

CAMPSITE LICENSE

BETWEEN:

“RENTER”

Full Name

Address

City, Province, Postal Code

Telephone Number, Fax Number, Email Address

and

SEBA HUB INC. (“OPERATOR”)

o/a Kokanee Springs R.V. Park at Seba Beach, Alberta
Mailing Address: 53118 Hwy 31, Parkland County, AB T0E 2B0

NOTICE: It is recommended that the Renter obtain independent legal advice, but should the Renter choose to execute this License, the Renter expressly acknowledges having obtained such advice or hereby expressly waives obtaining it.

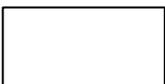
CAMPSITE LICENSE

This License dated as of _____, 2026.

ARTICLE 1 – BASIC TERMS

1.1 Basic Terms

- (a) (i) **Operator:** Seba Hub Inc.
- (a) (ii) **Address:** c/o Kokanee Springs R.V. Park
and Camping Resort
53118 Hwy 31, Parkland County,
Alberta T0E 2B0
- (b) (i) **Renter:** _____
- (b) (ii) **Address:** _____
- (b) (iii) **Email:** _____
- (b) (iv) **Telephone:** _____
- (c) **Campsite:** _____
shown for illustrative purposes on the
attached Schedule A
- (d) (i) **Term:** 1 year
- (d) (ii) **Summer Season:** May 1, 2026 – September 30, 2026
- (d) (iii) **Winter Season:** October 1, 2026 – April 30, 2027
- (e) (i) **Commencement Date:** May 1, 2026
- (e) (ii) **Expiry Date:** April 30, 2027
- (f) **Annual Rent:** \$_____ + GST



ARTICLE 2 – DEFINITIONS

2.1 Definitions

In this License:

- (a) **“Annual Rent”** means the amount in Section 1.1(f), plus GST.
- (b) **“Campground”** means those portions of the Land that are not the Campsite.
- (c) **“Campsite”** means the campsite identified in Section 1.1(c).
- (d) **“Curfew”** is defined in Schedule D.
- (e) **“Commencement Date”** means the date in Section 1.1(e)(i).
- (f) **“Entrance”** means the FOB-operated blocking device installed across the road permitting access to the Lands, as shown for illustrative purposes on the attached Schedule A.
- (g) **“Event of Default”** is defined in Section 14.1.
- (h) **“Expiry Date”** means the date set out or determined in Section 1.1(e)(ii).
- (i) **“Facilities”** means those facilities, improvements, installations and equipment on the Campsite which may include without limitation: roadways, parking areas, washrooms, showers, cook houses, playgrounds, recreational areas, landscaped areas, mechanical facilities, electrical facilities, waste disposal and recycling facilities, laneways, ramps and sidewalks.
- (j) **“Garbage”** is defined in Schedule D.
- (k) **“Land”** means those lands located in the Province of Alberta and having a legal description as set out in Schedule B (of for such part as may be designated by the Operator from time to time) as altered, expanded or reduced from time to time.
- (l) **“License”** means this license, all schedules attached hereto, and every properly executed instrument that by its terms amends, modifies or supplements this License.
- (m) **“Relocated Campsite”** is defined in Section 7.5.
- (n) **“Notices”** is defined in Section 13.1.
- (o) **“Utility Costs”** is defined in Section 5.3.
- (p) **“Operator”** means the party named as the Operator in Section 1.1(a)(i) and includes, without limitation, the operator’s directors, shareholders, officers, agents, servants, employees, contractors, successors and assignees.
- (q) **“Payment Date”** is defined in Section 5.1.

- (r) **“Person”** means any person, firm, partnership or corporation, or any group or combination of persons, firms, partnerships or corporations.
- (s) **“Recreational Trailer”** means any and all tents, trailers or vehicles, allowing for temporary overnight accommodations, including, without limiting the generality of the following: tent trailers, motorhomes, travel trailers, caravans, campervans, fifth-wheel trailers, popup campers, or truck campers.
- (t) **“Recreational Vehicle”** means any and all vehicles used for transportation, regardless of the type of motor (gas/electric), including, without limitation: cars, SUVs, trucks, vans, motorcycles, dirt bikes, motocross bikes, all-terrain vehicles, off-road vehicles, quads, trikes, dune buggies, golf carts, tractors, and/or utility vehicles.
- (u) **“Registration Form”** means the Registration of Recreation Vehicle and Recreational document attached hereto as Schedule C.
- (v) **“Rent”** means the Annual Rent, Utility Costs, and all other amounts payable by the Renter to the Operator under this License.
- (w) **“Renter”** means the party named as the Renter in Section 1.1(b)(i) and includes, without limitation, the Renter’s family members, friends, associates, acquaintances, or any other Person entering upon the Land under express or implied invitation of the Renter.
- (x) **“Summer Season”** means the portion of the Term described in Section 1.1(d)(ii) running from May 1, 2025 to September 30, 2025, subject to Section 4.2.
- (y) **“Tank Obligations”** is defined in Section 5.5.
- (z) **“Term”** means the period of time set out in Section 1.1(d)(i).
- (aa) **“Underground Tank”** is defined in Section 5.5.
- (bb) **“Winter Season”** means the portion of the Term described in Section 1.1(d)(iii) running from October 1, 2026 to April 30, 2027.

ARTICLE 3 – GRANT OF LICENSE

3.1 Grant

In consideration of the Rent, covenants and agreements hereinafter reserved and contained on the part of the Renter to be paid, observed and performed, the Operator grants a non-exclusive license of the Campsite to the Renter for the Term, subject to the terms and conditions of this License. The Operator grants to the Renter a non-exclusive License throughout the Term to the benefit or use (as may be appropriate) of the Campground which provides access to the Campsite or which are generally made available to all licensees of the Land, in common with other licensees of the Land and with all others entitled thereto, subject to the terms and conditions of this License.

ARTICLE 4 – TERM AND POSSESSION

4.1 Term

This License shall continue for the Term unless terminated earlier as provided in this License. The Term of this License is divided between the Summer Season and the Winter Season with differing terms and conditions as set out herein.

4.2 Summer Season

The Summer Season is the period of the Term referenced in Section 1.1(d)(ii). Notwithstanding Section 1.1(d)(ii), the Operator, at its sole and arbitrary discretion, may shorten the Summer Season on Notice to the Renter (the “Winter Notice”) for any reason including but not limited to, the weather, convenience, or causes beyond the Operator’s control, upon which the Winter Season shall begin early on the date specified in the Winter Notice, and all terms and conditions herein respecting the Winter Season shall apply from that date, all without refund or abatement of any Rent.

4.3 Acceptance of Campsite

The Renter shall keep the Campsite and surrounding areas clean, tidy, organized, and in good working condition without any defects, hazards or faults, inclusive of any personal property located thereon. The Renter shall notify the Operator of any defects in the Campsite no later than seven (7) days following the Commencement Date, after which the Renter shall be deemed to have accepted the Campsite in its existing state and the Operator shall have no further obligation or liability to the Renter for any defects, hazards or faults with respect to the Campsite.

ARTICLE 5 – RENT AND COSTS

5.1 Rent

The Renter shall pay to the Operator the entire Annual Rent of \$_____ plus GST no later than April 1, 2026.

The Renter acknowledges and agrees that all payments made to the Operator are fully earned upon receipt and are strictly non-refundable. The Operator shall not be obligated to provide a refund, prorated or otherwise, under any circumstances, including but not limited to early departure, eviction, or termination of this Agreement. The Renter at their option may prepay Annual Rent for next year in 12 equal interest-free monthly payments to the Operator beginning on the May 1, 2026 (“**Prepaid Rent**”). Provided that the Renter has duly paid all Prepaid Rent as aforesaid, the Operator shall reserve the Campsite for the Renter for the following year and apply Prepaid Rent to the Annual Rent payable pursuant to the license agreement to be entered into between the Renter and Operator for next year, which agreement may contain terms and conditions different from this License inducing but not limited to Annual Rent and changes in the Rules and Regulations. The Renter acknowledges that the Operator’s acceptance of Prepaid Rent does not create any extension or renewal of this License whatsoever. The Renter may at any time prior to March 1, 2027 demand by Notice to the Operator for total repayment of the Prepaid Rent, and the Operator shall return all Prepaid Rent to the Renter within 14 days.

5.2 Failure to Pay

If the Renter fails to pay the Annual Rent on or before the Payment Date, this License shall be voidable at the Operator's option which may be exercised by the Operator in its sole discretion, upon which exercise the Renter shall further be disentitled to license any other campsite in the Campground.

5.3 Utility Costs

The Renter agrees to pay all electrical and other utility charges, costs, fees, fines, and other expenses incurred or levied by utility providers in connection with this License or the Renter's use of the Campsite and Campground upon installation and commencement of actual readings ("**Utility Costs**").

If the Renter fails to pay any Utility Costs when due, the Operator may, but is not obligated to, pay such Utility Costs and immediately recover same from the Renter as Rent payable hereunder.

5.4 Payment of Rent – General

All amounts payable by the Renter to the Operator under this License shall be deemed to be Rent and shall be payable within 7 days of the Operator's invoice therefore and are recoverable as Rent in the manner herein provided, and the Operator shall have all rights against the Renter for default in any such payment as in the case of arrears of Rent. Rent shall be paid to the Operator, without deduction or set-off. Renter's obligation to pay Rent shall survive the expiration or earlier termination of this License.

5.5 Underground Tank

The Campsite contains an underground sewer holding tank (the "**Underground Tank**") that the Operator shall provide empty and in working condition at the beginning of the Summer Season, with availability date subject to weather delays and conditions. At the end of the Summer Season, the Renter shall empty and return the Underground Tank in a similar empty condition as at the beginning of the Summer Season, all at the Renter's sole expense (the "**Tank Obligations**"). Any underground Tank not returned in an empty condition will be subject to the Operator emptying the contents and charging for volume and an administration charge to keep the tanks in good working condition for the following year.

Unless the Operator's in-house septic service is unable to do so, the Renter shall retain the Operator's in-house septic service to complete the Tank Obligations at the then-current market rates (currently \$60.00 and \$100.00 when it's deemed emergency services) and subject to change. The Renter hereby indemnifies the Operator for all damages, claims, costs, expenses and charges incurred by the Operator that are related to the Renter's failure to fully fulfil the Tank Obligations. Renters will use best efforts to give 24 hours' notice to the Operator that the Renter requires the Underground Tank emptied or serviced and emergency services shall be deemed as an overflowing tank.

5.6 Dump Trucks

The Renter shall not retain, hire or bring any dump truck or heavy equipment onto the Lands except for those approved by the Operator in writing in its sole and unfettered discretion. The Operator may require the Renter to use the Operator's dump truck or other equipment.

ARTICLE 6 - USE OF CAMPSITE

6.1 Use - Generally

The Renter acknowledges and agrees that the Operator is providing the Renter with access to the Land for the use and enjoyment of the Campsite and the Campground that is temporary only. Upon the Operator's request, the Renter shall immediately provide proof of the Renter's primary residence in a form acceptable to the Operator.

The Renter acknowledges and agrees that the use of the Campsite, Campground, and Land shall be subject to Utility Costs and the Rules and Regulations attached at Schedule D, as may be amended by the Operator on Notice to the Renter.

6.2 Summer Season Use

The Renter acknowledges and agrees that during the Summer Season, only one (1) Recreational Trailer may be situated on the Campsite, and that the Campsite shall not be used for any permanent, seasonal, or long-term residence without the express written consent of the Operator.

6.3 Winter Season Use

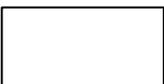
The Renter acknowledges and agrees that during the Winter Season, the Campsite shall be only used for the storage of one (1) Recreational Trailer and one (1) Recreational Vehicle. The Renter's access to the Land and Campsite during the Winter Season is strictly forbidden for any reason whatsoever unless prior written consent of the Operator is obtained. Such access during the Winter Season shall be at the sole discretion of the Operator and the sole responsibility of the Renter, and the Renter shall save harmless and indemnify the Operator from any and all costs, charges, claims, damages, or other liabilities whatsoever related to the Renter's access to the Land during the Winter Season.

6.4 Exclusive Rights

The Renter acknowledges that the Land, Campsite and Campground are the sole property of the Operator, and the Operator continues to operate its campsite business on the Lands independent of this License.

6.5 Compliance with Laws

The Renter shall at all times comply with all laws and regulations of general application of any competent authority having jurisdiction over the use and occupation of the Land including, without limitation, any federal, provincial or municipal by-laws, statutes, ordinances, codes, regulations, rules, order or decrees regulating, relating to or imposing liability or standards of conduct,



concerning development upon lands, environmental matters including, but not limited to, matters relating to air pollution, water pollution, noise control and hazardous materials.

6.6 Abandonment

The Renter shall not abandon the Campsite at any time during the Term without the Operator's written consent. For the purposes of this License, "abandon" means any consecutive period longer than or equal to 30 days during the Summer Season duration which the Renter does not spend any time occupying the Campsite.

6.7 Nuisance

The Renter shall not cause or maintain any nuisance in or about the Campsite, and shall keep the Campsite free of debris, rodents, vermin and anything of a dangerous, noxious or offensive nature or which could create a fire hazard or undue vibration, heat or noise.

6.8 Registration of Renter's Property

The Renter shall complete the Registration Form, attached hereto as Schedule C, providing the particulars of the Recreational Trailer and any Recreational Vehicles that will be used on the Campsite during the Summer Season, and stored on the Campsite during the Winter Season. The fully completed Registration Form(s) must be provided to the Operator prior to the Commencement Date.

ARTICLE 7 - CONTROL OF THE LAND

7.1 Control of the Land by Operator

The Operator shall have exclusive control of the Land, including the Campground and Campsite, and its management and operation. Without limiting the generality of the foregoing, the Operator may in its sole discretion:

- (a) make repairs, replacements, changes or additions to the Land, Campground, or Campsite, and other systems, Facilities, equipment and buildings on the Land;
- (b) deny the Renter and any other Person connected, directly or indirectly, with the Renter, to enter onto or access the Land, including use of the Campsite and Campground on the Land; and
- (c) Evict Persons on the Land, Campground, or Campsite, if such Person is not accompanied by the Renter.

7.2 No Interference by Renter

The Renter acknowledges and agrees that the Operator shall solely be responsible for the day-to-day management and administration of the Land and the Campground, and the Renter shall not prohibit, hinder, restrict or otherwise interfere with the Operator's day-to-day management and administration of the Land and the Campground.

7.3 Access by the Operator

The Operator may enter the Campsite at any time in the case of a real or apprehended emergency and otherwise with no prior notice and the Renter may have a representative of the Renter present to supervise such access: (a) to examine or inspect the Campsite; (b) to provide services or make repairs, replacements, changes or alterations as may be required or permitted under this License; and (c) to take such steps as the Operator may deem necessary for the safety, improvement or preservation of the Campsite. The Renter shall cooperate with the Operator in any such entry by the Operator into the Campsite but shall be permitted to have a representative on site to supervise such access.

7.4 Access by the Renter

The Renter shall access the Land and Campground only through the Entrance. Each Campsite shall be issued at minimum one FOB device capable of opening the Entrance and the Renter shall pay \$80.00 per FOB up to a maximum of two FOBs per site, with additional FOBs available for purchase at \$100.00 per FOB at the Operators discretion. The Renter shall be responsible for the FOBs and shall notify the Operator immediately if a FOB is lost or stolen. The Renter shall also be responsible for purchasing replacement FOBs at the cost of \$80.00 each plus administration fee of \$20.00. The FOBs shall remain the property of the Operator at all times. If the Renter will not enter into a License for the following year, the Renter shall return all FOBs and will be reimbursed \$80.00 per functioning FOB returned to the Operator.

The Renter acknowledges and agrees that their invitees shall not enter onto the Campground or occupy the Campsite without the Renter being present and responsible for such invitee. Any invitee of the Renter on the Campground will be immediately evicted if not with the Renter.

7.5 Relocation

The Renter may request to relocate from the Campsite to another available campsite (the "Relocated Campsite") by providing Notice to the Operator thereof. The Operator may grant or deny such request in its sole discretion and on payment of the Operator's relocation fee of \$200 plus GST and any related administrative fees of the Operator, which fees may be waived by the Operator in its sole discretion. The Renter shall move from the Campsite to the Relocated Campsite expeditiously and in any event within 7 days of the Operator's approval thereof. The Renter shall remove from the Campsite their Recreational Trailer, Recreational Vehicle(s) and any other personal property thereto, and the Renter shall restore the Campsite to its state as at the Commencement Date. Subject to alternative arrangements made in writing with the Operator.

7.6 No Alterations by Renter

Unless the Renter has obtained prior written consent from the Operator therefore, the Renter shall not:

- (a) Make, or allow to be made, any kind of improvement upon the Land, Campground, or Campsite;

- (b) Affix, or allow to be affixed, any kind of fixture upon the Land, Campground, or Campsite;
- (c) Remove, cut, alter, or allow the removal, cutting, or alteration, of any tree or other vegetation upon the Land, Campground, or Campsite;
- (d) Apply to, or deal with Parkland County, any regulatory bodies or other municipal authorities, with respect to the Land, Campground, or Campsite.

7.7 No Security

The Renter acknowledges and agrees that there is no supervision, security or surveillance of the Land at all or at any time and the access and use of the Land, Campground, and Campsite is at the sole risk of the Renter.

7.8 Lien or Encumbrance

The Renter agrees that this License shall not be registered against the Title to the Land, and that the Renter will not do anything or omit to do anything, which may result in a lien, encumbrance or charge being claimed or registered against the Land.

ARTICLE 8 - TAXES

8.1 Goods and Services Taxes

The Renter agrees to pay GST on all Rent payable hereunder.

ARTICLE 9 - INSURANCE

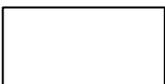
9.1 The Renter's Insurance

During the Term, the Renter shall take out and maintain at its own expense:

- (a) Owned automobile insurance with respect to the Recreational Trailer and all Recreational Vehicles brought onto the Campground by the Renter; and
- (b) Personal third party liability insurance against claims for third party bodily injury, including death, and property damage or loss arising out of the use or occupation of the Campsite, including but not limited to claims for forest fires caused or contributed to by the Renter or their invitees, and shall be for the amount of not less than two million (\$2,000,000.00) dollars combined single limit or such other amount as may be reasonably required by the Operator from time to time;

9.2 Proof of Insurance

The Renter shall provide to the Operator proof of valid insurance coverage, as required under section 9.1, prior to the Commencement Date, and within seven (7) days of receiving a request by the Operator for proof of insurance.



ARTICLE 10 – LIABILITY AND INDEMNITY

10.1 Indemnity by the Renter

The Renter understands that any risks associated with the access to the Land, which are heavily forested, are the sole responsibility of the Renter, and the Renter will indemnify and save harmless the Operator, the other licensees, and any other Persons on the Land, from any and all costs, charges, expenses, claims, damages, and/or other liabilities in any manner arising by the acts or omissions of the Renter or their invitees on the Land. The Renter further agrees to be liable to the Operator for the full legal costs, on a solicitor and own client basis, full indemnity basis, incurred by the Operator in enforcing any of the provisions of this License against the Renter.

10.2 Liability

The Renter acknowledges and agrees that the Operator, its directors, shareholders, officers, agents, contractors, and employees shall not be liable to the Renter for any loss, damage, injury, or death to the Renter, their invitees, family members, guests, or personal property, including but not limited to Recreational Trailers and Recreational Vehicles, unless caused by the willful neglect or wanton disregard of the Operator. In no event shall the Operator's liability to the Renter hereunder exceed the amount of Annual Rent.

ARTICLE 11 - TRANSFER OF LICENSE AND PROPERTY

11.1 Transfer of License by Renter

- (a) The Renter shall not sell, transfer, assign, sublet, or otherwise dispose of the Renter's interest in this License, in whole or in part, without the prior written consent of the Operator, which consent may be withheld at the sole and absolute discretion of the Operator. Any purported transfer without such consent shall be void and of no effect and shall constitute an Event of Default.
- (b) Any approved transfer shall be conditional upon the proposed new renter entering into a new License Agreement on terms satisfactory to the Operator, at the Operator's sole discretion, and paying all applicable fees including an administrative transfer fee of \$500.00 plus GST.
- (c) **Anti-Profiteering.** The Renter is strictly prohibited from demanding, collecting, soliciting, or accepting any premium, fee, key money, finder's fee, or financial consideration of any kind, whether direct or indirect, in connection with the transfer, assignment, or relinquishment of this License. The Renter may only recover from a proposed new renter an amount not exceeding the Renter's actual, documented, pro-rated portion of the Annual Rent already paid to the Operator for the unexpired portion of the current Term.
- (d) **Disclosure Requirement.** Both the outgoing Renter and the proposed new renter shall provide the Operator with a complete, truthful, written disclosure of all financial terms of their arrangement, including any amounts paid or to be paid for the Recreational Trailer, personal property, or any other consideration. Any failure to provide full disclosure, or any misrepresentation in such disclosure, shall constitute an Event of Default and grounds for immediate termination of this License.

(e) Consequence of Violation. Any violation of this Section 11.1, including any attempt to circumvent the anti-profiteering provisions, shall constitute an Event of Default entitling the Operator to immediately terminate this License, retain all Rent paid, and deny the Renter any future License on the Land.

11.2 Transfer of License by Operator

The Operator hereby covenants and agrees that the Operator may not sell, transfer, assign or otherwise dispose of its interest in the Land, unless the prospective purchaser agrees to be bound by the terms of this License.

11.3 Transfer of Recreational Trailer

To facilitate the option for the Renter to market and sell their Recreational Trailer together with a transfer of this License per Section 11.1, the Renter acknowledges and agrees that any such sale of a Recreational Trailer and transfer of this License shall incur a fee not greater than five percent (5%) of the sale price, payable to the Operator on or before the Recreational Trailer leaves the Campsite, or the completion of the sale, whichever is earlier. For greater certainty, this fee is in addition to the administrative transfer fee in Section 11.1(b) and is separate from the anti-profiteering provisions in Section 11.1(c).

ARTICLE 12 - SURRENDER

12.1 Possession

At the expiration or termination of this License, the Campsite shall immediately revert to the Operator and the Renter shall forthwith surrender the Campsite to the Operator. The Renter shall remove the Recreational Trailer, Recreational Vehicle(s) and any other personal property thereto from the Campsite, and the Renter must restore the Campsite to its state as at the Commencement Date. Any improvements affixed to the Campsite, the Campground or the Land are the property of the Operator, and the Renter shall have no rights thereto subject to alternative arrangement made in writing with the Operator. For clarity, any movable shed, gazebo, deck is deemed to be personal property of the Renter and are not fixtures.

12.2 Abandoned Property

Any Recreational Trailer, Recreational Vehicle, or personal property remaining on the Campsite more than 24 Hours after the expiration or termination of this License shall be deemed abandoned. The Operator shall provide Notice to the Renter at the Renter's last known address and email, and if the property is not claimed within thirty (30) days of such Notice, the Operator may dispose of the property by sale, donation, or destruction. The Operator shall apply the proceeds of any sale first to all amounts owing by the Renter to the Operator (including removal, storage, and disposal costs at a rate of \$50.00 per day), and shall hold any surplus for the Renter for ninety (90)

days, after which the surplus shall be forfeited to the Operator. The Renter shall remain liable for any deficiency.

ARTICLE 13 - NOTICE

13.1 Notices

All notices, requests, demands or communications (collectively "Notices") required by the terms hereof or permitted to be given by one party to any other party, shall be given in writing by any one or more of the following methods:

- (a) personal delivery;
- (b) email to the address provided by the party in Section 1.1;
- (c) text message to the telephone number provided by the party in Section 1.1;
- (d) posting on or at the Campsite; or
- (e) posting at the Campground office, entrance gate, or community bulletin board.

All such Notices shall be deemed to have been received: (i) if delivered personally, at the time of delivery; (ii) if sent by email, at the time of transmission; (iii) if sent by text message, at the time of transmission; (iv) if posted at the Campsite, at 12:00 a.m. on the day following posting; and (v) if posted at the Campground office, entrance gate, or bulletin board, at 12:00 a.m. on the day following posting.

ARTICLE 14 - DEFAULT

14.1 Events of Default and Remedies

- (a) An event of default ("**Event of Default**") occurs:
 - (i) If the Renter fails to pay any Rent in accordance with this License and such default shall continue for 5 days following written notice by the Operator requiring the Renter to pay the same; or
 - (ii) If the Renter fails to perform any of the terms or conditions herein (including Schedules) other than payment of Rent, and such default shall continue for 5 days following Notice by the Operator thereof (except where such default results in immediate termination, in which case such Event of Default occurs immediately on written notice by the Operator thereof);
- (b) Upon an Event of Default, the Operator may do any or all of the following, at the Operator's sole and arbitrary discretion:
 - (i) Immediately terminate this License and keep all Rent;

- (ii) Enter the Campsite and remove the Renter, all other Persons, the Recreational Trailer, the Recreational Vehicle(s) and any other personal property thereto, at the sole cost to the Renter;
- (iii) License the Campsite to another person;
- (iv) Pursue any other rights or remedies that the Operator may have against the Renter pursuant to this License or at law or otherwise;
- (v) Install cement bollards, or other barricades, to prevent the removal of any Recreational Vehicle or Recreational Trailer in the event of default of Rent.
- (vi) Deny the Renter, and any guest, visitor, or invitee of the Renter, entry to the Land entirely, including for the purpose of accessing or retrieving personal property

14.2 Force Majeure

No failure or omission by the Operator in the performance of any obligation of this License will be deemed a breach of this License or create any liability, if the same will arise from any cause or causes beyond the control of the Operator, including, but not limited to, the following: acts of God; acts or omissions of any government; any rules, regulations or orders issued by any governmental authority or by any officer, department, agency or instrumentality thereof; fire; flood; storm; earthquake; accident; war; rebellion; insurrection; riot; and invasion. In the event the Summer Season is shortened or cancelled by any cause or causes beyond the control of the Operator, the Rent is non-refundable and no portion shall be rebated nor returned to the Renter.

14.3 Deemed Troublesome

The Operator may, in its sole discretion, designate the Renter as "Deemed Troublesome" if the Renter's conduct, attitude, or behavior harms or risks harming the safe, orderly, or enjoyable operation of the Land for others. The Operator will provide **Notice** to the Renter, who then has 24 hours to acknowledge the notice, agree to improve, and demonstrate immediate fixes. If the Renter fails to do so, the Operator may immediately evict the Renter, deny access, remove and store property at the Renter's cost (deeming it abandoned after 30 days), involve law enforcement, and take other necessary steps—all without refund, further notice, or liability. This remedy is cumulative with others in this License.

ARTICLE 15 - MISCELLANEOUS

15.1 Acknowledgement of License Terms

The undersigned signature hereto and initials on each page confirms that he/she has read the License, and the undersigned acknowledges, agrees, covenants and undertakes to comply with the same at all times.

The captions, headings, section numbers and article numbers do not define, limit, construe or describe the scope or intent of this License.

15.2 Counterparts and Electronic Execution

This License may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. This License may be executed and delivered by electronic signature, which shall be deemed an original signature for all purposes.

15.3 Amendment of Rules and Regulations

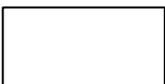
The Operator reserves the right, at its sole discretion, to amend, supplement, or replace any or all of the Rules and Regulations set out in Schedule D at any time during the Term, as deemed necessary for the safe, orderly, and efficient operation of the Land.

15.4 Joint and Several Liability

If more than one Person executes this License as Renter, each such Person shall be jointly and severally liable for all obligations of the Renter under this License.

15.5 Entire Agreement

This License contains the entire agreement between the parties, so that they shall forever be prevented from asserting to the contrary that there is any additional condition, term, representation, warranty or collateral agreement other than as expressed herein. The License may only be altered or amended when such changes are reduced in writing and signed by the parties. The parties hereto shall execute and deliver all such further documents and instruments and do all acts and things as may be reasonably required to carry out the full intent and meaning of this License.



SIGNATURE PAGE

SIGNED and DATED, this _____ day of _____ 2026.

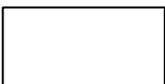
(Witness)

(Renter)

(Witness)

(Renter)

(SEBA HUB INC.)



SCHEDULE A – MAP



SCHEDULE B – LEGAL DESCRIPTION

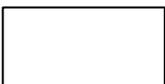
Legal Description of the Land:

THE MOST SOUTHERLY SIXTY (60) RODS THROUGHOUT OF THE NORTH EAST QUARTER OF SECTION TWELVE (12) TOWNSHIP FIFTY THREE (53) RANGE SIX (6) WEST OF THE FIFTH MERIDIAN, CONTAINING 24.3 HECTARES (60 ACRES), MORE OR LESS

EXCEPTING THEREOUT:

0.615 HECTARES (1.52 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 1240PX

EXCEPTING THEREOUT ALL MINES AND MINERALS



SCHEDULE C – VEHICLE REGISTRATION FORM

Recreational Trailer (Trailer, Motorhome, Camper, etc.)

Make:

Model:

Serial Number:

Insurance Provider:

Insurance Policy:

Recreational Vehicle(s) (Truck, Car, Van, SUV, Motorcycle, ATV, Golf Cart etc.)

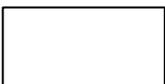
Make:

Model:

Serial Number:

Insurance Provider:

Insurance Policy:



SCHEDULE D – RULES AND REGULATIONS

The following rules and regulations may be amended from time to time. Breach of any rule or regulation amounts to a substantial breach of the License, and may result in the immediate termination of the License, and the immediate eviction from the Land.

1. There shall be a restriction on noise between the hours of 11:00 p.m. to 8:00 a.m. from Sunday to Thursday and from 12:00 midnight to 8:00 a.m. on Friday and Saturday; the Renter shall make every effort at all times to minimize noise, including restricting use of any and all musical, radio, television, or other like device at the Campsite or on the Campground and Land (the "Curfew"). No large parties, loud music or offensive partying noise of any kind shall be permitted on the Campsite, Campground and the Land at any time during the Curfew hours. Any and all noise complaints will be adjudicated by the Operator, and the Renter will abide by any and all decisions of the Operator, at the Operator's sole and arbitrary discretion.
2. All minors on the Land shall be under adult supervision at all times. The Renter assumes all liability for any minor brought to the Campsite, Campground and Land by the Renter, either directly or indirectly, and the Renter will save harmless and indemnify the Operator from any and all liability incurred by the use of the Campsite, Campground and/or the Land by the minor, including any damages for injury or death.
3. All use of playgrounds and other recreational areas at the Campground or on the Land by minors must be accompanied by and supervised by an adult at all times. The Renter assumes any and all liability for any use of playgrounds and other recreational areas (i.e. horseshoe pits, playgrounds, driving range, green spaces, cookhouses), and the Renter will save harmless and indemnify the Operator from any and all liability incurred by the use of the playgrounds and other recreational areas, including any damages for injury or death.
4. The Renter is responsible for all guests, whether or not the guest was directly or indirectly invited to the Land by the Renter, and the Renter will be charged the daily rate of \$5.00 per guest for any Recreational Vehicle(s) brought to the Campsite, the Campground or Land by the guest, regardless whether or not the Recreational Vehicle brought to the Land by the guest is on the Renter's Campsite, to be paid within 30 days of the Operator's invoice therefor. The Renter assumes all liability for any use of the Campsite, Campground and the Land by their guest, and the Renter will save harmless and indemnify the Operator from any and all liability incurred by the use of the Campsite, Campground and Land by their guest, including any damages for injury or death.
5. Any abuse, verbal, physical or otherwise, of the Operator or any person under the authority of the Operator, by any person on the Land, will result in the immediate eviction of that person from the Land and the immediate termination of this License.
6. Any person committing a criminal offence on the Land will be subject to the full extent of the law, and will result in the immediate eviction of that person from the Land and the immediate termination of this License.

7. No weapons of any kind are allowed at the Campsite, Campground and Land. The definition of weapon is at the sole discretion of the Operator. Any person caught with a weapon will be subject to the full extent of the law, and will result in the immediate eviction of that person from the Land and the immediate termination of this License.
8. There shall be no fighting, violence or threats of any kind tolerated on the Land. Any person caught fighting, committing violence or making threats of any kind will be subject to the full extent of the law, and will result in the immediate eviction of that person from the Land and the immediate termination of this License.
9. Any person who commits vandalism of any kind on the Land will be subject to the full extent of the law, and will result in the immediate eviction of that person from the Land and the immediate termination of this License.
10. There shall be no fireworks on the Land whatsoever, save and except with the consent of the Operator, and any unauthorized use of fireworks on the Land by any person will result in the immediate eviction of that person from the Land and the immediate termination of this License.
11. There shall be no littering; any Renter caught littering will be immediately evicted. The Renter shall keep or cause to be kept the Campsite, Campground and Land in a clean, neat and tidy manner, free from garbage, rubbish or refuse of any kind ("Garbage"), and any and all Garbage shall be removed forthwith on a regular and timely basis. The Renter will make every effort to recycle in the designated recycle bins. The Renter will not transport or bring any Garbage from outside of the Campground and Land, onto the Campground and Land, and breach of this provision will result in immediate termination of this License and the eviction of the Renter from the Land. All costs to dispose of the Renter's Garbage will be charged to the Renter and such Utility Costs are the sole responsibility of the Renter.
12. The Campsite must be maintained in a clean, neat and tidy manner at all times. Any unnecessary storage of personal property on the Campsite may result in termination of this License, and any Utility Costs to rectify and clean up the Campsite will be charged to the Renter.
13. All pets must be leashed at all times (no exceptions). Any pet not on a leash or any stray pet on the Land will be removed by the local authorities. The pet owner is responsible for cleaning up after their animal, including the removal of any excrement. The Renter agrees to pay a \$200.00 administrative fee if they or their invitees do not pick up after their pet(s). The Operator reserves the right, at the Operator's sole discretion, to restrict and prevent access to the Land by any pet, and the Renter shall provide proof of insurance for the pet, if requested by the Operator.
14. Campfires must not be left unattended at any time, and the Renter must have both a fire extinguisher and water hose ready and available to extinguish any fire, as required. The campfire must be fully extinguished prior to leaving the Campsite. Only fire pits or barbeques may be used; no other fires or flame sources are permitted. Failure to comply with any fire rule or regulation will result in immediate termination of this License and immediate eviction from the Land. The Operator reserves the right to restrict and/or

prevent any campfire, regardless of circumstances, if the Operator, at the Operator's sole discretion, deems such campfire a hazard.

- 15.** All Recreational Trailer and Recreational Vehicle(s) at the Campsite or on the Campground and Land must be registered and insured. Proof of registration and insurance must be immediately provided at the time of demand by the Operator or any representative of the Operator, and any failure to produce insurance on any Recreational Trailer and Recreational Vehicle(s) will result in the immediate seizure and removal of that Recreational Trailer and Recreational Vehicle(s), as well as the immediate eviction of the driver from the Land.
- 16.** All Recreational Vehicle(s) must be operated by persons of legal driving age, in possession of a valid Operator's license and the Recreational Vehicle(s) must be in compliance with all applicable laws governing the same. Any operation of any Recreational Vehicle(s) in any careless, reckless or dangerous manner will either result in the immediate seizure and removal of that Recreational Vehicle(s), as well as the immediate eviction of the driver from the Land, or will result in a written warning within 48 hours of the incident and a \$200.00 fine, of which the Operator has sole discretion
- 17.** All traffic and safety Notices and postings must be obeyed at all times. The maximum speed limit in the Campground is 10 kilometers per hour and the same will be strictly enforced. All Recreational Vehicle(s) must operate on the designated roads and trails on the Land at all times. All Recreational Vehicle(s) must operate in the Campground for ingress/egress to and from the Renter's Campsite only, and any unnecessary operation of Recreational Vehicle(s) in the Campground will result in immediate eviction of the driver from the Land. There shall be no usage or operation of any Recreational Vehicle on the Land during Curfew hours. At the Operators sole discretion anyone seen exceeding the speed limit with reasonable evidence, will be given a written warning within 48 hours and receive a \$200.00 fine.
- 18.** Golf Carts may be used within the Campground at leisure but must adhere to all traffic and safety Notices and postings at all times.
- 19.** The Renter will not suffer or permit any act of neglect which may in any manner, directly or indirectly, cause injury or damage to the Campsite, Campground and/or Land or to any improvements thereto. The Renter will be responsible for any and all damage to or on the Campsite, Campground or Land, howsoever caused by the Renter.
- 20.** There will be no cutting, sawing, hacking or other detrimental act done to any tree or other vegetation on the Campsite, Campground or Land.
- 21.** The Operator is not responsible for any electrical overload or damages connected thereto, whether caused by the Operator or another Renter, including any damages related to any inability to maintain food storage caused by the electrical overload.
- 22.** The Renter will not unnecessarily use electrical power, including leaving any electrical device on while the Renter is not present at the Campsite or Campground, and any unnecessary electrical use will be charged directly to the Renter and may result in the termination of this License.

- 23.** Space heaters, electric spot lights, refrigerators, stoves or any similar devices and appliances are strictly prohibited at the Campsite or on the Campground and the Land at any time, without written approval from the Operator and only upon payment of a fee, as directed by the Operator, at the Operator's discretion. Otherwise, only appliances and like devices inside and affixed to the Recreational Trailer are allowed.
- 24.** The water provided at the Campground and the Land is not fit for consumption in any manner whatsoever. The Renter is responsible to supply any and all potable water for consumption at the Campsite or on the Campground and the Land. The Operator is not liable for water consumption at the Campsite or on the Campground and the Land, including any consumption by the Renter, guests or pets, and the Renter will save harmless and indemnify the Operator against any liability arising from the same.
- 25.** Under no circumstance unless given written permission by the Operator can the Renter use a generator or inverter to power their Campsite or contents within. If given written permission by the Operator, the Renter agrees to operate the generator or inverter only between 9:00 am and 10:00 pm.
- 26.** Due to the limited water supply at the Campground and Land, the Renter will not excessively use any water source or supply at the Campground or on the Land, and the unnecessary use of any significant water source or supply, of any size or nature, is strictly prohibited. Water Pressure systems may only be used Tuesday or Wednesday afternoon from 1:00 p.m. to 5:00 p.m.
- 27.** At no times shall the Renter store, keep, use, retain, maintain, or otherwise possess noxious, toxic, dangerous, flammable or otherwise harmful materials at the Campsite, Campground or on the Land. The determination of harmful materials is at the sole and arbitrary discretion of the Operator, and any person in possession of such harmful material will be immediately evicted.
- 28.** Any unauthorized use of the Entrance, including opening any of the gates for any persons not approved or not authorized by the Operator, will result in the immediate termination of this License and eviction from the Land.
- 29.** All washroom key passes must be returned to the Operator prior to the end of the Summer Season.