Landlord's Consent Form

The undersigned, being the current landlord under the lease agreement identified as the "Head Lease" in the Mortgage of Lease (the "Mortgage") to which Consent is attached, hereby consents to the Mortgage to ATB Financial ("ATB") as attached hereto. The undersigned, reserving all rights in respect of future mortgages, assignments or subletting; confirms that the Head Lease and other documents are valid, subsisting and in good standing as at the date hereof and agrees:

A. not to terminate the Head Lease without first advising ATB in writing of the default or breach of the tenant thereunder and giving ATB a reasonable opportunity to remedy any such default;

B. to permit ATB to exercise its remedies and realize on its security as contemplated in the attached Mortgage and permitted by law, without hindrance by the undersigned;

C. that should it become necessary for ATB to enter upon the leasehold premises described in the Head Lease, pursuant to the terms of the Mortgage, and to assign or sublet the Head Lease or part thereof, the undersigned will consent to the subletting of the said leasehold premises or the assignment or transfer of the Head Lease; and

D. unless and until ATB exercises its rights to take possession of the leasehold premises, nothing herein or in the Mortgage is to be construed as an obligation or covenant on the part of ATB to become liable to the undersigned for the payment of rent under the Head Lease or for the performance of covenants of the tenant contained therein;

provided that nothing herein will limit in any manner whatsoever the rights which the undersigned has or may have against the tenant under the Head Lease.

This Landlord's Consent may be executed electronically; this Landlord's Consent may be delivered by email, facsimile or other functionally-equivalent means.

Dated at _____ , Alberta, this _____ day of _____ , ____ .

_____   _____
Signature of Witness   Landlord Authorized Signature

_____   _____
Witness Name   Landlord Name

_____
Signature of Team Member

_____
Team Member Name