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MORTGAGE

RECITALS

WHEREAS:

- A. The Mortgagor is or is entitled to become the registered owner of the Lands;
- B. The Mortgagee has agreed to lend an amount not to exceed the Principal Sum to the Mortgagor on the terms and conditions set out herein; and
- C. As security for repayment of the Principal Sum together with interest and performance of the covenants contained herein, the Mortgagor has agreed to grant this Mortgage in favor of the Mortgagee.

NOW THEREFORE in consideration of the covenants and promises contained herein, the Mortgagor and Mortgagee covenant each with the other as follows:

ARTICLE I - DEFINITIONS

1.1 In this Mortgage:

- (a) "Business Days" means days other than Saturdays, Sundays and statutory holidays in _____;
- (b) "Collateral Security" means the additional and collateral security, if any, which may be required by the Mortgagee to be granted or provided by the Mortgagor pursuant to the provisions of this Mortgage including, but without limiting the generality of the foregoing, the following:
 - (i) a promissory note in the amount of the Principal Sum granted by the Mortgagor to and in favor of the Mortgagee (the "Promissory Note");
 - (ii) an assignment of rents and leases in favour of the Mortgagee (the "Assignment"); and
 - (iii) a loan agreement between the Mortgagee and the Mortgagor dated effective the ____ day of _____, _____ (the "Loan Agreement").
- (c) "Commitment Letter" means any written correspondence from the Mortgagee to the Mortgagor, if any, setting out the terms by which the Principal Sum will be advanced, as amended, modified, supplemented, restated or replaced, from time to time;
- (d) "Hazardous Substances" means any substance which is hazardous to person or property and includes, without limiting the generality of the foregoing:
 - (i) radioactive materials;
 - (ii) explosives;
 - (iii) any substance that, if added to any water, would degrade or alter or form part of a process of degradation or alteration of the quality of that water to the extent that it is detrimental to its use by man or by any animal, fish or plant;
 - (iv) any solid, liquid, gas or odour or combination of any of them that, if emitted into the air, would create or contribute to the creation of a condition of the air that:
 - A. endangers the health, safety or welfare of persons or the health of animal life;



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