

THIS CREDIT AGREEMENT, dated as of June 15, 2018, is by and among QAINTE INTERMEDIATE III, LLC, a Delaware limited liability company (the "Borrower"), the Guarantors (as hereinafter defined. dated as of June 1 made this 1st day of December, 2006 IN PURSUANCE OF THE SHORT FORM OF LEASES ACT BETWEEN Altruistac, Corp. incorporated under the laws of the Province of Ontario (hereinafter referred to as the "Lessor") OF THE FIRST PART -and -Lessee, LLC incorporated under the laws of the Province of Alberta (hereinafter referred to as the "Lessee") OF THE SECOND PART

1 Premises

IN CONSIDERATION of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lease to be paid, observed and performed, the Lessor hereby demises and leases unto the Lessee the premises outlined on the Plan attached hereto as Schedule "A" (hereinafter referred to as the "demised premises"), and together with the right to use the common outside areas and facilities in common with other users of the building. The demises premises comprise as hereinafter outlined (which building, adjacent lands and common areas are hereinafter referred to as the "building", "buildings" or "Development", and contain a rentable area of approximately 5000 square feet.

2 Term

TO HAVE AND TO HOLD the demised premises for and during the term of three (3) years to be computed from the 1st of December, 2006 and fully to be complete and ended on the 1st of December, 2009.

The Lessee acknowledges and agrees that it has inspected the demises premises, and agrees to accept same in an "as-is" condition,

3 Rent

YIELDING AND PAYING THEREFORE yearly and every year during the term hereby granted, unto the Lessor a base rental rate calculated as 5000 sq ft @ \$4.30 sq ft, \$258,000 per year or \$21,500 per month. Each monthly installment is to be paid in advance without deduction on the 1st day of each month in each year during the term hereby demised as the Lessor's office at 401 East Littleton Dr. Etobicoke, ON M8V N7X or at such other place as the Lessor may hereafter from time to time direct, together with the additional rent hereinafter reserved. The Lessee shall provide to the Lessor on the commencement date of the Lease and on each anniversary dated twelve (12) post-dated cheques for rental payments for the following year. in the event of a tenancy commencing or terminating on other than the first of the month, the rent for pars month shall be prorated.

NOT APPLICABLE as security for the due performance by the Lessee of all covenants and obligations on its part herein contained, the Lessor hereby reserving unto itself at its sole discretion the right to apply such sums to any damages resulting from default by the Lessee of any of its covenants and obligations hereunder or towards the payment or redaction of any

claim of the Lessor against the Lessee or alternatively, at the option of the Lessor on account of rentals payable by the Lessee for the last month's rent of the term.