

AGF TRUST COMPANY
CONVERTIBLE MORTGAGE SCHEDULE
5 x 1 YEAR

1. INITIAL 1 YEAR TERM

The interest rate stated herein applies only to the initial one year term.

2. SUBSEQUENT TERMS

During the term of this mortgage, the interest rate payable under the mortgage shall be adjusted automatically on the anniversary date of the interest adjustment date to the then current interest rate offered by AGF Trust Company for the one year term plus any increment agreed to upon funding of the original mortgage if applicable (e.g. funded at posted + 1.00%, therefore "one year term + 1.00%") and the monthly payments thereafter shall be adjusted to reflect the change of interest rate. There shall be no renewal fees payable.

3. CONVERTIBLE OPTION

Notwithstanding the foregoing, the Mortgagor(s), with the written consent of the Guarantor(s), if any, may elect to renew the mortgage, on any payment date, for a period not less than the remaining term. A Mortgage Renewal Agreement shall be required and a renewal fee may be charged. The interest rate shall be adjusted to the then current interest rates offered by AGF Trust for the term chosen.

I/we accept the within terms and agree to be bound by them.

Signature of Mortgagor/Guarantor
Mortgagor/Guarantor

Signature of

Signature of Mortgagor/Guarantor
Mortgagor/Guarantor

Signature of