Mortgage No. _____

MORTGAGE

THIS MORTGAGE made this ____ day of _____, _____.

BETWEEN:

_____ (the "**Mortgagor**")

OF THE FIRST PART

- and -

(the "**Mortgagee**")

OF THE SECOND PART

- and -

_____ *(the spouse of the Mortgagor) (if applicable; delete if no spouse or if spouse is a Mortgagor)*

OF THE THIRD PART

The Mortgagor mortgages to the Mortgagee the lands and premises described in Schedule "A" attached hereto to secure repayment of the Indebtedness and performance of the Obligations.

PRINCIPAL AMOUNT	_____ *[Loan Amount]*
HOW INTEREST CALCULATED	Fixed: Half-yearly, not in advance, as well after as before maturity of this Mortgage until paid. Variable: Monthly, not in advance, as well after as before maturity of this Mortgage until paid.
INTEREST ADJUSTMENT DATE	_____ *[Funding Date]*
TERM	_____ Months
PAYMENT	See Agreement.
INTEREST RATE	See Agreement.
FIRST PAYMENT	_____
LAST PAYMENT	_____

BALANCE DUE (MATURITY) DATE	_____ (Funding Date + Term Duration).
PAYMENT DATE	On Demand.
MORTGAGEE'S ADDRESS FOR SERVICE	Computershare Trust Company of Canada c/o Nesto Inc. 1001 Robert-Bourassa Blvd, suite 210, 2nd Floor Montreal, QC H3B 0A7
ACKNOWLEDGEMENT	The Mortgagor acknowledges receipt of a true copy of this Mortgage.
MUNICIPAL ADDRESS OF PROPERTY MORTGAGED	Civic: _____ Municipality/Province: _____

This Mortgage contains the covenants and conditions which are set out in Schedule "B" attached hereto.

The spouse of the Mortgagor consents to this mortgage and conveys to the Mortgagee all of the right, title and interest of such spouse in the lands and premises described in Schedule "A" attached hereto to give effect to the Mortgagee's rights under this mortgage.

DATED at _____, in the Province of _____, this ____ day of _____, _____.

SIGNED and DELIVERED

_____
Name of Witness:

_____
Name of Mortgagor:

_____
Name of Mortgagor:

_____
Name of spouse of Mortgagor:
(if applicable; delete if no spouse or if spouse is a Mortgagor)