

- (b) **THE LESSEE** will maintain and keep the said building or buildings or other improvements or any replacements approved by the Lessor or his authorized representative on the said land for the full term of this lease. Where for any reason the said building or buildings are destroyed or removed, the Lessee will comply with Subsection (a) within two years of such removal or destruction to substantially replace the building, buildings or other improvements.
4. (a) **THE LESSEE** will keep the said land and all buildings that are now or that may in future be placed on the said land in a neat and sanitary condition and will dispose of all garbage, ashes and other refuse and waste matter at such times and in such manner as may at any time be requested by an officer of the Ministry of Environment, and the Lessee will provide such facilities and receptacles that may be required for waste disposal purposes and for keeping the said land and buildings in a sanitary condition.
- (b) **THE LESSEE** will accept and take part in any garbage disposal programme and will pay any charge for such services if such a programme becomes available during the term of this lease.
- (c) **IF DURING** the said term, sewer, water or power facilities are made available to the Lessee, the Lessee agrees to arrange for the extension of the said facilities at his own expense, to the said land within a time designated by the Lessor.
5. **THE LESSEE** will not remove any buildings, fencing, water systems or other improvements from the said land without the written consent of the Lessor.
6. **THE LESSEE** will pay all charges, taxes, rates and assessments that may at any time be charged on or against the said land or related to occupancy by the Lessee.
7. **THE LESSEE** will at all times maintain and carefully preserve the trees that are now or might in future be growing on the said land and will not cut, remove or otherwise interfere with the same without the written consent of the Lessor, except for limited removal that may be necessary to make room for any building or reasonable access to said buildings.
8. **IF THE SAID** land is situated or is included during the term of this lease in a Provincial Forest or a Provincial Park, the Lessee will comply with any special rules or regulations of the Forest or Park regarding sanitation, fire protection or other provisions for the public health, safety or pleasure or for the protection of timber or game and the Lessee will pay any additional charges for the provision of these services.
9. **THE LESSOR**, or any person authorized by him, or any officer of the Ministry of Environment may at any time during the said term enter on the said land and inspect its condition and the Lessee will provide any additional information that may be required for the Lessor to determine whether the said land is being used in a proper manner.
10. **THIS LEASE** is subject to the right of any person to enter and remain on the said land for refuge or to protect himself in the event of an emergency.

11. **IN ADDITION** to the covenants, conditions, stipulations and provisions expressed or implied in this lease, the lease is subject to all the applicable provisions of *The Provincial Lands Act, The Parks Act, The Fire Prevention Act, The Forest Resources Management Act, The Prairie and Forest Fires Act, The Public Health Act, The Wildlife Act, The Water Power Act, The Saskatchewan Watershed Authority Act, The Water Users Act, The Natural Resources Act, The Environmental Management and Protection Act, The Crown Minerals Act, The Oil and Gas Conservation Act, and The Power Corporation Act*, all of Saskatchewan, and to all the applicable provisions of the regulations now in force or that may be made under authority of the said Acts and the Lessee agrees to abide by all such provisions.
12. **IF THE SAID** land or any part of it is required for any work or works to be constructed under *The Saskatchewan Watershed Authority Act, The Water Power Act, The Water Users Act or The Irrigation Districts Act*, or for airplane landing fields or for beacons or if a railway company becomes entitled to a grant from the Crown of any part of the said land or for any other public purpose, the Lessor may cancel this lease or withdraw any portion of the said land from this lease by giving the Lessee thirty days notice in writing.
13. **THE LESSEE** will not sell, assign or transfer his rights or sublet the land or any of the rights or privileges of the Lessee covered by this lease without the consent in writing of the Lessor and subject to *The Provincial Lands Act* and regulations there under, any sale, assignment or transfer made with such consent must be registered in the Ministry of Environment.
14. **IN THE EVENT** of the Lessee's failing to pay the said rent or any charge when due, whether formally demanded or not, or failing to observe or perform any of the covenants, conditions, stipulations or provisos agreed to be observed or performed, or failing to comply with the provisions and conditions of any Act, regulation, law, bylaw, rule and order to which this lease is subject, or if it is used for any other purpose than that for which it was leased, the Lessor may cancel this lease after having given the Lessee thirty day's notice, and upon such termination all improvements on the land will become property of the Crown unless they are removed within six months, and provided that in case of such cancellation the Lessee will continue to be liable to pay, and the Lessor will have the same remedies for the recovery of any rent then due or accruing due as if this lease had not been cancelled but remained in full force and effect.
15. **THE LESSEE** agrees that the Lessor will not be liable to the Lessee or to any other person for any claim, demand, damages, or rights or causes of action arising out of or incidental to, or in any manner connected with, or directly or indirectly caused by this lease, or caused by or resulting from or incidental to the use and occupancy of the said land and the Lessee further agrees and obligates himself to protect and indemnify the Lessor against any and all claims, liabilities, demands, damages, rights or causes of action made or asserted by anyone arising out of or incidental to this lease or the use or occupancy of the said land.
16. **NO WAIVER** of a breach of any covenant, condition, stipulation or proviso contained in this lease will be binding on the Lessor unless such waiver is given in writing and any waiver will apply only to the particular breach so waived and will not limit or affect the Lessor's rights related to any other or future breach.

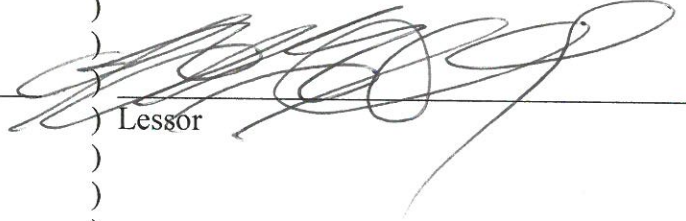
- 17. **NO IMPLIED** covenant or liability on the part of the Lessor is deemed to be created by the use of the word "lease" or by any other word in this lease.
- 18. **ANY NOTICE** or communication required to be given to the Lessee under this lease or which the Lessor may wish to give or serve on the Lessee, may be effectually and sufficiently given or served if addressed and mailed to the Lessee at the address shown in this lease.
- 19. **THIS LEASE** shall ensure to the benefit of and be binding on the respective heirs, executors, administrators, successors and assigns of the signing parties and the expression "Minister" shall be construed as including the successors in office of the Minister of the Ministry of Environment.
- 20. **WHEREVER THE** singular or the masculine is used in this lease, it will be construed as meaning the plural or the feminine or the neuter where the context so requires.
- 20. **THIS LEASE** shall supersede all pre-existing leases.

IN WITNESS WHEREOF an officer of the Ministry of Environment has set his hand and seal on behalf of the Lessor, and the Lessee has set his hand and seal.

SIGNED, SEALED AND DELIVERED
 on behalf of the Lessor in the
 presence of



Witness

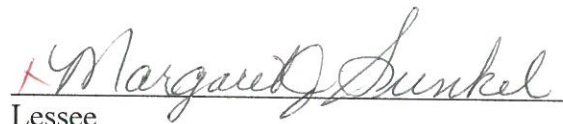


) Lessor

and by the Lessee in the
 presence of



Witness



) Lessee

Resource Crown Land Disposition

Little Bear Lake



Commercial Land Lease

Property No: 302455

Margaret Sunkel

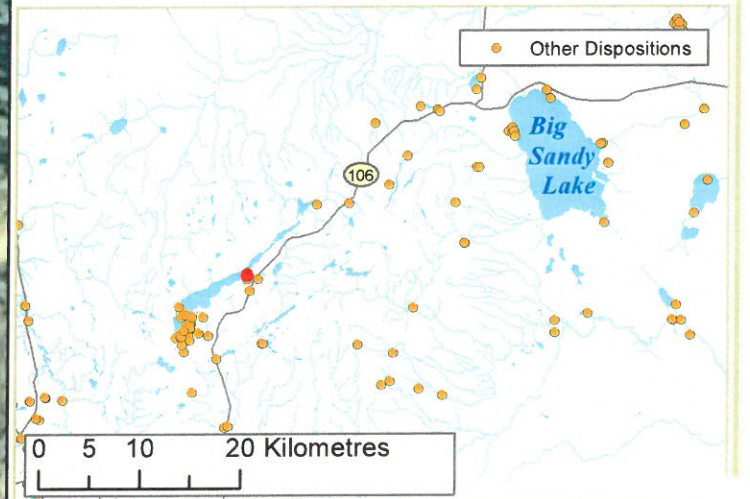
Parcel A: 0.18 Hectares

Parcel B: 0.32 Hectares

NE-02-62-18-2

Centroids

A	B
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54°20'12"N 104°34'56"W	54°20'13"N 104°34'58"W

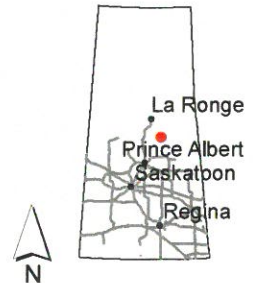


Projection, coordinate system and datum:
Universal Transverse Mercator,
Zone 13, NAD 83

Data sources:

- Crown Land Dispositions and Leases
Ministry of Environment
Landscape Stewardship Branch
- Waterbodies
CanVec
Natural Resources Canada
1:50,000
- Saskatchewan Upgraded Road Network
Ministry of Highways & Infrastructure
- Saskatchewan Geospatial Imagery Collaborative
Resolution: 60cm
Date acquired: 2008-2012

November 21, 2013



Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Comments/Questions - Contact
Client Service Office
1-800-567-4224