112 - 4th Avenue S. W.,
 Calgary, Alberta, T2P 0H3
 proceedings relating hereto may be served as the place at which notices and

Dated this 21st day of April, 1989.

Russ M. MacIntyre
 As Agent

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

102441754

ORDER NUMBER: 48641560

ADVISORY

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2010 DEC 15 10:00



CAVEAT

To: The Registrar of the North Alberta Land Registration District

TAKE NOTICE that **CORRIDOR COMMUNICATIONS, INC.** (the "Caveator"), hereby claims an interest in land pursuant to the provisions of a Lease Agreement dated November 9, 2010, between the Caveator, as Tenant, and **SMOKY LAKE COUNTY, formerly MUNICIPAL DISTRICT OF SMOKY LAKE NO 89**, as Landlord (the "Lease"), wherein:

- (a) the Landlord granted a leasehold interest to the Caveator in respect of the lands described within this Caveat for a term of Five (5) years;
- (b) the Landlord granted to the Caveator an option to renew the Lease for Three (3) further term(s) of Five (5) years each commencing upon the expiration of the initial term or prior renewal term of the Lease, as the case may be; and
- (c) the Landlord granted to the Caveator the right on, over and through the lands described within this Caveat for the purposes provided for within the Lease;

all as more particularly described within the Lease, all of which relates to the following lands:

**MERIDIAN 4 RANGE 13 TOWNSHIP 61
SECTION 34**

THE WHOLE OF LEGAL SUBDIVISIONS 3 AND 4 AND ALL THOSE PORTIONS OF LEGAL SUBDIVISIONS 5 AND 6 NOT COVERED BY THE WATERS OF WAYETENAW LAKE, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 27TH DAY OF SEPTEMBER A.D. 1919, CONTAINING 51.6 HECTARES (127.60 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

standing in the register in the name of **SMOKY LAKE COUNTY, formerly MUNICIPAL DISTRICT OF SMOKY LAKE NO 89**, and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject to my claim.

I APPOINT the following address as the place at which notices and proceedings relating hereto may be served:

**Corridor Communications Inc.
7640 – 8th Street NE
Calgary, Alberta
T2R 8X4**

DATED at the City of Edmonton, in the Province of Alberta, this 15 day of December, 2010.

CORRIDOR COMMUNICATIONS INC., by its
solicitor and agent,

Per: _____


Rodd C. Thorckelsson


CANADA
PROVINCE OF ALBERTA
TO WIT:

) I, Rodd C. Thorkelsson of the
) City of Edmonton, in the
) Province of Alberta,
) MAKE OATH AND SAY:

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

SWORN before me at the City of
Edmonton, in the Province of Alberta,
this 15 day of December, 2010.)




A Commissioner for Oaths in and for
the Province of Alberta

SHEILA MILDRED GABRUCK
COMMISSION EXPIRES
OCTOBER 28, 2013



102441754

102441754 REGISTERED 2010 12 17
CAVE - CAVEAT
DOC 2 OF 2 DRR#: D08CE3F ADR/SBURGESS
LINC/S: 0023039175

TOWER SITE LEASE AGREEMENT

In consideration of the rent (plus applicable taxes) set out in Schedule "C" payable by **Corridor Communications Inc.** (the "Tenant") to **Smoky Lake County** (the "Landlord"), the parties agree to the terms and conditions as set out below:

1. PRINCIPAL TERMS

- (a) **Rent:** Schedule "C"; \$3,500.00 per year plus G.S.T.
- (b) **Landlord's G.S.T. No:** 12166-5640 RT0001
- (c) **Term:** Five (5) years
- (d) **Commencement Date:** Commencing on the day on which the installation of the equipment beings on the Leased Premises
- (e) **Extensions:** Three (3) times 5 years
- (f) **Municipal Property Address:** SW 34-61-13 W4M
- (g) **Legal Property Address (the "Property"):** Schedule "A"
- (h) **Leased Premises:** Schedule "B"
- (i) **One Time Incentive Payment:** \$1,000 (One Thousand Dollars)

2. USE OF LEASED PREMISES

The Landlord hereby represents that they are the registered owner of the Property and grants to the Tenant permission to construct or install on the Leased Premises; a telecommunications tower, equipment shelter, all necessary cabling, and any other related equipment attachments (collectively the "Equipment"); and also grants to the Tenant permission to install, reconfigure, attach, operate, maintain and replace all of the initial and additional Equipment on the Leased Premises for telecommunications. The Tenant shall have the further right to construct and maintain both a utility easement and an access road to the Leased Premises, if required.

3. RENT

The Tenant shall pay to the Landlord rent as set forth in Schedule "C" (the "Rent"), for the use of and access to the Leased Premises as granted by the Landlord herein. The Tenant shall pay to the Landlord any goods and services tax which it is required to pay by law provided that the Landlord shall inform the Tenant of the applicable registration number. The Landlord and the Tenant each agree to use good faith efforts to refrain from disclosing the financial terms of this Agreement, except that either party may disclose the financial terms of this Agreement if required by law or regulation.

4. TENANT'S CONDITIONS

- (a) The Tenant must obtain at its expense all municipal, provincial, federal or other governmental approvals required for the construction and installation of the Equipment on the Leased Premises on terms and conditions satisfactory to the Tenant in its sole discretion: and
- (b) The Tenant must verify that the Property is both technologically and economically viable for the Tenant and for its intended use and business.

If any of the above conditions are not satisfied or waived by the Tenant, then this Lease shall be null and void.

5. OPTION TO EXTEND

Provided the Tenant is not in breach of the Lease at the expiry of the Term, the Tenant shall have options to extend the Term of the Lease as specified in Section 1(e) upon the same terms and conditions as contained in the Lease save only for the annual gross rent for any further option(s) to extend as outlined in Schedule "C". To exercise an Option to Extend, the Tenant shall give notice in writing to the Landlord no later than ninety (90) days prior to the date of the expiry of the then current Term.

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6. **ASSIGNMENT**

The Tenant shall be permitted to assign, sublet or license the whole or any part of the Equipment or Leased Premises and rights of access without the consent of the Landlord to any assignee, sublessee or licensee (the "Assignee") provided that the Assignee(s) agrees to be bound by the terms and conditions of this Lease.

7. **TENANT'S WORK**

- (a) The Tenant shall, at its own expense, install, attach, repair, operate and maintain its Equipment in a good and workmanlike manner. All installation, reconfiguration, attachment, maintenance, repair and operation to be carried out under this Lease by the Tenant shall be done at the Tenant's expense and risk. Upon the expiration or earlier termination of this Lease, the Tenant agrees to repair at the Tenant's cost and expense to the reasonable satisfaction of the Landlord, all damages, structural or otherwise, save and except for reasonable wear and tear, that may be caused to the Landlord's property, including all buildings on the Property by reason of the installation, reconfiguration, attachment, maintenance, operation or removal of the Tenant's Equipment.
- (b) The Tenant and any Assignee may make any alterations and/or improvements during the Term and any extension thereof without requiring the consent of the Landlord. Such alterations and/or improvements may include, but are not limited, to the expansion of existing or the addition of new, equipment shelter(s), apparatus, fixtures, cabling, attachments or any other equipment required by the Tenant or any Assignee for the purpose of operating, maintaining or expanding the Tenant's telecommunication network.
- (c) The Landlord agrees that the Equipment shall not become fixtures of the Lease but shall be and remain the property of the Tenant and may be removed from the Leased Premises at any time from time to time by the Tenant during the Term or within a reasonable time after expiration or early termination of this Lease, so long as the Tenant makes good any damage caused by such removal, reasonable wear and tear excepted. Failure by the Tenant to remove the Tower and Equipment after receipt of at least ninety (90) days prior written notice by the Landlord to remove same upon the expiration or early termination of this Lease will enable the Landlord to remove the Equipment at the reasonable expense of the Tenant.

8. **ACCESS**

The Landlord grants to the Tenant, its agents, employees, contractors, or to an Assignee, all rights of direct access, twenty-four (24) hours a day, seven (7) days a week, to the Property, and such other rights as are necessary to enable the Tenant, its agents, employees, contractors or any Assignee to install, reconfigure, attach, operate, maintain and replace the Equipment, including but not limited to connecting its Equipment to the public telephone and utility networks, as per the public telephone and utility's requirements or recommendations and any required right-of-ways which may be detailed in Schedule "D". The Tenant, at its expense, shall prepare a sketch or if necessary plan of survey outlining the Leased Premises and all rights of access to and egress from the Property. Such plan shall be forwarded to the Landlord. Access keys shall be provided by the Landlord to the Tenant if and when keys are requested by the Tenant.

9. **ADDITIONAL TAXES**

The Tenant shall pay any new taxes, rates, fees or assessments of every description, and licenses, which may be charged or imposed by an authority for the rights granted within the terms of this agreement. The Tenant shall not pay any taxes, rates, fees or assessments, or portions thereof, unless it can be demonstrated that such costs have been assessed as a direct result of the Tenant's use of the Leased Premises.

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10. ELECTRICITY

The Tenant shall be responsible for its electrical connection costs and for the electrical consumption used on the Leased Premises. Where permitted by the local power utility, the Tenant shall at its expense install a separately metered power subservice; such electrical consumption shall be billed separately by the local power utility to the Tenant.

11. FAILURE TO PAY RENT

If the Tenant defaults at any time in any rental payment required under this Lease during the Term or any extension, or breaches any term or condition of this agreement, the Landlord shall give the Tenant written notice of such default. The Tenant shall correct the default within thirty (30) days after notice to tenant and if the default remains outstanding on the thirty first (31st) day the Landlord may terminate this Lease forthwith, except in the event that such default reasonably requires more than thirty (30) days to correct in which case the Tenant shall have a reasonable time to cure such default.

12. OVERHOLDING

If the Tenant overholds the Leased Premises beyond the Term of this Lease or any extension of the Lease, the Tenant may continue such holding over as a tenancy from month to month, upon the same terms and conditions as contained in the Lease.

13. TERMINATION**13.1 Termination by Tenant**

The Tenant shall have the right to terminate this Lease upon written notice to the Landlord in the event of the occurrence of any of the following:

- (a) the Tenant is unable to secure, on terms and conditions reasonably satisfactory to the Tenant, all necessary consents, approvals, permits and authorizations of any federal, provincial or municipal governmental authority having jurisdiction over the installation, operation, maintenance, repair, replacement and removal of the Tenant's Equipment;
- (b) the Tenant's Equipment is damaged or destroyed and the Tenant determines that it will not effect repairs to, or replace, the Tenant's Equipment;
- (c) the Tenant no longer requires the Leased Premises;
- (d) the Landlord defaults in the observance or performance of any of the Landlord's obligations under this Lease, and such default continues for more than thirty (30) days after receipt of written notice of such default by the Landlord to the Tenant, unless such default cannot reasonably be cured within such thirty (30) day period, in which event the period for curing such default shall be extended for the minimum period of time reasonably required to effect such cure, provided that the Landlord promptly commences such cure with reasonable diligence;
- (e) the Landlord makes an assignment for the benefit of creditors or becomes bankrupt, or takes the benefit of, and becomes subject to, the legislation in force relating to bankruptcy or insolvency, it being understood that the appointment of a receiver, receiver/manager, or trustee of the property and the assets of the Landlord is conclusive evidence of insolvency.

13.2 Termination by the Landlord The Landlord shall have the right to terminate this Lease upon written notice to the Tenant in the event of the occurrence of any of the following:

- (a) The Tenant defaults in the payment of the Rent or any other sum due under this Lease, and such default continues for more than thirty (30) days after receipt of written notice of such default from the Landlord to the Tenant;
- (b) the Tenant defaults in the observance or performance of any of the Tenant's obligations under this Lease and such default continues for more than thirty (30) days after receipt of written notice of such default by the Tenant to the Landlord, unless such default cannot reasonably be cured within such thirty (30) day period, in which event the period for curing such default shall be extended for the minimum period of time reasonably required to effect such cure, provided that the Tenant promptly commences such cure with reasonable diligence; or

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- (c) the Tenant makes an assignment for the benefit of creditors or becomes bankrupt, or takes the benefit of, and becomes subject to, the legislation in force relating to bankruptcy or insolvency, it being understood that the appointment of a receiver, receiver/manager, or trustee of the property and the assets of the Tenant is conclusive evidence of insolvency.

13.3 Surrender Upon the expiration or earlier termination of this Lease, the Tenant shall remove the Tenant's Equipment from the equipment shelter, and shall be responsible for repairing any damage caused by such removal, except damage caused by ordinary wear and tear. If the Tenant does terminate early in accordance with section 13.1 then the Tenant shall only be responsible to pay rent to the date of terminations and if the tenant has prepaid rent for the entire year, then the Landlord shall readjust the rent accordingly.

14. EXCLUSIVE USE

The Tenant shall have the right to use or permit others to use the Leased Premises for the purpose of telecommunications.

15. RADIO FREQUENCY INTERFERENCE

- (a) The Landlord is indemnified from any consequences which may arise from interference caused to currently existing wireless providers situated on the Property. The Tenant shall use all reasonable commercial efforts not to cause interference with radio frequency equipment used by the other existing tenant(s) permitted to operate on the site. Should interference develop between radio frequency or any other existing equipment used by other existing tenants, the Tenant agrees to cooperate in determining the cause of such interference and implement a solution as quickly as possible.
- (b) The Landlord shall not permit another wireless provider to lease or occupy space on the Property if said provider's frequencies and/or equipment may interfere with the Tenant's equipment or system or the ability to provide services.

16. QUIET ENJOYMENT

The Landlord covenants with the Tenant for quiet enjoyment of the Leased Premises without any interruption or disturbance from the Landlord provided the Tenant performs all its covenants under this Lease.

17. INSURANCE

The Tenant shall, during the Term hereof, keep in full force and effect a policy of insurance with respect to the Leased Premises and the Property, in which the limit of Comprehensive General Liability insurance shall not be less than five million, dollars (\$5,000,000.00) per occurrence or accident. The Tenant agrees to indemnify the Landlord for any claims or damages caused by the Tenant, its agents, employees, contractors or by any Assignee, except for any damage, loss, injury or death which results from the negligence or willful default of the Landlord, its employees, agents or contractors. This shall be the limit of the Tenant's liability to the Landlord under this Lease.

18. ENVIRONMENTAL

The Landlord warrants, to the best of his knowledge, that the Leased Premises does not contain any toxic or hazardous substances or materials including any contaminants as defined in the Environmental Protection and Enhancement Act, (Alberta), (the "Contaminants"). If Contaminants are discovered by the Tenant during the Term or any extension thereof, the Landlord shall remove said Contaminants at its expense, or, at its option, indemnify and hold the Tenant harmless from any liability arising from the presence of such Contaminants on the Leased Premises.

The Tenant shall have the right to terminate this Lease, prior to occupancy, should a Phase I study determine the site is contaminated and the Landlord opts not to clean up or indemnify the Tenant if they opt to stay.

19. MODIFICATION

No change or modification to this Lease shall be valid unless it is in writing and is duly executed by both parties hereto.

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20. REGISTRATION AND NON-DISTURBANCE

The Tenant may register a caveat in respect of this Lease on title to the Property in order to show its interest herein if requested by the Tenant and the Landlord shall provide the Tenant with a legal description of the Property for such registration. The Landlord agrees to obtain from any purchaser or mortgagee a non-disturbance agreement agreeing to perform and be bound by the terms of this Lease. The Landlord further agrees to execute any further documents required and all direct costs shall be borne by the Tenant.

21. NOTICE

Any notice required by this Lease shall be made in writing and shall be considered given or made on the day of delivery if delivered before 5:00 p.m. by facsimile or by personal delivery upon any officer of the Tenant, or three (3) business days after the day of delivery if sent by prepaid registered mail. Either party may change its Mailing Address for notices in accordance with the provisions of this notice.

22. BINDING AGREEMENT

The Landlord covenants that he has good right, full power, and absolute authority to grant this Lease to the Tenant and this Lease shall be binding upon and shall enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, assigns and subsequent purchasers.

23. EXECUTION

This Lease shall not be in force or bind either of the parties until executed by all the parties named within the agreement.

INITIALS
SD

AB

24. ENTIRE AGREEMENT

This Lease contains the entire agreement between the parties hereto with respect to the Leased Premises and there are no prior representations, either oral or written, between them other than those set forth in this Lease. This Lease supersedes and revokes all previous negotiations, arrangements, options to lease, representations and information conveyed, whether oral or written, between the parties hereto. The Landlord acknowledges and agrees that it has not relied upon any statement, representation, agreement or warranty except such as is expressly set out in this Lease.

Date: DEC 10 / 2010

Date: Nov-9, 2010

Tenant: **Corridor Communications Inc.**

Landlord: **Smoky Lake County**

**#20 2150 29th St. NE
Calgary, Alberta Canada
T1Y 7G4**

**4612 McDougall Drive
Smoky Lake, Alberta Canada
T0A 3C0**

Per: [Signature] Per: [Signature]
Name: **JOHN SLATER** **AMIR BIGLOR**
Title: **VP FINANCE** **CEO**

[Signature]
Name: **Cony Ollikka**
Title: **Chief Administrative Officer**

I/We have authority to bind the Corporation

Mailing Address for Notices:

Mailing Address for Notices:

**#20 2150 29th St. NE
Calgary, Alberta Canada
T1Y 7G4**

**Box 310
4612 McDougall Drive
Smoky Lake, AB
TOA 3C0**

Attention: Lease Administrator

Tel: 587-952-0382

Tel: 780-656-3730

Cell: 587-888-1660

Cell:

Fax: 403-250-8356

Fax: 780-656-3768

INITIALS
[Signature]

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SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

LAND TITLE CERTIFICATE

S LINC SHORT LEGAL 0023 039 175 4;13;61;34;;3,4,5,6

LEGAL DESCRIPTION

TITLE NUMBER 720139

MERIDIAN 4 RANGE 13 TOWNSHIP 61 SECTION 34 THE WHOLE OF LEGAL SUBDIVISIONS 3 AND 4 AND ALL THOSE PORTIONS OF LEGAL SUBDIVISIONS 5 AND 6 NOT COVERED BY THE WATERS OF WAYETENAW LAKE, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 27TH DAY OF SEPTEMBER A.D. 1919, CONTAINING 51.6 HECTARES (127.60 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: FEE SIMPLE MUNICIPALITY: SMOKY LAKE COUNTY

REGISTERED OWNER(S) REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

720139 20/03/1952 NOT ESTABLISHED OWNERS
MUNICIPAL DISTRICT OF SMOKY LAKE NO 89. OF SMOKY LAKE ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

752 073 772 19/06/1975 UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.
832 041 220 21/02/1983 CAVEAT RE : LEASE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2 REGISTRATION # 720139
NUMBER DATE (D/M/Y) PARTICULARS

892 097 792
892 097 793
922 205 173
28/04/1989
28/04/1989
15/07/1992
CAVEATOR - BRENDA MINES LTD.. 300, 444-5 AVE SW CALGARY ALBERTA
UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL RESOURCES LIMITED. ATTENTION: LAND DEPARTMENT P.O. BOX 6926 STATION D CALGARY ALBERTA T2P2G1 AGENT - ANDREA M CLARK (DATA UPDATED BY: CHANGE OF ADDRESS 982236555) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 052133975)
CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. ATTENTION: LAND DEPARTMENT P.O. BOX 6926 STATION D CALGARY ALBERTA T2P2G1 AGENT - ANDREA M CLARK (DATA UPDATED BY: CHANGE OF ADDRESS 982236781) (DATA UPDATED BY: TRANSFER OF CAVEAT 052133966)
UTILITY RIGHT OF WAY GRANTEE - SIGNALTA RESOURCES LIMITED. AS TO PORTION OR PLAN: 9221994
TOTAL INSTRUMENTS: 005
THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF NOVEMBER, 2010 AT 01:45 P.M.
ORDER NUMBER:17714077 CUSTOMER FILE NUMBER:

INITIALS
S (M) AB

SCHEDULE "B"

PLAN OF LEASED PREMISES

Plan sketch on following page

Note: Plan not to scale

The Tower, Shelter and Equipment locations, connection to telephone, hydro service lines, and fibre are "proposed only" and subject to change upon site survey and completion of final construction drawings by Corridor.

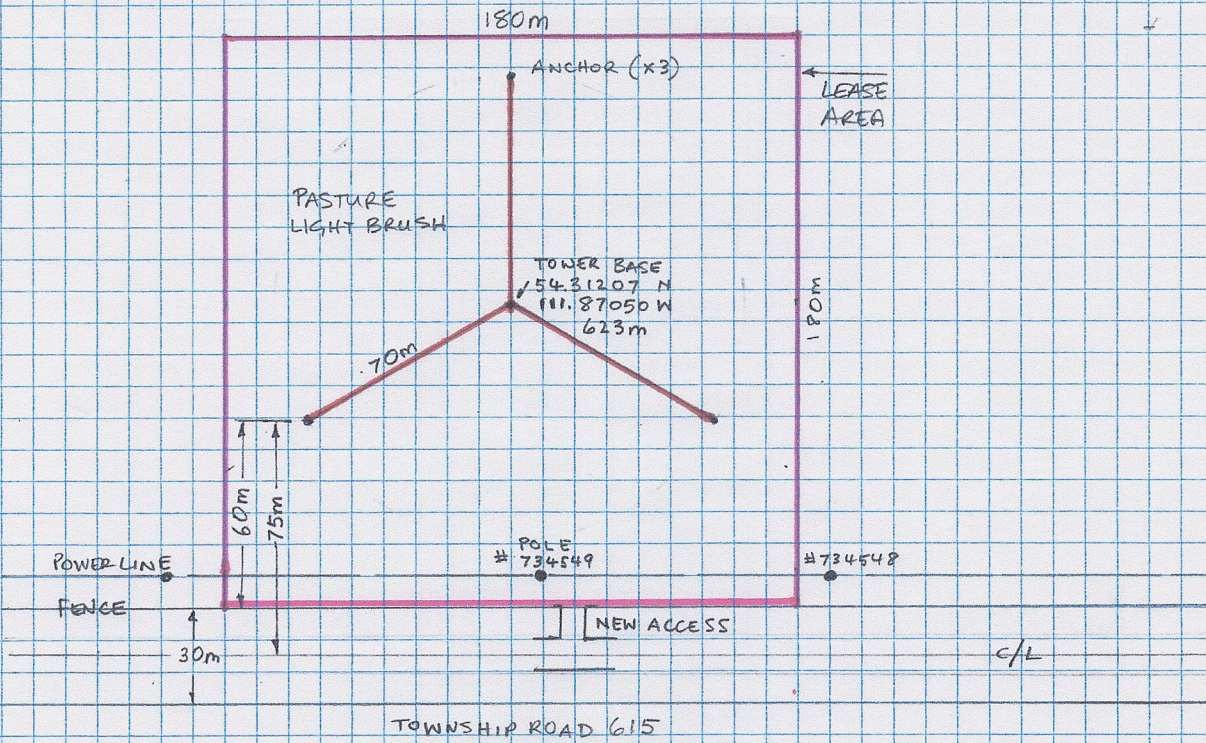
Easements, roads and utilities identified in the sketch are to be confirmed via survey.

INITIALS
<i>S</i> <i>AB</i> <i>AB</i>

CCI SITE: WHITEFISH LAKE
SW 34-61-13 W4M

SCALE: \square 10m
10m

↑
WAYETENAW
LAKE
>500m



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SCHEDULE "C"

ADDITIONAL PROVISIONS

RENT

The Tenant shall pay Rent to the Landlord as follows:

- (a) During the period commencing 01 January, 2011 and ending 31 December 2015, the Tenant shall pay to the Landlord annual rent in the amount of \$3,500.00, payable in advance.
- (b) Provided that the Tenant shall have exercised its first (1st) Option to Extend, during the period commencing 01 January, 2016 and ending 31 December 2020, the Tenant shall pay to the Landlord annual rent in the amount of \$4025.00, payable in advance.
- (c) Provided that the Tenant shall have exercised its second (2nd) Option to Extend, during the period commencing 01 January 2021, and ending 31 December 2025, the Tenant shall pay to the Landlord annual rent in the amount of \$4,628.00, payable in advance.
- (d) Provided that the Tenant shall have exercised its third (3rd) Option to Extend, during the period commencing 01 January 2026, and ending 31 December 2030, the Tenant shall pay to the Landlord annual rent in the amount of \$5,323.00, payable in advance.

INITIALS
JS (S)

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SCHEDULE "D"
CONSTRUCTION DRAWINGS

Tower Construction Drawing on following page.

Note: Tower base and Anchor engineering detail will depend on a geotechnical site analysis.

INITIALS
JS

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SCHEDULE "E"

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

FORM 31.1

**LAND TITLES ACT
(Section 161)**

I, _____ of _____, in the Province of Alberta,

MAKE OATH AND SAY:

1. I am an officer or a director of _____, named in the within annexed instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

SWORN before me at _____,)
 in the _____ of _____,)
 this _____ day of _____ A.D. 20__)

_____) _____
 _____) _____

A Notary Public

INITIALS
SB

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