MORTGAGE

THE LAND TITLES ACT (SASKATCHEWAN)

1.	NAME AND ADDRESS OF MORTGAGOR (THE "MORTGAGOR")											
2.	NAME AND ADDRESS OF ANY GUARANTOR (THE "GUARANTOR") (if applicable)											
3.	MAXIMUM PRINCIPAL AMOUNT FOR WHICH GUARANTOR IS LIABLE (if applicable) (If not completed, the Guarantor shall be liable for the full amount of the Mortgage)											
4.	NAME AND ADDRESS OF MORTGAGEE (THE "MORTGAGEE") Computershare Trust Company of Canada c/o First National Financial LP 16 York Street, Suite 1900 Toronto, Ontario M5J 0E6											
5.	LEGAL DESCRIPTION OF LANDS (THE "PROPERTY") Leasehold Interest Freehold Interest											
6.	PAYMENT PROVISIONS (a) Principal Amount \$			(b)	Interest Rate	% per annum	(c) Calculation Period					
	(d) Interest Adjustment Date	М	D	Y	(e)	Payment Date and Period		(f)	First Payment Date	М	D	Y
	(g) Last Payment Date				(h)	Amount of Each Payment	Dollars \$					
	(i) Balance Due Date				(j)	Insurance	Dollars \$					

7.	STANDARD MORTGAGE TERMS							
	This Mortgage consists of the Mortgagee's set of Standard Mortgage Terms (" SMT ") attached hereto and made a part hereof together with all schedules hereto and is subject to the terms contained in the SMT as varied by any deletions from, or amendments or additions to the terms of the SMT as set out herein.							
8.	DELETED, AMENDED OR ADDED TERMS							
	See Schedule(s) (if any).							
9.	ACKNOWLEDGEMENTS							
	The Mortgagor hereby acknowledges as follows:							
	 (a) That the Mortgagor understands the nature of the SMT referred to in clause 7 above and the statements made in the said clause; 							
	(b) That the Mortgagor has been given a copy of the SMT;							
	(c) That the Mortgagor is the registered owner of the Property; and							
 (d) For better securing to the Mortgagee the repayment in the manner set out above of the Principal Amount and interest and all other indebtedness and obligations of the Mortgagor secured by this Mortgage, the Mortgagor mortgages and charges to the Mortgagee all the Mortgagor's estate and interest in the Property. THE GUARANTOR HEREBY ACKNOWLEDGES THAT THE GUARANTOR HAS BEEN GIVEN A COPY OF THE SMT AND HAS READ AND FULLY UNDERSTANDS THE TERMS THEREOF INCLUDING, WITHOUT LIMITATION, THE OBLIGATIONS OF THE GUARANTOR UNDER SECTION 34 OF THE SMT. 								
10.	EXECUTION BY MORTGAGOR							
	The Mortgagor has executed this Mortgage on [Insert Date]							
	Witness							
	Witness							
	Witness							
	Witness							

The Guarantor has executed this Mortgage which con thereof on	ntains the terms of the Guar	rantee in Section 34 of the SMT				
thereof on [Insert Date]						
Witness						
Witness						
Witness						
12. AFFIDAVIT OF EXECUTION						
I,[name of witness]	,	[occupation]				
of						
[address]						
in the Province of Saskatchewan, make oath and sa						
in the Province of Saskatchewan, make oath and sa	y:					
(a) THAT I was personally present and did see	y:	and				
(a) THAT I was personally present and did see	y: named in the within instr	and ument, who are personally known to				
 (a) THAT I was personally present and did see	y: named in the within instr n, seal and execute the sam of	and ument, who are personally known to be for the purposes named therein.				
 (a) THAT I was personally present and did see	y: named in the within instr gn, seal and execute the sam of ness thereto.	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y: named in the within instr mail and execute the sam of ness thereto. my belief of the full age of	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y: named in the within instr mail and execute the sam of ness thereto. my belief of the full age of	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y:	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y:	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y:	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y:	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y:	and ument, who are personally known to be for the purposes named therein. , in the Province of				
 (a) THAT I was personally present and did see	y:	and ument, who are personally known to be for the purposes named therein. , in the Province of				

FORM A CONSENT OF NON-OWNING SPOUSE The Homesteads Act, 1989

I, _

[name of spouse]

non-owning spouse of _

[name of mortgagor]

consent to the above/attached disposition. I declare I have signed this consent relinquishing all of my homestead rights in the Property described in the above/attached disposition in favour of **COMPUTERSHARE TRUST COMPANY OF CANADA**, to the extent necessary to give effect to this mortgage.

[Signature of Non-Owning Spouse]

FORM B CERTIFICATE OF ACKNOWLEDGEMENT

The Homesteads Act, 1989

I, _____

(indicate capacity), certify that I have examined ______,

non-owning spouse of _____

the owning spouse, in the above/attached mortgage separate and apart from the owning spouse. The non-owning spouse acknowledged to me that he or she:

- (a) signed the consent to the disposition of his or her own free will and consent and without any compulsion on the part of the owning spouse; and
- (b) understands his or her rights in the homestead.

I further certify that I have not, nor has my employer, partner or clerk, prepared the above/attached mortgage and that I am not, nor is my employer, partner or clerk, otherwise interested in the transaction involved.

Signature

_____,

FORM C AFFIDAVIT

The Homesteads Act, 1989

of ______, make oath and say that:

1. I am the mortgagor.

Ι, _

 My spouse and I have not occupied the land descried in this disposition as our homestead at any time during our spousal relationship.

I have no spouse.

My spouse is a registered owner of the land that is the subject matter of this disposition and a co-signator of this disposition.

- or -

- or -

- or -

My spouse and I have entered into an interspousal agreement pursuant to The Family Property Act in which my spouse has specifically released all his or her homestead rights in the land that is the subject matter of this disposition.

- or -

An order has been made by the Court of Queen's Bench pursuant to The Family Property Act declaring that my spouse has no homestead rights in the land that is the subject matter of this disposition and the order has not been appealed and the time for appealing has expired (or all appeals from the order have been disposed of or discontinued).

- or -

)

)

My spouse is the mortgagee named in this disposition.

Sworn before me at	t	 	_,
in the Province of _		 	_,
this	day of	 	<u>.</u>

A Commissioner for Oaths in and for the Province of Saskatchewan

FORM D ACKNOWLEDGMENT OF GUARANTEE The Saskatchewan Farm Security Act

CERTIFICATE OF LAWYER OR NOTARY PUBLIC

I HEREBY CERTIFY THAT:

1.		of	in the province of	,				
	the guarantor in the guarantee set out in Section 34 of the Standard Mortgage Terms attached to the mortgage							
	dated	,						
	which this certificate is attached to or noted upon, appeared in person before me and acknowledged that he/she							
	had executed the guarantee;							
2.	I satisfied myself by ex understands it;	amination of the guarante	or that he/she is aware of the contents of	f the guarantee and				
3.	 I have not prepared any documents on behalf of the creditor,, relating transaction and I am not otherwise interested in the transaction; 							
4.	I acknowledge that the guarantor signed the following "Statement of Guarantor" in my presence.							
	Given at and seal of office.	this	day of,	20, under my hand				

(SEAL REQUIRED WHERE NOTARY PUBLIC SIGNS CERTIFICATE)

A LAWYER OR A NOTARY PUBLIC IN AND FOR

STATEMENT OF GUARANTOR

I am the person named in the Certificate.

Signature of Guarantor