

Additional Covenantor

In consideration of the Chargee granting the loan hereby secured to the Chargor and advancing all or any part of the principal amount, other valuable consideration and the sum of ONE DOLLAR (1.00) of lawful money of Canada, the receipt whereof is hereby acknowledged, the ADDITIONAL COVENANTOR herein, covenants and agrees with the Chargee that:

(a) If the Chargee shall advance any part of the principal amount (and without any requirement that all or any particular amount of the principal amount shall be advanced) the Chargor, the Chargor will duly pay and satisfy all monies at any time secured by the Charge and duly perform and observe all covenants, agreements, provisions and provisos in this Charge contained;

(b) The Additional Covenantor shall be primarily liable to the Charge, jointly and severally with the Chargor and not as a mere surety or guarantor;

(c) The Additional Covenantor shall not be released nor shall the liability hereunder of the Additional Covenantor be limited or lessened by:

(i) any variation in or departure from the provisions of this Charge including an increase in the rate of interest payable under the Charge;

(ii) the Chargee granting time, taking or giving up securities, accepting proposals, granting releases or discharges or otherwise dealing with the land or the parties hereto or any of them or with any person or persons;

(iii) any deficiency or insufficiency of the security under this Charge; or

(iv) any other thing whatsoever either of a like nature to the foregoing or otherwise including the bankruptcy or insolvency of the Chargor or the dissolution of the Chargor (if a corporation), or any want of capacity, moratorium or other circumstance rendering the obligations of the Chargor void or unenforceable, and whether with or without notice to the Additional Covenantor whereby as surety only the Additional Covenantor would or might be released or the liability of the Additional Covenantor limited or lessened;

(d) Nothing save the payment in full of the principal amount and interest and other monies secured by this Charge and the performance of all the Chargor's obligations hereunder shall discharge the Additional Covenantor; and

(e) The Chargee shall not be bound to have recourse to or exhaust its recourse against the Chargor or against any other person or persons or against any security whether under this Charge or otherwise before enforcing the Chargee's rights against the Additional Covenantor.