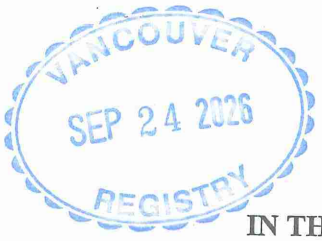

This is the 1st Affidavit of Jesse Agassiz
in this case and was made on September 21, 2026

NO. S 267204
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BANK OF MONTREAL

PETITIONER

AND:

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner CANSTAR RESTORATIONS GP INC., CANSTAR RESTORATIONS GP INC., and L.U.N.A RESTORATIONS INC.

RESPONDENTS

AFFIDAVIT

I, **JESSE AGASSIZ**, of the City of Vancouver, in the Province of British Columbia, **AFFIRM THAT**:

1. I am a Senior Director of the Special Account Management Unit at the Petitioner, Bank of Montreal ("**BMO**" or the "**Petitioner**"). By virtue of my direct involvement in this matter, I have personal knowledge of the matters hereinafter deposed to, except where stated to be based on information and belief, and where so stated I verily believe the same to be true.

2. I make this Affidavit in support of the petition by BMO to appoint AlixPartners Restructuring, Inc. ("**AlixPartners**") as receiver and manager, without security (the "**Receiver**"), over all of the assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof (the "**Property**") of Canstar, Canstar GP and of LUNA Amalco (each as defined below, and sometimes collectively, the "**Respondents**"). I understand that the Respondents consent to the relief sought.

3. In the event that the relief sought by BMO is granted, I understand that AlixPartners as Receiver intends to immediately apply for, *inter alia*, a reverse vesting order approving and authorizing the transaction contemplated by a sale agreement between the Respondents, as vendors, and Premium Restoration Ltd. (the "**Purchaser**"), as purchaser. BMO supports the anticipated transaction, and proposes to finance a portion of it, as set out below.

4. I am authorized to make this Affidavit on behalf of BMO.

5. Unless otherwise indicated, and for simplicity, capitalized terms used in this Affidavit have the meanings given to them in the Credit Agreement (as defined below).

I. OVERVIEW

6. This petition concerns secured loans advanced by BMO to Canstar (as defined below), which are guaranteed by a wholly-owned subsidiary of Canstar. BMO holds first-ranking security in respect of Canstar, its general partner and the guarantor, which is referred to herein as LUNA Amalco.

7. In or around the start of this year, the credit facilities and security went into default. Since then, BMO has given various accommodations and support to Canstar, pursuant to three forbearance agreements. However, defaults have also occurred under the forbearance agreements and those agreements have now expired or terminated. As a result, the indebtedness owed under the BMO credit facilities now exceeds $21.8 million, is due and owing in its entirety, and BMO is entitled to enforce its security, including its additional rights under the forbearance agreements. With respect to the latter, the Respondents have consented to this Court's appointment of a Receiver under the forbearance agreements.

8. Additionally, as demonstrated by the Respondents' recent out of court marketing and sale process, as is more fully detailed in the Pre-Filing Report of AlixPartners (the "**Pre-Filing Report**"), the realizable value of the Respondents is materially less than their total indebtedness. There is no equity in the Respondents' property. A receivership is necessary to preserve the going concern value of the Respondents' business.

9. Put simply, BMO seeks to appoint AlixPartners as Receiver of the Property to realize upon its first-ranking security interests, and to preserve the Respondents' remaining going concern value.

II. THE PARTIES

The Petitioner

10. BMO is a chartered bank incorporated under the *Bank Act*, SC 1991, c 46, Schedule I, which is extra-provincially registered to carry on business in the Province of British Columbia, with branches located in the City of Vancouver and elsewhere throughout the Province of British Columbia.

The Respondents

11. I have reviewed corporate registry searches for the Respondents. Based on my review, I understand that:

    (a) the Respondent, Canstar Restorations Limited Partnership ("**Canstar**" or the "**Borrower**") is a limited partnership registered pursuant to the laws of the Province of British Columbia, with a registered office in Vancouver, British Columbia;

    (b) the Respondent, Canstar Restorations GP Inc. ("**Canstar GP**" or the "**Borrower GP**"), is a corporation incorporated pursuant to the laws of the Province of British Columbia, with a registered office in Vancouver, British Columbia, and is the general partner of the Borrower; and

    (c) the Respondent, L.U.N.A Restorations Inc. ("**LUNA Amalco**") is a corporation amalgamated pursuant to the laws of the Province of British Columbia, with a registered office in Vancouver, British Columbia. Specifically, LUNA Amalco was formed, on or about January 1, 2026, via the amalgamation of ABK Restoration Services Ltd. ("**ABK**"), NorHaz Solutions Inc. ("**NorHaz**"), Universal Restoration Systems Ltd. ("**Universal**"), and L.U.N.A Restorations Inc. ("**Old LUNA**"). LUNA Amalco is a wholly-owned subsidiary of Canstar, and its predecessor entities were previously wholly-owned subsidiaries of Canstar.

12. Attached hereto and marked together as **Exhibit "A"** are true copies of corporate registry searches for each of the Respondents.

13. The Respondents carry on business providing commercial restorations, renovations and repair work, and do so principally in British Columbia under several brands, including "Canstar Restorations", "Lydale Restorations", "Lydale Construction", "Norhaz Solutions", "Universal Restoration Systems", "Lydale Property Restorations", and "ABK Restoration Services". The Respondents also operate in Alberta and Saskatchewan.

14. To the best of my knowledge, the Respondents perform restoration services primarily for insurance companies.

15. Fulcrum Capital Partners Inc., and/or its subsidiaries or affiliates (collectively, "**Fulcrum**"), controls the limited partnership interests in Canstar and the shares of Canstar GP. In addition to its partnership or equity interests, I understand that Fulcrum, directly or indirectly, holds subordinate secured debt of Canstar and/or LUNA Amalco of approximately $19.2 million as at July 31, 2026, with interest and costs continuing to accrue thereon.

III. THE CREDIT FACILITIES, SECURITY AND RELATED MATTERS

The Credit Agreement

16. In or around July 2016, BMO began its banking relationship with the Borrower. Since then, BMO has extended credit facilities to the Borrower, pursuant to several credit agreements and/or amended and restated credit agreements.

17. In particular, and most recently, pursuant to a Fourth Amended and Restated Credit Agreement dated May 1, 2024, as amended by a First Amendment to the Fourth Amended and Restated Credit Agreement dated July 23, 2025, as may be further amended from time to time (collectively, the "**Credit Agreement**"), BMO as "Lender", advanced to the Borrower as "Borrower", the following credit facilities:

    (a) a revolving credit facility in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base (the "**Revolving Facility**");

    (d) a non-revolving term facility in the aggregate principal amount of $6,367,584.48 (the "**Term Facility**");

    (e) a non-revolving equipment lease facility in the principal amount of $225,603, pursuant to a master lease agreement between the Borrower as lessee and BMO as lessor (the "**Equipment Facility**"); and

    (f) a demand corporate MasterCard credit facility in the amount of up to $750,000 (the "**MasterCard Facility**", and together with the Revolving Facility, Term Facility, and Equipment Facility, collectively, the "**Credit Facilities**" and each a "**Credit Facility**").

18. Attached hereto and marked as **Exhibit "B"** is a true copy of the Credit Agreement.

19. Among other things, the Credit Agreement provides that:

(a) the term for Credit Facilities shall end no later than May 1, 2026 (the "**Repayment Date**"), at which time all amounts outstanding under each Credit Facility must be repaid and all obligations of BMO under each Credit Facility must be fully funded or cancelled [s. 1.1 "Repayment Date", and s. 9.1];

(b) the Credit Facilities shall incur interest at a rate of BMO's prime rate for Canadian dollar loans made by BMO in Canada from time to time, plus 4.50%, save and except for the MasterCard Facility, which shall incur interest at a rate pursuant to the MasterCard Agreement [s. 7.1 of the Credit Agreement as amended by s. 8 of the First Extension Agreement (as defined below)];

(c) an "Event of Default" under the Credit Agreement shall occur when, among other things:

(i) the Borrower fails to repay the amount of the principal amount of all Advances outstanding under the Revolving Facility in full on the Repayment Date [s. 14.1(a)];

(ii) the failure of a credit party to, among others, comply with any provision of the Credit Agreement or any other Finance Document within five Banking Days after BMO has given notice of such failure [s. 14.1(c)];

(iii) if any Indebtedness of a credit party in an amount of at least $500,000 is not paid when due and payable (whether on demand, maturity, acceleration or otherwise) [s. 14.1(l)]; or

(iv) a Material Adverse Change occurs [s. 14.1(t)];

(d) upon the occurrence of an Event of Default, by notice to the Borrower, BMO may terminate the Credit Facilities, and BMO may, by the same or further notice to the Borrower, declare all indebtedness of the Borrower to BMO pursuant to the Credit Agreement to be immediately due and payable, under which case the Security shall become immediately enforceable [s. 14.1]; and

(e) the Credit Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia [s. 1.6].

The Security

The Canstar Security Agreement

20. As security for the Credit Facilities, the Borrower and Borrower GP executed a general security agreement dated July 8, 2016 in favour of BMO (the "**Canstar Security Agreement**"). Pursuant to the Canstar Security Agreement, the Borrower and Borrower GP granted to BMO a continuing, fixed and specific security interest in all of their presently owned or held and after acquired or held personal property.

21. The Canstar Security Agreement states that the security interest granted therein secures, among other things, the payment of all indebtedness and liability of the Borrower and Borrower GP to BMO, including without limitation, all indebtedness and liabilities under the Credit Agreement. Attached hereto and marked as **Exhibit "C"** is a true copy of the Canstar Security Agreement.

22. The Canstar Security Agreement was duly registered at the British Columbia Personal Property Registry ("**PPR**") as, among other things, Registration No. 396556J. The security interest created by the Canstar Security Agreement is a first-ranking security interest over the secured collateral, subject to certain registrations against serial numbered goods. Attached hereto and marked together as **Exhibit "D"** are true copies of the British Columbia PPR search report for the Borrower and Borrower GP.

23. Among other things, the Canstar Security Agreement provides that:

    (a) an Event of Default under the Credit Agreement is an event of default under the Canstar Security Agreement [ss. 27.1(c), (e)];

    (b) upon the occurrence of an "Event of Default" under the Canstar Security Agreement, BMO may declare any or all of the obligations to become immediately due and payable, and the security constituted by the Canstar Security Agreement will immediately become enforceable. Moreover, to enforce and realize on such security interests, BMO shall be at liberty to, among other things, appoint a receiver (and/or receiver manager) in respect of the collateral secured thereunder [s. 11.1(a)]; and

    (c) the Borrower agrees to pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by BMO in, among other

things, the enforcement of the Canstar Security Agreement and of any other security interests held by BMO as security for the Borrower's obligations [s. 7.1(e)].

The ABK Guarantee and Security Agreement

24. As further security for the Credit Facilities, BMO was provided a guarantee from ABK dated November 20, 2020 (the "**ABK Guarantee**") in connection with a prior Amended and Restated Credit Agreement dated November 20, 2020 (the "**First ARCA**"). Attached hereto and marked as **Exhibit "E"** is a true copy of the ABK Guarantee.

25. Among other things, the ABK Guarantee provides that:

    (a) ABK guarantees payment to BMO of all present and future debts and liabilities, including interest thereon, due or owing to BMO from or by the Borrower or Borrower GP;

    (b) the liability of ABK under the ABK Guarantee is unlimited, plus interest thereon at a rate of 5.0% per annum above BMO's prime interest rate; and

    (c) the ABK Guarantee is a continuing guarantee, and shall guarantee any ultimate balance owing to BMO, including all costs, charges and expenses which BMO may incur in enforcing or obtaining payment of amounts due to BMO from the Borrower.

26. In connection with the ABK Guarantee, ABK also executed a general security agreement dated November 20, 2020 in favour of BMO (the "**ABK Security Agreement**"). Pursuant to the ABK Security Agreement, ABK granted to BMO a continuing, fixed and specific security interest in all of its presently owned or held and after acquired or held personal property, and in certain serial numbered goods.

27. The ABK Security Agreement states that the security interest granted therein secures, among other things, the payment of all indebtedness and liability of ABK to BMO. Attached hereto and marked as **Exhibit "F"** is a true copy of the ABK Security Agreement.

28. The ABK Security Agreement was duly registered at the British Columbia PPR as Registration No. 704162R. The security interest created by the ABK Security Agreement is a first-ranking security interest over the secured collateral, subject to certain registrations against serial numbered goods.

Attached hereto and marked as **Exhibit "G"** is a true copy of the British Columbia PPR search report for ABK.

29. Among other things, the ABK Security Agreement provides that:

(a) an Event of Default under the Credit Agreement is an event of default under the ABK Security Agreement [ss. 27.1(d), (g)];

(b) upon the occurrence of an "Event of Default" under the ABK Security Agreement, the ABK Security Agreement will immediately become enforceable, in which case BMO shall be at liberty to, among other things, appoint a receiver (and/or receiver manager) in respect of the collateral secured thereunder [s. 11.1(a)]; and

(c) ABK agrees to pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by BMO in, among other things, the enforcement of the ABK Security Agreement and of any other security interests held by BMO as security for the ABK's obligations [s. 7.1(e)].

The NorHaz Guarantee and Security Agreement

30. As further security for the Credit Facilities, BMO was provided a guarantee from NorHaz dated November 20, 2020 (the "**NorHaz Guarantee**"), also in connection with the First ARCA. Attached hereto and marked as **Exhibit "H"** is a true copy of the NorHaz Guarantee.

31. Among other things, the NorHaz Guarantee provides that:

(a) NorHaz guarantees payment to BMO of all present and future debts and liabilities, including interest thereon, due or owing to BMO from or by the Borrower or Borrower GP;

(b) the liability of NorHaz under the NorHaz Guarantee is unlimited, plus interest thereon at a rate of 5.0% per annum above BMO's prime interest rate; and

(c) the NorHaz Guarantee is a continuing guarantee, and shall guarantee any ultimate balance owing to BMO, including all costs, charges and expenses which BMO may incur in enforcing or obtaining payment of amounts due to BMO from the Borrower.

32. In connection with the NorHaz Guarantee, NorHaz also executed a general security agreement dated November 20, 2020 in favour of BMO (the "**NorHaz Security Agreement**"). Pursuant to the NorHaz Security Agreement, NorHaz granted to BMO a continuing, fixed and specific security interest in all of its presently owned or held and after acquired or held personal property, and a security interest in certain serial numbered goods.

33. The NorHaz Security Agreement states that the security interest granted therein secures, among other things, the payment of all indebtedness and liability of NorHaz to BMO. Attached hereto and marked as **Exhibit "I"** is a true copy of the NorHaz Security Agreement.

34. The NorHaz Security Agreement was duly registered at the British Columbia PPR as Registration No. 606634M. The security interest created by the NorHaz Security Agreement is a first-ranking security interest over the secured collateral, subject to certain registrations against serial numbered goods. Attached hereto and marked as **Exhibit "J"** is a true copy of the British Columbia PPR search report for NorHaz.

35. Among other things, the NorHaz Security Agreement provides that:

    (a) an "Event of Default" under the Credit Agreement is an event of default under the NorHaz Security Agreement [ss. 27.1(d), (g)];

    (b) upon the occurrence of an "Event of Default" under the NorHaz Security Agreement, the NorHaz Security Agreement will immediately become enforceable, in which case BMO shall be at liberty to, among other things, appoint a receiver (and/or receiver manager) in respect of the collateral secured thereunder [s. 11.1(a)]; and

    (c) NorHaz agrees to pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by BMO in, among other things, the enforcement of the NorHaz Security Agreement and of any other security interests held by BMO as security for the NorHaz's obligations [s. 7.1(e)].

The Universal Guarantee and Security Agreement

36. As further security for the Credit Facilities, BMO was provided a guarantee from Universal dated September 14, 2023 (the "**Universal Guarantee**"), in connection with a Third Amended and

Restated Credit Agreement dated September 8, 2023. Attached hereto and marked as **Exhibit "K"** is a true copy of the Universal Guarantee.

37. Among other things, the Universal Guarantee provides that:

(a) Universal guarantees payment to BMO of all present and future debts and liabilities, including interest thereon, due or owing to BMO from or by the Borrower or Borrower GP;

(b) the liability of Universal under the Universal Guarantee is unlimited, plus interest thereon at a rate of 5.0% per annum above BMO's prime interest rate; and

(c) the Universal Guarantee is a continuing guarantee, and shall guarantee any ultimate balance owing to BMO, including all costs, charges and expenses which BMO may incur in enforcing or obtaining payment of amounts due to BMO from the Borrower.

38. In connection with the Universal Guarantee, Universal also executed a general security agreement dated September 14, 2023 in favour of BMO (the "**Universal Security Agreement**"). Pursuant to the Universal Security Agreement, Universal granted to BMO a continuing, fixed and specific security interest in all of its presently owned or held and after acquired or held personal property.

39. The Universal Security Agreement states that the security interest granted therein secures, among other things, the payment of all indebtedness and liability of Universal to BMO. Attached hereto and marked as **Exhibit "L"** is a true copy of the Universal Security Agreement.

40. The Universal Security Agreement was duly registered at the British Columbia PPR as Registration No. 784141P. The security interest created by the Universal Security Agreement is a first-ranking security interest over the secured collateral, subject to certain registrations against serial numbered goods. Attached hereto and marked as **Exhibit "M"** is a true copy of the British Columbia PPR search report for Universal.

41. Among other things, the Universal Security Agreement provides that:

(a) Universal shall be in default of the Universal Security Agreement if it defaults in making a payment when due of any indebtedness or liability to BMO [s. 11.1(a)];

(b) upon any default under the Universal Security Agreement, the Universal Security Agreement will immediately become enforceable, in which case BMO shall be at liberty to, among other things, appoint a receiver (and/or receiver manager) in respect of the collateral secured thereunder [s. 12.1(a)]; and

(c) Universal agrees to pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by BMO in, among other things, the enforcement of the Universal Security Agreement and of any other security interests held by BMO as security for the Universal's obligations [s. 7.1(e)].

The Old LUNA Guarantee and Security Agreement

42. As yet further security for the Credit Facilities, BMO was provided a guarantee from Old LUNA dated May 2, 2024 (the "**Old LUNA Guarantee**"), which was provided as part of the Credit Agreement. Attached hereto and marked as **Exhibit "N"** is a true copy of the Old LUNA Guarantee.

43. Among other things, the Old LUNA Guarantee provides that:

(a) Old LUNA guarantees payment to BMO of all present and future debts and liabilities, including interest thereon, due or owing to BMO from or by the Borrower or Borrower GP;

(b) the liability of Old LUNA under the Old LUNA Guarantee is unlimited, plus interest thereon at a rate of 5.0% per annum above BMO's prime interest rate; and

(c) the Old LUNA Guarantee is a continuing guarantee, and shall guarantee any ultimate balance owing to BMO, including all costs, charges and expenses which BMO may incur in enforcing or obtaining payment of amounts due to BMO from the Borrower.

44. In connection with the Old LUNA Guarantee, Old LUNA executed a general security agreement dated May 2, 2024 in favour of BMO (the "**Old LUNA Security Agreement**"). Pursuant to the Old LUNA Security Agreement, Old LUNA granted to BMO a continuing, fixed and specific security interest in all of its presently owned or held and after acquired or held personal property, and a security interest in certain serial numbered goods.

45. The Old LUNA Security Agreement states that the security interest granted therein secures, among other things, the payment of all indebtedness and liability of Old LUNA to BMO. Attached hereto and marked as **Exhibit "O"** is a true copy of the Old LUNA Security Agreement.

46. The Old LUNA Security Agreement was duly registered at the British Columbia PPR as Registration No. 353458Q. The security interest created by the Old LUNA Security Agreement is a first-ranking security interest over the secured collateral. Attached hereto and marked as **Exhibit "P"** is a true copy of the British Columbia PPR search report for Old LUNA.

47. Among other things, the Old LUNA Security Agreement provides that:

(a) Old LUNA shall be in default of the Old LUNA Security Agreement if it defaults in making a payment when due of any indebtedness or liability to BMO [s. 11.1(a)];

(b) upon any default under the Old LUNA Security Agreement, the Old LUNA Security Agreement will immediately become enforceable, in which case BMO shall be at liberty to, among other things, appoint a receiver (and/or receiver manager) in respect of the collateral secured thereunder [s. 12.1(a)]; and

(c) Old LUNA agrees to pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by BMO in, among other things, the enforcement of the Old LUNA Security Agreement and of any other security interests held by BMO as security for the Old LUNA's obligations [s. 7.1(e)].

The LUNA Amalgamation and Security Confirmation

48. Effective on or about December 31, 2025, ABK, NorHaz, Universal, and Old LUNA amalgamated pursuant to the *Business Corporations Act* (British Columbia) to continue as LUNA Amalco.

49. Further, the Borrower, Borrower GP, and LUNA Amalco delivered a Confirmation of Loan Documents (the "**Security Confirmation**") dated January 26, 2026 to BMO. A true copy of the Security Confirmation is attached hereto as **Exhibit "Q"**.

50. The Security Confirmation confirms, *inter alia*, that:

(a) LUNA Amalco acknowledges, confirms and agrees that the security, including the ABK Security Agreement, the NorHaz Security Agreement, the Universal Security Agreement, and the Old LUNA Security Agreement (collectively, the "**Original Security**"), granted by ABK, NorHaz, Universal and Old LUNA, to and in favour of BMO, remains in full force and effect, and the Original Security is ratified and confirmed; and

(b) LUNA Amalco acknowledges, confirms and agrees that the guarantees granted by ABK, NorHaz, Universal and Old LUNA, in favour of BMO, remain in full force and effect, are enforceable in accordance with their terms and that LUNA Amalco continues to be bound by the said guarantees.

51. In addition to the Security Confirmation, the registrations against ABK, NorHaz, Universal, and Old LUNA in the British Columbia PPR were amended to be registered against LUNA Amalco, via Registration Nos. 812986R, 812999R, 812982R, and 812996R, respectively.

52. Accordingly, by virtue of the amalgamation of LUNA Amalco, and the Security Confirmation and accompanying registrations, BMO continues to hold a first-ranking security interest in all of LUNA Amalco's presently owned or held and after acquired or held personal property, subject to certain registrations against serial numbered goods, as it did previously in respect of the property of ABK, NorHaz, Universal and Old LUNA.

Alberta and Saskatchewan PPR Registrations

53. As introduced above, the Respondents have certain operations in Alberta and Saskatchewan.

54. Accordingly, the various security agreements, as described above, have been duly registered in the Alberta and Saskatchewan PPRs as Registration No. 26081024506 in Alberta, and 302864297 and 302781923 in Saskatchewan. Attached hereto and marked together as **Exhibit "R"** are true copies of Alberta and Saskatchewan PPR search reports for the Borrower, Borrower GP, ABK, NorHaz, Universal, and Old LUNA (and/or LUNA Amalco).

The Fulcrum Guarantee and Security Participation

55. As yet further security for the Credit Agreement, a Fulcrum affiliate or subsidiary, Fulcrum Capital Partners V, LP ("**Fulcrum V**"), provided BMO partial guarantees of the Credit Facilities up to an aggregate amount of $5,000,000 (the "**Investor Guarantees**").

56. Recently, pursuant to a Participation and Administration Agreement, dated June 29, 2026, between Fulcrum V and other Fulcrum affiliates (collectively, the "**Investor**") and BMO (the "**Participation Agreement**"), the Investor purchased from BMO an interest in the Credit Facilities equal to an aggregate amount of $5,000,000, in exchange for BMO being entitled to apply the same amount against the indebtedness owed to it by the Borrower and in further exchange for BMO releasing the Investor Guarantees. A true copy of the Participation Agreement is attached hereto as **Exhibit "S"**.

57. Also under the Participation Agreement, the Investor was allocated by BMO a proportionate interest in the Credit Facilities, of a maximum amount of $5,000,000 of the aggregate principal amount available under the Credit Facilities (the "**Investor's Proportionate Interest**"). The Participation Agreement specifies that BMO will act as the Investor's agent in respect of the Investor's Proportionate Interest and associated security, although the Investor's interest will be subordinate to BMO's position.

58. The effect of the Participation Agreement, and related transactions, is that the Investor now holds a portion of the indebtedness owing under the Credit Facilities, in the amount of $5,000,000, but subordinate to BMO's interest in the Credit Facilities. This is separate from the additional subordinate secured debt of the Borrower and/or LUNA Amalco owed to Fulcrum, of approximately $19.2 million, as I've mentioned above.

IV. THE FORBEARANCE AGREEMENTS AND DEFAULTS

Initial Defaults Under the Credit Agreement and the Interim Forbearance Agreement

59. Beginning in or around the start of this year, the Borrower defaulted under the Credit Agreement by, among other things:

    (a) the Borrower's Total Funded Debt to EBITDA ratio being 7.92:1 as of December 31, 2025, exceeding the maximum allowable ratio under the Credit Agreement of 4.00:1; and

(b) the Borrower's Fixed Charge Coverage ratio being 0.76:1 as of December 31, 2025, falling below the minimum allowable ratio under the Credit Agreement of 1.20:1,

(collectively, the "**Initial Defaults**").

60. Due to the Initial Defaults, BMO entered into an Interim Forbearance Agreement, dated March 11, 2026 (the "**Interim Forbearance Agreement**"), with the Borrower, Borrower GP, ABK, Universal, NorHaz, and Fulcrum V (the "**Interim Forbearance Parties**"). A true copy of the Interim Forbearance Agreement is attached hereto as **Exhibit "T"**.

61. Pursuant to the Interim Forbearance Agreement, BMO agreed to refrain from taking steps to enforce its security or recover the "Indebtedness" (as defined in the Interim Forbearance Agreement) until after March 31, 2026 (the "**First Forbearance Period**"), provided there was no "Event of Default" under the Interim Forbearance Agreement.

62. Pursuant to Section 25 of the Interim Forbearance Agreement, an "Event of Default" under the Interim Forbearance Agreement included, among other things:

(a) a further default under the terms of the Credit Agreement or the Security Documents; or

(b) during the First Forbearance Period, there occurs, in the sole and absolute judgment of BMO, any material adverse change in the financial condition of any of the Interim Forbearance Parties, the validity of the Security Documents, or the value of the undertaking, property, and assets charged by the Security Documents.

63. Further, under the Interim Forbearance Agreement, each of the Interim Forbearance Parties agreed and acknowledged that:

(a) the Borrower was, as of March 3, 2026, indebted to BMO under the Credit Agreement in the aggregate amount of $20,106,064.30;

(b) all of the Security Documents held by BMO in respect of the Credit Agreement and Credit Facilities were in full force and effect, and valid and enforceable in accordance with their terms; and

(c) at the expiry of the First Forbearance Period or after it has been terminated at BMO's election, the Interim Forbearance Parties irrevocably consent to the appointment of a receiver (or a receiver/manager) over any or all of the Borrower's assets and undertakings charged by the Security.

Interim Forbearance Defaults and the First Extension Agreement

64. After March 31, 2026, the First Forbearance Period expired, and BMO was not repaid. Further, the Interim Forbearance Parties committed defaults under the Interim Forbearance Agreement by, *inter alia*, allowing the Borrowing Base under the Revolving Facility to exceed the maximum allowable margin deficit (the "**Interim Forbearance Defaults**").

65. Notwithstanding the expiration of the First Forbearance Period and the Interim Forbearance Defaults, BMO, the Interim Forbearance Parties, and LUNA Amalco (LUNA Amalco together with the Interim Forbearance Parties, hereinafter the "**Forbearance Parties**") entered into an Extension Agreement dated April 21, 2026 (the "**First Extension Agreement**"). A true copy of the First Extension Agreement is attached hereto as **Exhibit "U"**.

66. LUNA Amalco was inadvertently not included as a party to the Interim Forbearance Agreement; however, under the First Extension Agreement it agreed to be bound by the terms of the Interim Forbearance Agreement and the First Extension Agreement, as if it had been a party to the Interim Forbearance Agreement.

67. Pursuant to the First Extension Agreement, BMO agreed to refrain from taking steps to enforce its security or recover the "Indebtedness" (as defined in the First Extension Agreement) until after July 31, 2026 (the "**Second Forbearance Period**"), once again provided there was no "Event of Default" under the First Extension Agreement.

68. Pursuant to Section 20 of the First Extension Agreement, in addition to the "Events of Default" set out in the Interim Forbearance Agreement, an "Event of Default" under the First Extension Agreement was defined to include if the Forbearance Parties fail to duly perform any covenant of them contained in the First Extension Agreement.

69. As with the Interim Forbearance Agreement, under the First Extension Agreement, the Forbearance Parties agreed and acknowledged, *inter alia*, that the Borrower was, as of April 20, 2026, indebted to BMO under the Credit Agreement in the aggregate amount of $21,497,659.89.

70. Notably, pursuant to the First Extension Agreement, the Forbearance Parties agreed that the Borrower must engage a qualified transactions advisor, on terms approved by BMO in consultation with KSV Advisory Inc. (now operating as AlixPartners Advisory Inc., being the entity through which AlixPartners provides advisory services). The Borrower was to engage a transactions advisor in order to assist the Borrower in administering a sale process, with a view to selling the Borrower's business (the "**Business**") as a going concern (the "**Going Concern Sales Process**").

71. The Forbearance Parties further agreed to make best efforts to sell their Business as a going concern during the Second Forbearance Period, which transaction would be subject to BMO's consent and approval.

72. As contemplated by the First Extension Agreement, the Borrower then engaged Summit Cap Advisors Ltd. ("**Summit**"), to act as its transactions advisor.

73. Further, following the execution of the First Extension Agreement, the Credit Facilities matured on May 1, 2026, in accordance with the Credit Agreement.

The Second Extension Agreement

74. After July 31, 2026, the Second Forbearance Period expired. Like before, the Forbearance Parties also committed defaults under the First Extension Agreement by, among other things, allowing the Borrowing Base under the Revolving Facility to exceed the maximum allowable margin deficits set out in the First Extension Agreement (the "**First Extension Defaults**").

75. Notwithstanding the expiration of the Second Forbearance Period and the First Extension Defaults, BMO and the Forbearance Parties entered into a Second Forbearance Extension Agreement, dated August 14, 2026 (the "**Second Extension Agreement**", and together with the Interim Forbearance Agreement and the First Extension Agreement, the "**Forbearance Agreement**"). A true copy of the Second Extension Agreement is attached hereto as **Exhibit "V"**.

76. Under the Second Extension Agreement, BMO agreed to not take steps to enforce the Security or recover the "Indebtedness" (as defined in the Second Extension Agreement) until after September 30, 2026, or such earlier date as may be determined by BMO, in its sole discretion, by written notice to the Forbearance Parties (the "**Third Forbearance Period**"). Like the prior forbearance agreements, BMO's obligation to forbear would also cease upon an "Event of Default" under the Second Extension Agreement.

77. Additionally, the Forbearance Parties acknowledged and agreed that the Going Concern Sales Process had resulted in certain letters of intent ("**LOIs**").

78. The Forbearance Parties further acknowledged and agreed that, to give effect to a transaction contemplated by an LOI, BMO may, in BMO's sole discretion, commence proceedings to appoint AlixPartners as receiver or receiver/manager of any or all of the Forbearance Parties' assets and undertakings charged by the Security, and each of the Credit Parties irrevocably consents to, and will cooperate with and support the appointment of AlixPartners in any such capacity for that purpose, and any other proceeding commenced or application made by BMO to facilitate a transaction arising from the Going Concern Sales Process.

79. Finally, under the Second Extension Agreement, the Forbearance Parties acknowledged and agreed that all obligations outstanding under the Credit Facilities would be due and payable upon the expiry of the Third Forbearance Period.

Termination of the Third Forbearance Period and Demands by BMO

80. As permitted by the Second Extension Agreement, on September 16, 2026, BMO (via its legal counsel, Lawson Lundell LLP or "**Lawson**") issued a formal notice to the Forbearance Parties, terminating the Third Forbearance Period with immediate effect (the "**Termination Notice**"). A true copy of the Termination Notice is attached hereto as **Exhibit "W"**.

81. Because of the Termination Notice, pursuant to the terms of the Credit Agreement and the Forbearance Agreement, all amounts due and owing in respect of the Credit Facilities became immediately due and owing.

82. Accordingly, the next day, on September 17, 2026, BMO (via Lawson) issued formal demands to the Respondents for payment in full of all amounts (including principal and interest) due and owing under the Credit Agreement, the guarantees and/or the security (the "**Demands**"). Enclosed with the Demands were Notices of Intention to Enforce Security to each of the Respondents (the "**NITES**"), pursuant to Section 244 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 (the "**BIA**"). Attached hereto and marked as **Exhibit "X"** are true copies of the Demands and the NITES.

83. Thereafter, the Respondents each executed consents whereby they waived the 10-day notice period under the BIA. Attached hereto and marked together as **Exhibit "Y"** are true copies of the said waivers.

84. As of September 16, 2026, there was justly and truly under and by virtue of the Credit Agreement and the security, the sum of $21,850,586.27 (excluding legal costs to date), plus interest and costs continuing to accrue thereon (the "**Current Indebtedness**").

85. A true copy of a Payout Statement providing the particulars of the Current Indebtedness (but excluding the $5,000,000 that was purchased by the Investor pursuant to the Participation Agreement and remains owing under the Credit Agreement and security), is attached hereto and marked as **Exhibit "Z"**.

V. APPOINTMENT OF A RECEIVER IS JUST AND CONVENIENT

86. In light of the foregoing, I do verily believe that it is just and convenient for this Honourable Court to appoint AlixPartners as Receiver over the Property. Among other things:

(a) the Borrower is insolvent, given that it has failed to repay the Credit Facilities in full, which are due, owing and outstanding. Similarly, the Borrower has been in financial distress for a protracted period of time and has required various accommodations from BMO under the Forbearance Agreement;

(b) BMO is the first-ranking secured lender of the Respondents, and has contractual rights to appoint a Receiver under the various security agreements described above. Those contractual rights are valid and enforceable;

(c) pursuant to the Forbearance Agreement, the Respondents have irrevocably consented to the appointment of a Receiver over any and all of the Borrower's assets and undertakings charged by the Security, and additionally consented to the appointment of a Receiver over any or all of the Respondents' assets and undertakings to give effect to a going concern transaction;

(d) there is no apparent equity in the Respondents, as demonstrated by the results of Going Concern Sales Process. As more fully discussed below, and in the Pre-Filing Report, the highest and best offer generated from the Going Concern Sales Process will not be

sufficient to repay all of the Respondents' indebtedness. Because the Business has no equity, it is appropriate and necessary for a court-supervised process to occur, which can allow the remaining value to be realized, and allow the Business to be conveyed free and clear of existing liabilities. This cannot be achieved absent the receivership appointment;

(e) BMO has already afforded the Borrower three forbearance agreements, all of which have expired and terminated, and certain of which have been defaulted and breached. There are no other practical remedies to protect BMO's position as first-secured lender, other than a receivership;

(f) in dealing with the Borrower in respect of the Forbearance Agreements, and generally, BMO has acted in good faith and commercially reasonably and not precipitously; and

(g) AlixPartners is a licensed insolvency trustee with considerable experience in similar matters and has consented to act as Receiver. Moreover, AlixPartners has been working extensively with the Respondents, Summit, BMO and Fulcrum throughout the Going Concern Sales Process and has obtained extensive knowledge of the business and the sale process undertaken to-date. AlixPartners has overseen and participated in the negotiations that resulted in the Proposed Transaction (as defined below), and has also performed additional analyses to confirm that the transaction is the best available outcome for the business, as more fully detailed in the Pre-Filing Report. Attached hereto and marked as **Exhibit "AA"** is a true copy of a Consent to Act executed by AlixPartners.

VI. PROPOSED SALE OF CANSTAR

87. As described above, pursuant to the terms of the Forbearance Agreement, the Borrower has undertaken the Going Concern Sales Process, which has been conducted by Summit, in consultation with, and under the supervision of, AlixPartners.

88. BMO understands that a sale agreement has now been signed, pursuant to which all or substantially all of the Property will be sold to the Purchaser by way of a share subscription and reverse vesting order transaction (the "**Proposed Transaction**").

89. BMO understands that immediately following the Receivership Application, the Receiver, if appointed, intends to seek approval of the Proposed Transaction. BMO supports the Proposed Transaction for the reasons more fully described in the Pre-Filing Report.

90. BMO intends to partially finance the Proposed Transaction, pursuant to a term sheet and related security, amongst BMO, the Purchaser and others.

VII. CONCLUSION

91. I make this Affidavit in support of the Petition and for no other purpose.

AFFIRMED BEFORE ME in the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026	)	
Commissioner for Taking Affidavits in and for the Province of British Columbia	)	**JESSE AGASSIZ**

BAYLEE HUNT
Barrister & Solicitor
1600 - 925 WEST GEORGIA ST.
VANCOUVER, B.C. **V6C 3L2**
(604) 685-3456

This is **Exhibit "A"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

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Limited Partnership Summary

For

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Date and Time of Search: August 06, 2026 02:53 PM Pacific Daylight Time

Currency Date: June 16, 2026

ACTIVE

Registration Number: LP0692495

Name of Limited Partnership: CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Registration Date: June 27, 2016

Termination Date:

REGISTERED OFFICE INFORMATION

Registered Office Address:

Suite 2600, Three Bentall Centre
595 Burrard Street, P.O. Box 49314
VANCOUVER BC
CANADA V7X 1L3

GENERAL PARTNER INFORMATION

Individual or Company Name:

CANSTAR RESTORATIONS GP INC.

Incorporation or Registration

1080896

Residential or Registered Address:

Suite 2600, Three Bentall Centre
595 Burrard Street, P.O. Box 49314
Vancouver BC
CANADA V7X 1L3

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Number: **LP0692495**
Name: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP**
Type: **Limited Partnership**
Business Number: **763336492BC0001**
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Certificate of Limited Partnership	June 27, 2016 3:50 PM		Available On Paper Only

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BC Company Summary

For

CANSTAR RESTORATIONS GP INC.

Date and Time of Search: **August 06, 2026 02:55 PM Pacific Time**

Currency Date: June 01, 2026

ACTIVE

Incorporation Number: BC1080896

Name of Company: CANSTAR RESTORATIONS GP INC.

Business Number: 763337292 BC0001

Recognition Date and Time: Incorporated on June 27, 2016 03:41 PM Pacific Time

In Liquidation: No

Last Annual Report Filed: June 27, 2025

Receiver: No

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BC Annual Report - JUN 27, 2025	June 27, 2025 9:21 AM		BC Annual Report - JUN 27, 2025
BC Annual Report - JUN 27, 2024	June 09, 2025 2:33 PM		BC Annual Report - JUN 27, 2024
Notice of Change of Directors	October 11, 2023 8:19 AM	Date of Change: September 30, 2023	Notice of Change of Directors Notice of Articles
Notice of Change of Address	August 31, 2023 11:09 AM	Effective Date: September 01, 2023 12:01 AM View Comments	Notice of Change of Address Notice of Articles
BC Annual Report - JUN 27, 2023	August 29, 2023 3:27 PM		BC Annual Report - JUN 27, 2023
Notice of Change of Address	August 15, 2023 3:40 PM	Effective Date: August 16, 2023 12:01 AM View Comments	Notice of Change of Address Notice of Articles
Notice of Change of Directors - Address Change or Name Correction Only	July 07, 2023 6:29 PM		Notice of Change of Directors Notice of Articles
Notice of Change of Directors	January 23, 2023 11:50 AM	Date of Change: January 23, 2023	Notice of Change of Directors Notice of Articles
BC Annual Report - JUN 27, 2022	August 15, 2022 11:56 AM		BC Annual Report - JUN 27, 2022

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BC Annual Report - JUN 27, 2021	January 13, 2022 1:12 PM		BC Annual Report - JUN 27, 2021
Notice of Change of Directors	May 12, 2021 3:06 PM	Date of Change: May 01, 2021	Notice of Change of Directors Notice of Articles
Notice of Change of Directors - Address Change or Name Correction Only	June 30, 2020 9:41 AM		Notice of Change of Directors Notice of Articles
BC Annual Report - JUN 27, 2020	June 29, 2020 7:42 AM		BC Annual Report - JUN 27, 2020
Notice of Change of Directors	October 25, 2019 8:41 AM	Date of Change: October 22, 2019	Notice of Change of Directors Notice of Articles
BC Annual Report - JUN 27, 2019	July 04, 2019 1:35 PM		BC Annual Report - JUN 27, 2019
BC Annual Report - JUN 27, 2018	June 27, 2018 8:42 AM		BC Annual Report - JUN 27, 2018
BC Annual Report - JUN 27, 2017	August 28, 2017 11:01 AM		BC Annual Report - JUN 27, 2017
Notice of Change of Directors	August 01, 2017 9:15 AM	Date of Change: June 01, 2017	Notice of Change of Directors Notice of Articles
Notice of Change of Directors	July 11, 2016 3:18 PM	Date of Change: July 08, 2016	Notice of Change of Directors Notice of Articles
Incorporation Application	June 27, 2016 3:41 PM		Incorporation Application Notice of Articles Certificate

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BC Company Summary

For

L.U.N.A RESTORATIONS INC.

Date and Time of Search: **August 06, 2026 03:06 PM Pacific Time**

Currency Date: June 01, 2026

ACTIVE

Incorporation Number: BC1570741

Name of Company: L.U.N.A RESTORATIONS INC.

Business Number: 103422218 BC0006

Recognition Date and Time: January 01, 2026 12:01 AM Pacific Time as a result of an Amalgamation

In Liquidation: No

Last Annual Report Filed: Not Available

Receiver: No

AMALGAMATING CORPORATION(S) INFORMATION

Name of Amalgamating Corporation	Incorporation Number in BC
ABK RESTORATION SERVICES LTD.	BC1273411
L.U.N.A RESTORATIONS INC.	BC1478953
NORHAZ SOLUTIONS INC.	C1475456
UNIVERSAL RESTORATION SYSTEMS LTD.	BC1438088

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Name: **L.U.N.A RESTORATIONS INC.**
Type: **BC Company**
Business Number: **103422218BC0006**

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Amalgamation Application Short Form (Horizontal)	December 31, 2025 1:35 PM	Effective Date: January 01, 2026 12:01 AM	Amalgamation Application Short Form (Horizontal) Notice of Articles Certificate

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This is **Exhibit "B"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

CANSTAR RESTORATIONS LIMITED PARTNERSHIP
as Borrower

- and –

CANSTAR RESTORATIONS GP INC.
as an Obligor

- and-

ABK RESTORATION SERVICES LTD.
NORHAZ SOLUTIONS INC. and
UNIVERSAL RESTORATION SYSTEMS LTD.
as Initial Guarantors

- and –

FULCRUM CAPITAL PARTNERS V, LP

- and –

BANK OF MONTREAL
as Lender

FOURTH AMENDED AND RESTATED CREDIT AGREEMENT

May 1, 2024

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FOURTH AMENDED AND RESTATED CREDIT AGREEMENT

THIS AGREEMENT made as of the 1st day of May, 2024.

AMONG:

BANK OF MONTREAL, a Canadian chartered bank

(herein called the "**Lender**")

- and -

CANSTAR RESTORATIONS LIMITED PARTNERSHIP (Registration No. LP0692495), a limited partnership formed under the laws of the Province of British Columbia

(herein called the "**Borrower**")

- and -

CANSTAR RESTORATIONS GP INC. (Incorporation No. BC1080896), a corporation incorporated under the laws of the Province of British Columbia

(herein called the "**Borrower GP**")

- and -

ABK RESTORATION SERVICES LTD. (Incorporation No. BC1273411), a corporation formed by way of amalgamation under the laws of the Province of British Columbia;

NORHAZ SOLUTIONS INC. (Incorporation No. 12475847), a corporation formed by way of amalgamation under the federal laws of Canada; and

UNIVERSAL RESTORATION SYSTEMS LTD. (Incorporation No. BC1438088), a corporation formed by way of amalgamation under the laws of the Province of British Columbia

(herein together, called the "**Initial Guarantors**")

- and -

FULCRUM CAPITAL PARTNERS V, LP, a limited partnership formed under the laws of the Province of Ontario

(herein called "**Fulcrum LP**")

WHEREAS the Lender established certain credit facilities in favour of the Borrower pursuant to an amended and restated credit agreement made as of September 8, 2023 (the "**Existing Credit Agreement**"), and the Lender has agreed to further amend and restate the credit facilities provided for therein in this amended and restated credit agreement;

AND WHEREAS the Lender is prepared to provide or continue to provide such credit facilities for such purposes upon the terms and conditions contained herein;

NOW THEREFORE THIS AGREEMENT WITNESSES that, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties hereto covenant and agree as follows:

ARTICLE 1
INTERPRETATION

1.1 Defined Terms

The following defined terms shall for all purposes of this Agreement, or any amendment, substitute, supplement, replacement, addition or Schedule hereto, have the following respective meanings unless the context otherwise specifies or requires or unless otherwise defined herein:

"**$**" denotes Canadian dollars.

"**ABK**" means ABK Restoration Services Ltd.

"**Acquisition Transaction**" means the acquisition by the Borrower of all of the assets and undertaking of Canstar pursuant to the Purchase Agreement.

"**Additional Guarantors**" means any and all existing and future Subsidiaries of the Borrower or the Initial Guarantors who have executed and delivered an Additional Guarantor Counterpart and such additional Security Documents as may be required by the Lender.

"**Additional Guarantor Counterpart**" means a counterpart to this Agreement in the form attached as Schedule I executed and delivered by any Additional Guarantor.

"**Adjusted Daily Compounded CORRA**" means, for purposes of any calculation, the rate per annum equal to (a) Daily Compounded CORRA for such calculation plus (b) the Daily Compounded CORRA Adjustment; provided that if Adjusted Daily Compounded CORRA as so determined shall be less than the Floor, then Adjusted Daily Compounded CORRA shall be deemed to be the Floor.

"**Adjusted Term CORRA**" means, for purposes of any calculation, the rate per annum equal to (a) Term CORRA for such calculation plus (b) the applicable Term CORRA Adjustment; provided that if Adjusted Term CORRA as so determined

shall ever be less than the Floor, then Adjusted Term CORRA shall be deemed to be the Floor.

"**Advance**" means an extension of credit under any Credit Facility by the Lender to the Borrower, and includes deemed Advances and Conversions and Rollovers of existing Advances, and any reference relating to the amount of Advances shall mean the sum of all outstanding Advances.

"**Affiliate**" means an affiliated body corporate and, for the purposes of this Agreement, (a) one body corporate is affiliated with another body corporate if one such body corporate is the Subsidiary of the other or both are Subsidiaries of the same body corporate or each of them is Controlled by the same Person and (b) if two bodies corporate are affiliated with the same body corporate at the same time, they are deemed to be affiliated with each other; for greater certainty for the purposes of this definition, "body corporate" shall include a Canadian chartered bank.

"**Agreement**" means this Credit Agreement, including the Schedules hereto, as the same may be amended, varied, supplemented, restated, amended and restated, renewed or replaced at any time and from time to time.

"**Applicable Law**" means all public laws, statutes, ordinances, decrees, judgments, codes, standards, acts, orders, by-laws, rules, regulations, Official Body Consents, permits, binding policies and guidelines, and requirements of all Official Bodies, which now or hereafter may be lawfully applicable to and enforceable against any Obligor or its property or any part thereof.

"**Applicable Margin**" means, for a particular Credit Facility and at any particular time, the applicable margin or fee rate, as the case may be, expressed as a percentage per annum which are in effect at such time based upon the Total Funded Debt/EBITDA Ratio for the Fiscal Quarter that is the subject of the Compliance Certificate most recently delivered pursuant to Section 11.1(b)(iii) as set forth in the following table:

Tier	Total Funded Debt/EBITDA Ratio	CDN$ Prime Rate and Overdraft Margin	CORRA Loans and LC Margin	Standby Fee
I	< 2.50:1	3.00%	4.25%	0.425%
II	≥ 2.50:1 < 3.00:1	3.50%	4.75%	0.475%
III	≥ 3.00:1.0 < 3.50:1.0	3.75%	5.00%	0.500%
IV	≥ 3.50:1.0 < 4.00:1.0	4.00%	5.25%	0.525%
V	≥ 4.00:1.0	4.50%	5.75%	0.575%

which Applicable Margin shall be adjusted as set forth in Section 7.6.

"**Art Infiniti Prepayment Trigger Event**" means the receipt by any Obligor of any amount received in connection with the statement of claim against MBW Canada Holdings Inc. in respect of the Art Infiniti hotel project located at 21735 Lougheed Highway in Maple Ridge, British Columbia.

"**Asset Sale Prepayment Trigger Event**" means the receipt by any Obligor of any sale proceeds in respect of sales of assets (other than inventory sold in the ordinary course of an Obligor's business).

"**Banking Day**" means:

(a) with respect to the determination of Daily Compounded CORRA or Term CORRA, any day that is not a Saturday, Sunday or other day on which commercial banks in Toronto, Ontario are authorized or required by law to remain closed; and

(b) otherwise, any day, other than Saturday and Sunday, on which banks generally are open for business in Toronto, Ontario and Vancouver, British Columbia.

"**Benchmark**" means, initially, the Term CORRA Reference Rate or Daily Compounded CORRA, as the case may be; provided that if a Benchmark Transition Event has occurred with respect to the Term CORRA Reference Rate, Daily Compounded CORRA, or the then-current Benchmark, then "**Benchmark**" means the applicable Benchmark Replacement to the extent that such Benchmark Replacement has replaced such prior benchmark rate pursuant to Section 13.1(a).

"**Benchmark Replacement**" means, with respect to any Benchmark Transition Event,

(a) where a Benchmark Transition Event has occurred with respect to the Term CORRA Reference Rate, Daily Compounded CORRA;

(b) where a Benchmark Transition Event has occurred with respect to Daily Compounded CORRA, Term CORRA Reference Rate;

(c) where a Benchmark Transition Event has occurred with respect to a Benchmark other than the Term CORRA Reference Rate or Daily Compounded CORRA, the sum of:

(i) the alternate benchmark rate that has been selected by the Lender and the Borrower giving due consideration to (A) any selection or recommendation of a replacement benchmark rate or the mechanism for determining such a rate by the Relevant Governmental Authority, or (B) any evolving or then-prevailing market convention for determining a benchmark rate as a replacement to the then-current Benchmark for similar credit facilities; and

(ii) the related Benchmark Replacement Adjustment,

provided that, if the Benchmark Replacement as determined pursuant to clause (a), (b) or (c) above would be less than the Floor, the Benchmark Replacement will be deemed to be the Floor for the purposes of this Agreement and the other Finance Documents.

"**Benchmark Replacement Adjustment**" means, with respect to any replacement of the then-current Benchmark with an Unadjusted Benchmark Replacement, the spread adjustment, or method for calculating or determining such spread adjustment, (which may be a positive or negative value or zero) that has been selected by the Lender and the Borrower giving due consideration to (a) any selection or recommendation of a spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of such Benchmark with the applicable Unadjusted Benchmark Replacement by the Relevant Governmental Authority or (b) any evolving or then-prevailing market convention for determining a spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of such Benchmark with the applicable Unadjusted Benchmark Replacement for similar credit facilities at such time.

"**Benchmark Replacement Date**" means a date and time determined by the Lender, which date shall be no later than the earliest to occur of the following events with respect to the then-current Benchmark:

(a) in the case of clause (a) or (b) of the definition of "Benchmark Transition Event", the later of (i) the date of the public statement or publication of information referenced therein and (ii) the date on which the administrator of such Benchmark (or the published component used in the calculation thereof) permanently or indefinitely ceases to provide all available tenors of such Benchmark (or such component thereof); or

(b) in the case of clause (c) of the definition of "Benchmark Transition Event", the first date on which such Benchmark (or the published component used in the calculation thereof) has been determined and announced by the regulatory supervisor for the administrator of such Benchmark (or such component thereof) to be non-representative; provided that such non-representativeness will be determined by reference to the most recent statement or publication referenced in such clause (c) and even if any available tenor of such Benchmark (or such component thereof) continues to be provided on such date.

For the avoidance of doubt, the "Benchmark Replacement Date" will be deemed to have occurred in the case of clause (a) or (b) with respect to any Benchmark upon the occurrence of the applicable event or events set forth therein with respect to all then-current available tenors of such Benchmark (or the published component used in the calculation thereof).

"**Benchmark Transition Event**" means, with respect to any then-current Benchmark, the occurrence of any of the following events as determined by the Lender in its sole discretion:

(a) a public statement or publication of information by or on behalf of the administrator of such Benchmark (or the published component used in the calculation thereof) announcing that such administrator has ceased or will cease to provide all available tenors of such Benchmark (or such component thereof), permanently or indefinitely; provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any available tenor of such Benchmark (or such component thereof);

(b) a public statement or publication of information by the regulatory supervisor for the administrator of such Benchmark (or the published component used in the calculation thereof), the Bank of Canada, an insolvency official with jurisdiction over the administrator for such Benchmark (or such component), a resolution authority with jurisdiction over the administrator for such Benchmark (or such component) or a court or an entity with similar insolvency or resolution authority over the administrator for such Benchmark (or such component), which states that the administrator of such Benchmark (or such component) has ceased or will cease to provide all available tenors of such Benchmark (or such component thereof) permanently or indefinitely; provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any available tenor of such Benchmark (or such component thereof); or

(c) a public statement or publication of information by the regulatory supervisor for the administrator of such Benchmark (or the published component used in the calculation thereof) announcing that all available tenors of such Benchmark (or such component thereof) are not, or as of a specified future date will not be, representative.

For the avoidance of doubt, a "Benchmark Transition Event" will be deemed to have occurred with respect to any Benchmark if a public statement or publication of information set forth above has occurred with respect to each then-current available tenor of such Benchmark (or the published component used in the calculation thereof).

"**Benchmark Unavailability Period**" means, the period (if any) (a) beginning at the time that a Benchmark Replacement Date has occurred if, at such time, no Benchmark Replacement has replaced the then-current Benchmark for all purposes hereunder and under any Finance Document in accordance with Section 13.1 and (b) ending at the time that a Benchmark Replacement has replaced the then-current Benchmark for all purposes hereunder and under any Finance Document in accordance with Section 13.1.

"**Borrower GP**" means Canstar Restorations GP Inc.

"**Borrowing Base**" means, at any particular time, the sum of:

(a) 90% of the insured amount of eligible accounts receivable pursuant to paragraphs (b) through (e), inclusive, below which are insured by Export Development Canada or another insurance company acceptable to the Lender, PLUS

(b) 85% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by insurance companies or underwriters, and classified as investment grade BBB+ or better, after deducting: (i) accounts past due 240 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, PLUS

(c) 75% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by adjusting firms or insurance brokers, after deducting: (i) accounts past due 180 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, PLUS

(d) 75% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by school boards and government institutions, in each case acceptable to the Lender, after deducting: (i) accounts past due 120 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, PLUS

(e) 75% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by individuals, corporations and property managers, after deducting: (i) accounts past due 60 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, LESS

(f) deemed trusts arising from unpaid taxes and government remittances, including deductions at source, priority payables, lienable payables and any other prior encumbrances; AND

(g) the Liquidity Block. AND

(h) any reserves imposed by the Lender in its discretion at any time.

"**Branch of Account**" means the branch of the Lender located at 595 Burrard Street, Vancouver, British Columbia, V7X 1L7 or such other branch of the Lender located in Canada as the Borrower and the Lender may agree upon.

"**Business Plan**" means collectively, the annual business plan prepared from time to time, for the Borrower and the Guarantors on a consolidated basis, and including, without limitation, budgets, income statements, balance sheets, cash flows, ratio compliance and Capital Expenditures, detailed list of assumptions and projections for a one year period (with said projections to be completed on a quarterly basis and include income statement, balance sheet, cash flow statement, capital expenditure budget, detailed list of assumptions and projected compliance ratios).

"**Canstar**" means Canstar Construction Ltd.

"**Capital Asset**" means, at any time, for any Person, the capital or fixed assets or property of that Person determined, if applicable, on a consolidated basis in accordance with GAAP.

"**Capital Expenditure**" means, for any period, those expenditures made in connection with the acquisition, leasing, improvement or maintenance of a Capital Asset.

"**Capital Lease**", as applied to any Person, shall mean any lease of any property (whether real, personal or mixed) by that Person as lessee that, in conformity with GAAP, is, or is required to be, accounted for as a finance lease obligation on the balance sheet of that Person.

"**Cash**" means, at any particular time, the aggregate of cash and Cash Equivalents of the Borrower and Guarantors determined on a consolidated basis at such time.

"**Cash Equivalents**" means, as to any Person, (a) securities issued or directly and fully guaranteed or insured by the government of the United States or any agency or instrumentality thereof (provided that the full faith and credit of the United States is pledged in support thereof) or by the government of Canada or any province thereof, in each case, having maturities of not more than one year from the date of acquisition, (b) time deposits, certificates of deposit, money market deposits of, and bankers' acceptances and commercial paper issued by, any commercial bank incorporated in the United States of recognized standing having capital and surplus in excess of US$500,000,000 or of any Canadian chartered bank, in each case, with maturities of not more than one year from the date of acquisition by such Person and (c) investments in money market funds substantially all of whose assets are comprised of securities of the types described in clauses (a) and (b) above.

"**Closing Date**" means May 1, 2024, or such later date as agreed to by the Borrower and the Lender.

"**Compliance Certificate**" means a certificate executed by a senior officer of the Borrower substantially in the form of Schedule "A".

"**Conforming Changes**" means, with respect to the use or administration of a Benchmark or the use, administration, adoption or implementation of any Benchmark Replacement, any technical, administrative or operational changes (including changes to the definition of " Prime Rate," the definition of "Banking Day," the definition of "Interest Period" or any similar or analogous definition (or the addition of a concept of "interest period"), pricing, Applicable Margins and other provisions of any Finance Document, timing and frequency of determining rates and making payments of interest, timing of borrowing requests or prepayment, conversion or continuation notices, the applicability and length of lookback periods and other technical, administrative or operational matters) that the Lender decides may be appropriate to reflect the adoption and implementation of any such rate or to permit the use and administration thereof by the Lender in a manner substantially consistent with market practice (or, if the Lender decides that adoption of any portion of such market practice is not administratively feasible or if the Lender determines that no market practice for the administration of any such rate exists, in such other manner of administration as the Lender decides is reasonably necessary in connection with the administration of this Agreement and the other Finance Documents).

"**Control**" means, with respect to control of a body corporate by a Person, the holding (other than by way of security only) by or for the benefit of that Person, or Affiliates of that Person, of securities of such body corporate or the right to vote or direct the voting of securities of such body corporate to which, in the aggregate, are attached more than 50% of the votes that may be cast to elect directors of the body corporate, provided that the votes attached to those securities are sufficient, if exercised, to elect a majority of the directors of the body corporate, and "**Controlled**" shall have a similar meaning.

"**Conversion**" means the conversion of an outstanding Advance, or a portion of an outstanding Advance, into another Type of Advance, and "**Converted**" and "**Convert**" have corresponding meanings.

"**Conversion Date**" means the Banking Day on which a Conversion occurs.

"**Conversion Notice**" shall have the meaning ascribed thereto in Section 6.3 and a form of which is attached as Schedule E.

"**CORRA**" means the Canadian Overnight Repo Rate Average administered and published by the Bank of Canada (or any successor administrator).

"**CORRA Loans**" means Daily Compounded CORRA Loans and Term CORRA Loans, and each, a "**CORRA Loan**".

"**Credit Excess**" means, as at a particular date and in respect Facility 1, the amount, if any, by which the amount of credit outstanding under Facility 1 as at the close of business on such date exceeds the authorized maximum amount of Facility 1 as at the close of business on such date.

"**Credit Facilities**" means, collectively, Facility 1, Facility 2, the MasterCard Line and the Lease/IPC Facility, and "**Credit Facility**" means any one of them, as applicable.

"**Current Ratio**" means the ratio of current assets to current liabilities, calculated in accordance with GAAP.

"**Daily Compounded CORRA**" means, for any day, CORRA with interest accruing on a compounded daily basis, with the methodology and conventions for this rate (which will include compounding in arrears with a lookback of 5 Banking Days) being established by the Lender in accordance with the methodology and conventions for this rate selected or recommended by the Relevant Governmental Authority for determining compounded CORRA for business loans; provided that if the Lender decides that any such convention is not administratively feasible for the Lender, then the Lender may establish another convention in its reasonable discretion; and provided that if the administrator has not provided or published CORRA and a Benchmark Replacement with respect to CORRA has not occurred, then, in respect of any day for which CORRA is required, references to CORRA will be deemed to be references to the last provided or published CORRA.

"**Daily Compounded CORRA Adjustment**" means a percentage equal to 0.29547% per annum for interest that is paid monthly on Daily Compounded CORRA Loans.

"**Daily Compounded CORRA Advance**" means an Advance that bears interest at a rate based on Daily Compounded CORRA.

"**Daily Compounded CORRA Loan**" means a Loan in Canadian Dollars that bears interest at a rate based on Adjusted Daily Compounded CORRA.

"**Debt**" means, in respect of any particular Obligor:

(a) all indebtedness of such Obligor for borrowed money;

(b) any obligation, contingent or otherwise, that is required to be classified as a liability in accordance with GAAP on the balance sheet of such Obligor;

(c) any obligation secured by a Lien on any property, assets or undertaking owned or acquired by such Obligor, whether or not such obligation has been assumed;

(d) any debt or liability of such Obligor that represents the deferred acquisition cost of property or assets created or arising under any conditional sale agreement or other title retention agreement regardless of whether the rights and remedies of the seller under such agreement in the event of default are limited to repossession or sale of the property or assets covered thereby;

(e) any liabilities, contingent, unmatured or otherwise, under indemnities given in respect of any bankers' acceptance, letter of credit or letter of guarantee;

(f) any operating lease under which such Obligor has furnished a residual value guarantee in respect of which such Obligor is liable as lessee; and

(g) any Capital Lease by which such Obligor is bound,

but shall exclude each of the following determined (as required) in accordance with GAAP: (i) accounts payable to trade creditors and accrued liabilities incurred in the ordinary course of business; (ii) Taxes payable and future Taxes; (iii) dividends or other equity distributions payable; (iv) accrued interest not yet due and payable; and (v) customer deposits held by the Obligors.

"**Debt Service**" means, for any period, the amount required by the Borrower (on a consolidated basis) to service its outstanding Debt during that period and includes (without limitation) interest, required principal payments, payments required or made under any Capital Lease, fees payable in respect of letters of credit or letters of guarantee and the stamping fees and discount rates associated with bankers' acceptances facilities and shares which, by their terms, or upon the happening of any event, mature or are mandatorily redeemable or are redeemable at the option of the holder and which shares are not fully subordinated to the Lien created by the Security documents.

"**Default**" means any event which is or which, with the passage of time, the giving of notice or both, would be an Event of Default.

"**Designated Account**" means, with respect to transactions in a particular currency under the Credit Facilities, an account of the Borrower maintained by the Lender at the Branch of Account for the purposes of transactions with the Borrower in such currency under the Credit Facilities.

"**Distribution**" means:

(a) the declaration, payment or setting aside for payment of any dividend or other distribution on or in respect of any Shares in the capital of an Obligor that is a body corporation or in respect of any partnership units of an Obligor that is a partnership;

(b) the redemption, retraction, purchase, retirement or other acquisition, in whole or in part, of any Shares in the capital of an Obligor that is a body corporation or of any partnership units of an Obligor that is a partnership, as applicable, or any securities, instruments or contractual rights capable of being converted into, exchanged or exercised for Shares in the capital of an Obligor that is a body corporate or for partnership units of an Obligor that is a partnership, including, without limitation, options, warrants, conversion or exchange privileges and similar rights, where applicable;

(c) repayments of any shareholder advances; and

(d) payments of bonuses, management or consulting fees, commissions, director fees and salaries.

"**Draft**" means any draft, bill of exchange, receipt, acceptance, demand or other request for payment drawn or issued under or in respect of a Letter.

"**Drawdown Date**" means any Banking Day on which an Advance is made or is deemed to be made.

"**Drawdown Notice**" shall have the meaning ascribed thereto in Section 4.1 and a form of which is attached as Schedule B.

"**EBITDA**" means, with respect to any particular period, net income or net loss for such period before (a) interest expense, income taxes, depreciation, amortization and, (b) extraordinary/unusual non-recurring items agreed upon by the Lender for the applicable period, including the following that occurred for the Borrower's 2023 Fiscal Year: (i) FTI Consulting's advisory fees in connection with this Agreement, up to an aggregate maximum amount of $90,000, (ii) legal and banking fees up to an aggregate maximum amount of $155,000, (iii) acquisition fees associated with the Universal Acquisition Transaction and Lydale Acquisition Transaction up to an aggregate maximum amount of $530,000, (iv) WIP deferred revenue up to an aggregate maximum amount of $550,000, and (v) "Madison Project" (as detailed in the KPMG memorandum dated April 1, 2024) costs up to an aggregate maximum amount of $3,400,000, all determined on a consolidated basis in accordance with GAAP.

"**Environmental Laws**" means all applicable federal, state, provincial or local statutes, laws, ordinances, codes, rules, regulations, decrees and orders regulating, relating to or imposing liability or standards of conduct concerning public health or protection of the environment.

"**Equity Interest**" means any shares, interests, participations or other rights to participate in the voting or equity ownership of a corporation and any equivalent ownership interests in any Person that is not a corporation, including any partnership or membership interest, and any warrant, option or other right to acquire or that is convertible into any ownership interest, and any other arrangement or right to, directly or indirectly, acquire any of the foregoing.

"**Equity Prepayment Trigger Event**" means any issuance of equity securities (including options and warrants) or partnership units of any Obligor, as the case may be, including, without limitation, pursuant to a private placement or public offering of such securities, the net proceeds of which have been received by such Obligor free from any escrow conditions; provided however that if such net sales proceeds (i) are earmarked and used by an Obligor for the sole purpose of financing a Permitted Acquisition or any other acquisition approved in writing by the Lender or (ii) are derived from an issuance of equity securities to an officer, director or other management team member of an Obligor or pursuant to an employee stock option plan of an Obligor, then the subject issuance shall not constitute an Equity Prepayment Trigger Event.

"**Event of Default**" means any one of the events set forth in Section 14.1.

"**Excess Annual Cash Flow**" means the consolidated EBITDA of the Borrower, less the sum of (i) interest expenses paid in cash, (ii) Unfunded Capital Expenditures, scheduled principal payments in respect of debt of the Obligors, and (iii) Taxes paid in cash.

"**Existing Credit Agreement**" has the meaning assigned to such term in the recitals to this Agreement.

"**Facility 1**" has the meaning ascribed to such term in Section 2.1(a).

"**Facility 1 Commitment**" means, at the relevant time of determination, the commitment of the Lender to make Loans under Facility 1 in an aggregate outstanding principal amount not exceeding the Facility 1 Limit at any time, as such amount may be reduced from time to time in accordance with the terms hereof.

"**Facility 1 Limit**" has the meaning ascribed to such term in Section 2.1(a).

"**Facility 2**" has the meaning ascribed to such term in Section 2.1(b).

"**Finance Documents**" means this Agreement, the Security Documents, the MasterCard Agreement, and all instruments and agreements executed and delivered by the Obligors in favour of the Lender from time to time in connection with this Agreement or any other Finance Document.

"**Fiscal Quarter**" means any three month period ending on the last day of March, June, September, and December in each year.

"**Fiscal Year**" means the twelve month period ending on the last day of December 31.

"**Fixed Charge Coverage Ratio**" means, with reference to the Obligors in respect of any particular Twelve Month Period (subject to annualization of a Fiscal Quarter as set out in Section 11.1(o)(iii)): (a) without duplication, EBITDA, less cash Taxes, Unfunded Capital Expenditures and cash Distributions (excluding (i) salaries to be paid to the employees of any Obligor which are considered reasonable and market in such industry sector, and (ii) Distributions by (A) a Guarantor to another Guarantor; and (B) a Guarantor to the Borrower), divided by (b) Debt Service.

"**Floor**" means the rate per annum equal to 0.00%.

"**Fulcrum GP**" means Fulcrum Capital Partners Inc.

"**Fulcrum Guarantee Fee Shareholder Loans**" means the subordinated loans in the aggregate principal amount of up to $ 1,000,000 made by each of Fulcrum Capital Partners (International) V, LP, Fulcrum Capital Partners (International-USD) V, LP, Fulcrum Capital Partners V, LP and Fulcrum Capital Partners (Management) V, LP to the Borrower in respect of obligations arising from a guarantee fee.

"**Fulcrum Lydale Shareholder Loan**" means a subordinated loan provided by FCP Canstar Holdco Inc. and FCP Canstar Collector Limited Partnership to the Borrower in the principal amount of $4,521,999.50.

"**Fulcrum Shareholder Loan**" means, collectively, the loans (including without limitation the Fulcrum Working Capital Shareholder Loan) in the aggregate principal amount of up to $6,000,000 made by FCP Canstar Holdco Inc., FCP Canstar Collector Limited Partnership and Canstar Construction Ltd. to the Borrower.

"**Fulcrum Working Capital Shareholder Loan**" means the loan in the principal amount of $1,000,000 made by FCP Canstar Holdco Inc., FCP Canstar Collector Limited Partnership and Canstar Construction Ltd. to the Borrower on or about the Third ARCA Closing Date, which loan shall be used for the Borrower's working capital purposes.

"**GAAP**" means generally accepted accounting principles in effect in Canada from time to time consistently applied as recommended by the Handbook of the Canadian Institute of Chartered Accountants, which for the purpose of this Agreement is determined to be Accounting Standards for Private Enterprises.

"**Government**" means any national, provincial, or municipal government within Canada or government of any political subdivision thereof.

"**Governmental Authority**" means any domestic or foreign government including any federal, provincial, state, territorial or municipal government and any executive, legislative, judicial, regulatory or administrative functions of, or pertaining to, government or any Person, body, department, bureau, agency, board, tribunal, commission branch or office thereof or having or claiming to have jurisdiction over the Obligors or any of their respective property or assets, and includes without limitation a Relevant Governmental Authority.

"**Guarantors**" means, collectively, the Initial Guarantors and all Additional Guarantors, but shall at no time include Fulcrum LP or Fulcrum GP.

"**Hazardous Materials**" means:

(a) any petroleum product, asbestos, polychlorinated biphenyl (PCB), natural gas, natural gas liquids, liquefied natural gas or synthetic gas usable for fuel; or

(b) any pollutant or contaminant or hazardous or toxic chemical, material or substance within the meaning of any applicable federal, state, provincial or local law, regulation, ordinance or requirement (including consent decrees and administrative orders) relating to or imposing liability or standards of conduct concerning any hazardous or toxic waste, substance or material or concerning the environment or public health, all as in effect on the applicable date.

"**Hedging Arrangement**" means (a) any and all forward foreign exchange transactions, or any other similar transactions or any combination of any of the foregoing (including any options to enter into any of the foregoing), whether or not any such transactions is governed by a or subject to any master agreement and (b) any and all transactions of any kind, and the related confirmations, which are subject to the terms and conditions of, or governed by, any form of master agreement published by the International Swaps and Derivatives Association, Inc., any international foreign exchange master agreement, or any other master agreement, including any such obligations or liabilities under any such master agreement and its related schedules, in each case for the purpose of hedging the Borrower's exposure to exchange rates or currency valuations.

"**Indebtedness**" of any Person means, without duplication, (a) indebtedness of such Person for borrowed money or for the deferred purchase price of property and services, other than trade payables incurred in the ordinary course of business and payable in accordance with customary practices, (b) other indebtedness of such Person which is evidenced by a note, bond, debenture or similar instrument, (c) obligations of such Person under any Capital Lease, (d) reimbursement obligations of such Person under bankers' acceptances and contingent obligations of such Person in respect of any letter of credit, bank guarantee or surety bond, (e) to the extent accelerated, obligations of any Person under any commodity hedging transaction, spot or forward foreign exchange transaction, interest rate swap transaction, currency swap transaction, forward rate transaction, rate cap transaction, rate floor transaction, rate collar transaction, any other exchange or rate protection, any combination of such transactions or any option with respect to any such transaction, and (f) the contingent obligations of such Person under any guarantee or other agreement assuring payment of any obligations of any Person of the type described in the foregoing clauses (a) to (e).

"**Initial Guarantors**" means, collectively, ABK, NorHaz and Universal Amalco.

"**Insurance Prepayment Trigger Event**" means the receipt by any Obligor of any insurance proceeds.

"**Intellectual Property**" shall mean all issued patents and patent applications, industrial design registrations, trade-marks, registrations and applications therefor, trade-names and styles, logos, copyright registrations and applications therefor, all of the foregoing owned by or licensed to any Obligor and used in or necessary to the operation of its business.

"**Interest Payment Date**" means, (a) with respect to any particular CORRA Loan, the last day of each applicable Interest Period, and (b) with respect to any other Loan, monthly in arrears on the first Banking Day of the next calendar month, provided that, in any case, the Repayment Date or, if applicable, any earlier date on which the Credit Facilities are fully cancelled or permanently reduced in full, shall be an Interest Payment Date with respect to all Loans then outstanding under the Credit Facilities.

"**Interest Period**" means:

(a) with respect to each Daily Compounded CORRA Loan, the initial period of one (1) month's duration commencing on the Drawdown Date, Rollover Date or Conversion Date, as the case may be, applicable to such Loan and ending on and excluding the last day of such initial period, and thereafter, each successive period (subject to market availability) of approximately one (1) month commencing on and including the last day of the prior Interest Period; and

(b) with respect to each Term CORRA Loan, the initial period selected by the Borrower (subject to market availability) and being one (1) month's or three (3) months' (or such shorter period as may be agreed to by the Lender, subject to the market availability thereof) duration commencing on the Drawdown Date, Rollover Date or Conversion Date, as the case may be, applicable to such Loan and ending on and excluding the last day of such initial period, and thereafter, each successive period (subject to market availability) of approximately one (1) month or three (3) months as selected by the Borrower and notified to the Lender in writing commencing on and including the last day of the prior Interest Period,

provided that in any case the last day of each Interest Period will also be the first day of the next Interest Period and further provided that the last day of each Interest Period will be a Banking Day. If the last day of a Interest Period selected by the Borrower is not a Banking Day the Borrower will be deemed to have selected a Interest Period the last day of which is the Banking Day next following the last day of the Interest Period otherwise selected unless such next following Banking Day falls in the next calendar month in which event the Borrower will be deemed to have selected a Interest Period the last day of which is the Banking Day next preceding the last day of the Interest Period otherwise selected, provided that the last Interest Period for a CORRA Loan must expire on or prior to the Repayment Date.

"**Investment**" shall mean any advance, loan, guarantee given, extension of credit or capital contribution to, purchase of Shares, bonds, notes, debentures or other securities of, or any other investment made in, any Person but shall exclude any acquisition of tangible personal property in the ordinary course of business and any capital expenditures.

"**Lease/IPC Advance**" means an extension of credit under the Lease/IPC Facility upon the terms of the Master Lease Agreement.

"**Lease/IPC Facility**" has the meaning ascribed to such term in Section 2.1(d).

"**Lease/IPC Limit**" means $598,178.83, or such other amount as may be agreed to from time to time between the Borrower and the Lender.

"**Letter**" means a letter of credit, in form satisfactory to and issued by the Lender for a term not exceeding one year, whereby the Lender, acting at the request of and

in accordance with the instructions of the Borrower, is to make payment in accordance with the terms and conditions thereof of an amount to or to the order of a third party.

"**Lien**" means any deed of trust, mortgage, charge, hypothec, assignment, pledge, lien, vendor's privilege, supplier's right of repossession or revendication or other security interest or encumbrance of whatever kind or nature, regardless of form and whether consensual or arising by law (statutory or otherwise), that secures the payment of any indebtedness or liability or the observance or performance of any obligation.

"**Liquidity Block**" means $3,500,000.

"**Loans**" means the loans made by the Lender to the Borrower pursuant to this Agreement or any other Finance Document.

"**Lydale Acquireco**" means 1462625 B.C. Ltd., a company incorporated under the *Business Corporations Act* (British Columbia) and a wholly-owned subsidiary of the Borrower.

"**Lydale Amalco**" means the company formed under the *Business Corporations Act* (British Columbia). by the amalgamation of Lydale Acquireco and Lydale Targetcos thereunder to form "L.U.N.A Restorations Inc.".

"**Lydale Acquisition Transaction**" means (i) the acquisition by the Borrower of the business and assets of Lydale Targetco by way of a share purchase by Lydale Acquireco of 100% of the issued and outstanding shares in Lydale Acquireco pursuant to the Lydale Acquisition Purchase Agreement and (ii) the subsequent amalgamation of Lydale Acquireco and Lydale Targetco under the *Business Corporations Act* (British Columbia) to continue as Lydale Amalco.

"**Lydale Acquisition Purchase Agreement**" means the share purchase agreement dated May 1, 2024 among, Laverne (Vern) Lange, Blain Jackson, Wendy Jackson, VML Holdings Ltd., JBW Holdings Ltd. and LVL Holdings Ltd., as vendors, Verne Locke, as guarantor, Lydale Acquireco, as purchaser, and the Borrower.

"**Lydale Targetcos**" means (i) Lydale Construction (1983) Co. Ltd., a corporation continued under the *Business Corporations Act* (British Columbia) at the time of the Lydale Acquisition Transaction, and (ii) Lydale Construction (Edmonton) Ltd., a corporation continued under the *Business Corporations Act* (British Columbia) at the time of the Lydale Acquisition Transaction

"**MasterCard Advances**" is defined in Section 3.7(a) hereof.

"**MasterCard Agreement**" means, collectively, the BMO ePurchasing Solutions Corporate MasterCard Program Account Agreement (and all of its schedules) now or hereafter entered into between the Borrower and the Lender, and all other documents customarily required by the Lender in connection with the issuance of MasterCard corporate credit cards.

"**MasterCard Limit**" means $750,000, or such other amount as may be agreed to in writing from time to time between the Borrower and the Lender.

"**MasterCard Line**" has the meaning ascribed to such term in Section 2.1(c).

"**Master Lease Agreement**" means the master lease agreement in respect of Financed Equipment between the Borrower or the Borrower GP, as lessee, and the Lender, as lessor.

"**Material Adverse Change**" means any change of circumstances or event (or the Lender becoming aware of any facts not previously disclosed or known) which the Lender determines is reasonably likely to have a Material Adverse Effect.

"**Material Adverse Effect**" means the effect of any event or circumstance which, in the reasonable opinion of the Lender:

(a) is or would reasonably be expected to be materially adverse to the ability of the Obligors, taken as a whole, to pay the Secured Obligations as and when due;

(b) is or would reasonably be expected to be materially adverse to the ability of the Obligors, taken as whole, to operate their businesses; or

(c) is or would reasonably be expected to be materially prejudicial to:

    (i) the interests of the Lender under the Finance Documents; or

    (ii) the business, properties, operations, condition (financial or otherwise), or performance of the Obligors.

"**Material Contracts**" means, collectively, each written agreement entered into by the Obligors, or any of them, which, if not complied with or expires, could reasonably be expected to have a Material Adverse Effect and will in any event include those contracts set forth in Schedule G.

"**Material Licences**" means, collectively, each licence, permit or approval issued by any Official Body to the Obligors, or any of them, the breach or default of which could reasonably be expected to result in a Material Adverse Effect and will in any event include those licences set forth in Schedule H.

"**Net Cash Proceeds**" means, with respect to any Prepayment Trigger Event, the gross cash proceeds (including payments from time to time in respect of instalment obligations, if any) received by or on behalf of any Obligor in respect of such Prepayment Trigger Event less the sum of:

(a) the amount, if any, of all Taxes paid or estimated to be payable by or on behalf of such Obligor in connection with such Prepayment Trigger Event; and

(b) reasonable and customary fees, commissions, expenses, issuance costs, deductibles, discounts and other costs paid by or on behalf of such Obligor in connection with such Prepayment Trigger Event.

"**NorHaz**" means NorHaz Solutions Inc.

"**Obligors**" means, collectively, the Borrower, the Borrower GP, the Guarantors or any Person executing this Agreement as Obligor, and in each case their respective successors, and "**Obligor**" means any one of them, but shall at no time include Fulcrum LP or Fulcrum GP.

"**Official Body**" means any national, provincial, state or municipal government or government of any political subdivision thereof, or any parliament, legislature, council, agency, authority, board, central bank, monetary authority, commission, department or instrumentality thereof, or any court, tribunal, grand jury, mediator or arbitrator, whether foreign or domestic, in each case having or purporting to have jurisdiction in the relevant circumstances.

"**Official Body Consent**" means any licence, right, permit, franchise, privilege, registration, direction, decree, consent, order, permission, approval or authority to be issued or provided by an Official Body.

"**Original Closing Date**" means July 8, 2016, effective immediately as of the closing of the Acquisition Transaction.

"**Overdraft**" means, subject to the terms hereof, any draw by the Borrower by way of overdraft on any of its Canadian dollar current accounts maintained with the Lender.

"**Permitted Acquisitions**" means an acquisition by any Obligor that is consented to in writing by the Lender, acting reasonably, and which shall meet all of the following conditions (unless expressly waived by the Lender): (a) such acquisition shall not be a hostile take-over, (b) the Obligor acquires a business or all or substantially all of the assets, Shares or units of any Person, as the case may be, (c) the target business or Person is or is engaged in the conduct of the same or similar type of business to the business of such Obligor, (d) the target business or Person is located in Canada or the United States of America, (e) the target business or Person must contribute positive EBITDA for the Borrower and Guarantors on a consolidated, pro forma basis, (f) the maximum consideration paid or to be paid for such acquisition must not exceed $2,500,000 per such acquisition, and the maximum consideration paid or to be paid for such acquisitions in any calendar year must not exceed $5,000,000, (g) if the acquisition is a share purchase then the Obligor must acquire Control; (h) if such acquisition involves the purchase of real property (directly or indirectly through purchase of Shares or units of a Person who owns real property), the Lender shall have had the opportunity to complete and be satisfied with its environmental due diligence in respect of such real property; (i) any such acquisitions must be funded solely by new equity capital; (j) the Lender shall have received additional first-ranking Security over the acquired assets,

subject to Permitted Liens, within 10 days of the acquisition being completed; and (k) in respect of the Lydale Acquisition Transaction, all conditions precedent set forth at Section 12.3 below have been satisfied.

"**Permitted Indebtedness**" means any one or more of the following:

(a) the Secured Obligations;

(b) Indebtedness in respect of Capital Leases provided that the aggregate amount of all such Indebtedness incurred and outstanding at any time shall not exceed $300,000;

(c) Indebtedness arising under Purchase Money Indebtedness and Indebtedness in respect of receivables financings provided that the aggregate amount of all such Indebtedness incurred and outstanding at any time shall not exceed $500,000;

(d) Indebtedness in respect of bonds, letters of credit or bank guarantees in favour of any Official Body when required by such Official Body in connection with the operations of any Obligor, all in the ordinary course of business;

(e) Indebtedness in respect of unsecured loans by the Borrower to any Guarantor which is a wholly-owned Subsidiary of the Borrower;

(f) Indebtedness of an Obligor to any other Obligor;

(g) the Fulcrum Shareholder Loan, Fulcrum Lydale Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans, so long as the Fulcrum Priority Agreement (as defined at Schedule F hereto) has been obtained and is applicable to such indebtedness;

(h) Indebtedness in respect of vehicle financing provided by another financial institution which is incurred in the fiscal year 2023, so long as that the aggregate amount of all such Indebtedness incurred shall not exceed $250,000; and

(i) Indebtedness up to a maximum aggregate amount of $30,000.00 in respect of:

    (i) an irrevocable standby letter of credit No. P423220V07010 issued by Royal Bank of Canada in favour of His Majesty the King in Right of the Province of British Columbia represented therein by the Minister of Finance, as beneficiary; and

    (ii) an irrevocable standby letter of credit No. P423223V07010 issued by Royal Bank of Canada in favour of Aviva Insurance Company of Canada, as beneficiary.

"**Permitted Liens**" means any one or more of the following with respect to the property and assets of any Obligor:

(a) Liens for taxes, assessments or governmental charges or levies not at the time due or delinquent or the validity of which are being contested in good faith by appropriate proceedings and as to which reserves are being maintained in accordance with generally accepted accounting principles so long as forfeiture of any part of such property or assets will not result from the failure to pay such taxes, assessments or governmental charges or levies during the period of such contest;

(b) the Lien of any judgment rendered or the Lien of any claim filed which is being contested in good faith by appropriate proceedings and as to which reserves are being maintained in accordance with generally accepted accounting principles so long as forfeiture of any part of such property or assets will not result from the failure to satisfy such judgment or claim during the period of such contest;

(c) Liens and charges incidental to current operations which have not at such time been filed pursuant to law or which relate to obligations not due or delinquent or the validity of which are being contested in good faith by appropriate proceedings and as to which reserves are being maintained in accordance with generally accepted accounting principles so long as forfeiture of any part of such property or assets will not result from the failure to pay such obligations during the period of such contest;

(d) security, or security for letters of credit or bank guarantees, given to any Official Body when required by such Official Body in connection with the operations of any Obligor, all in the ordinary course of business;

(e) the Security;

(f) Liens securing the Fulcrum Shareholder Loan, Fulcrum Lydale Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans;

(g) Liens securing Indebtedness to be incurred and outstanding pursuant to clauses (b) and (c) of the definition of "Permitted Indebtedness"; provided, however, that with respect to clauses (b) and (c) of the definition of "Permitted Indebtedness" any such Lien shall attach only to the asset in respect of which such Indebtedness is incurred and any proceeds thereof;

(h) Liens registered in the British Columbia Personal Property Registry in respect of cash collateral in the maximum aggregate amount of $30,000.00 securing the irrevocable standby letters of credit referred to in subsections (i) and (ii) of clause (i) of the definition of "Permitted Indebtedness"; and

(i) such other Liens as may be approved by the Lender from time to time including, without limitation, the following British Columbia Personal Property Registry registrations:

(i) Base Registration #603282L in favour of First West Credit Union registered against NorHaz so long as such registration only perfects a security interest securing obligations under letters of credit issued for the benefit of an Obligor;

(ii) Base Registration # 867784J in favour of Toyota Credit Canada Inc. registered against ABK

(iii) Base Registration # 534481K in favour of Toyota Credit Canada Inc. registered against ABK;

(iv) Base Registration # 563879K in favour of Toyota Credit Canada Inc. registered against ABK; and

(v) Base Registration # 164762L in favour of Toyota Credit Canada Inc. registered against ABK.

"**Person**" means any natural person, corporation, firm, partnership, joint venture, trust, joint stock company, incorporated or unincorporated association, government, governmental agency or any other entity, whether acting in an individual, fiduciary or other capacity.

"**PPSA**" means the *Personal Property Security Act* (British Columbia).

"**Prepayment Trigger Event**" means any Art Infiniti Prepayment Trigger Event, Asset Sale Prepayment Trigger Event, Equity Prepayment Trigger Event or Insurance Prepayment Trigger Event.

"**Prime Rate**" means, with respect to a Prime Rate Loan, on any day the greater of:

(a) the variable rate of interest per annum equal to the rate of interest determined by the Lender from time to time as its prime rate for Canadian dollar loans made by the Lender in Canada from time to time, such prime rate being a variable per annum reference rate of interest adjusted automatically upon change by the Lender; and

(b) Adjusted Term CORRA for an interest period of one month in effect from time to time plus 100 basis points per annum,

provided that in no event shall the Prime Rate be less than the Floor for the purposes of this Agreement.

"**Prime Rate Advance**" means an Advance that bears interest at a rate based on the Prime Rate.

"**Prime Rate Loan**" means monies lent by the Lender to the Borrower hereunder in Canadian dollars and upon which interest accrues at a rate referable to the Prime Rate.

"**Purchase Agreement**" means the asset purchase agreement dated as of July 8, 2016 entered into between, *inter alios*, Jay Dargatz, Canstar, the Borrower and the Borrower GP, confirming a purchase price of $38,000,000.

"**Purchase Money Indebtedness**" means Indebtedness assumed by a Person as part of, or issued or incurred by the Person to pay or provide funds to pay, all or a part of the purchase price of any equipment hereafter or previously acquired by the Person.

"**Release**" includes discharge, spray, inject, inoculate, abandon, deposit, spill, leak, seep, pour, emit, empty, throw, dump, place and exhaust.

"**Relevant Governmental Authority**" means the Bank of Canada, or a committee officially endorsed or convened by the Bank of Canada, or any successor thereto.

"**Repayment Date**" means (a) with respect to Facility 1 and Facility 2, May 1, 2026; (b) with respect to the MasterCard Line, in accordance with the MasterCard Agreement, but in any event, no later than May 1, 2026., and (c) with respect to the Lease/IPC Facility, as per the Lender's terms in respect of each asset class financed thereunder for any interim financing, but in any way no later than May 1, 2026.

"**Rollover**" means, (i) with respect to any Term CORRA Advance or Daily Compounded CORRA Advance, the continuation of all or a portion of such Advance (subject to the terms and conditions hereof) for an additional Interest Period subsequent to the initial or any subsequent Interest Period applicable thereto, and (ii) with respect to any Letter, the extension of the maturity date of such Letter.

"**Rollover Date**" means the date of commencement of a new Interest Period applicable to a Term CORRA Loan or a Daily Compounded CORRA Loan resulting from a Rollover.

"**Rollover Notice**" shall have the meaning ascribed thereto in Section 5.3 and a form of which is attached as Schedule D.

"**Sale Leaseback**" shall mean any transaction or series of related transactions pursuant to which an Obligor (a) sells, transfers or otherwise disposes of any property, real or personal, whether now owned or hereafter acquired, and (b) as part of such transaction, thereafter rents or leases such property or other property that it intends to use for substantially the same purpose or purposes as the property being sold, transferred or disposed.

"**Secured Assets**" means all property, assets and undertakings charged by the Security Documents.

"**Secured Obligations**" shall mean all indebtedness, obligations and liabilities, present or future, absolute or contingent, matured or not, at any time owing by the Obligors, or any of them, to the Lender or remaining unpaid to the Lender under or in connection with any of the Finance Documents.

"**Security**" means the collateral security constituted by the Security Documents.

"**Security Documents**" shall mean the security documents (as the same may be amended, modified, supplemented, restated or replaced from time to time) which, in the reasonable opinion of the Lender, are required to be entered into from time to time by the Obligors, Fulcrum LP and Fulcrum GP in favour of the Lender in order to grant directly or indirectly to the Lender a first-ranking Lien on the Secured Assets as continuing collateral security for the payment and performance of the Secured Obligations (including for greater certainty, any corporate MasterCard facilities requested by the Borrower), such security documents to be in form and substance satisfactory to the Lender and to include, without limitation, the security documents described in Schedule F.

"**Shares**", as applied to the shares of any corporation or other entity, means the shares or other ownership interests of every class whether now or hereafter authorized, regardless of whether such shares or other ownership interests shall be limited to a fixed sum or percentage with respect to the rights of the holders thereof to participate in dividends and in the distribution of assets upon the voluntary or involuntary liquidation, dissolution or winding-up of such corporation or other entity.

"**Subordinated Debt**" means Indebtedness owing by any Obligor in respect of which the payee has agreed to postpone payment of all principal and interest thereon to payment and satisfaction in full of the obligations owing hereunder (unless otherwise agreed to in writing by the Lender) and such payee has subordinated any security taken in respect of such Indebtedness to the Lien of the Lender, all in form and substance satisfactory to the Lender in its sole discretion; and for greater certainty, including without limitation the Fulcrum Shareholder Loan, the Fulcrum Lydale Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans.

"**Subsidiary**" means, with respect to any Person, any corporation, company or other similar business entity (including, for greater certainty, a Canadian chartered bank) of which more than fifty per cent (50%) of the outstanding Shares or other equity interests (in the case of Persons other than corporations) having ordinary voting power to elect a majority of the board of directors or the equivalent thereof of such corporation, company or similar business entity (irrespective of whether at the time Shares of any other class or classes of the Shares of such corporation, company or similar business entity shall or might have voting power upon the occurrence of any contingency) is at the time directly or indirectly owned by such Person, by such Person and one or more other Subsidiaries of such Person, or by one or more other Subsidiaries of such Person.

"**Tax Act**" means the *Income Tax Act* (Canada), as amended from time to time, and regulations promulgated thereunder.

"**Taxes**" means all taxes, charges, fees, levies, imposts, rates, dues and assessments, including all income, sales, use, goods and services, value added, capital, capital

gains, alternative, net worth, transfer, profits, withholding, payroll, employer health, excise, real property and personal property taxes, and any other taxes, customs duties, fees, assessments, or similar charges in the nature of a tax including Canada Pension Plan and provincial pension plan contributions, unemployment insurance payments and workers' compensation premiums, together with any instalments with respect thereto, and any interest, fines and penalties with respect thereto, imposed, levied, collected, withheld or assessed by any Official Body (including federal, state, provincial, municipal and foreign Official Bodies), and whether disputed or not.

"**Term CORRA**" means, for any calculation with respect to a Term CORRA Loan, the Term CORRA Reference Rate for a period comparable to the applicable Interest Period on the day (such day, the "**Periodic Term CORRA Determination Day**") that is two (2) Banking Days prior to the first day of such Interest Period, as such rate is published by the Term CORRA Administrator; provided that if as of 1:00 p.m. (Toronto time) on any Periodic Term CORRA Determination Day the Term CORRA Reference Rate for the applicable period has not been published by the Term CORRA Administrator and a Benchmark Replacement Date with respect to the Term CORRA Reference Rate has not occurred, then Term CORRA will be the Term CORRA Reference Rate for such period as published by the Term CORRA Administrator on the first preceding Banking Day for which such Term CORRA Reference Rate for such period was published by the Term CORRA Administrator so long as such first preceding Banking Day is not more than three (3) Banking Days prior to such Periodic Term CORRA Determination Day.

"**Term CORRA Adjustment**" means (i) in respect of Term CORRA Loans for a Interest Period of one (1) month, a percentage equal to 0.29547% per annum, and (ii) in respect of Term CORRA Loans for a Interest Period of three (3) months, a percentage equal to 0.32138% per annum.

"**Term CORRA Administrator**" means Candeal Benchmark Administration Services Inc., TSX Inc., or any successor administrator.

"**Term CORRA Advance**" means an Advance that bears interest at a rate based on Term CORRA.

"**Term CORRA Loan**" means a Loan in Canadian Dollars that bears interest at a rate based on Adjusted Term CORRA.

"**Term CORRA Reference Rate**" means the forward-looking term rate based on CORRA.

"**Third ARCA Closing Date**" means September 8, 2023.

"**Total Funded Debt**" means, with reference to each of the Borrower and the Guarantors, on a consolidated basis, at any particular time, the aggregate of the Indebtedness under the Credit Facilities, the Indebtedness under the Capital Leases and the Purchase Money Indebtedness and all other Indebtedness including Subordinated Debt (unless otherwise consented to by the Lender in writing) but

specifically excluding the Fulcrum Shareholder Loan, Fulcrum Lydale Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans.

"**Total Funded Debt/EBITDA Ratio**" means, at any time, the ratio of (i) Total Funded Debt at such time to (ii) EBITDA in the immediately preceding Twelve Month Period.

"**Twelve Month Period**" means the period of twelve (12) calendar months ending on or immediately prior to such date of determination.

"**Type**" when used in reference to any Advance, refers to whether the rate of interest on such Advance, or on the loans made by the Lender to the Borrower comprising such Advance, is determined by reference to Adjusted Term CORRA, Adjusted Daily Compounded CORRA or the Prime Rate.

"**Unadjusted Benchmark Replacement**" means the applicable Benchmark Replacement excluding the related Benchmark Replacement Adjustment.

"**Unfunded Capital Expenditures**" means capital expenditures which are not funded by any one or more of the following: Purchase Money Indebtedness permitted under the definition of "Permitted Indebtedness"; the proceeds of new equity or Subordinated Debt; insurance proceeds; or proceeds from an asset disposition (except to the extent such proceeds are required to be applied to reduce indebtedness under this Agreement).

"**Universal Acquireco**" means 1425761 B.C. Ltd., a company incorporated under the *Business Corporations Act* (British Columbia) and a wholly-owned subsidiary of the Borrower.

"**Universal Amalco**" means Universal Restoration Systems Ltd., the company formed under the *Business Corporations Act* (British Columbia) by the amalgamation of Universal Acquireco and Universal Targetco thereunder to form "1425761 B.C. Ltd." and such company's subsequent name change to "Universal Restoration Systems Ltd.".

"**Universal Acquisition Transaction**" means (i) the acquisition by the Borrower of the business and assets of Universal Targetco by way of a share purchase by Universal Acquireco of 100% of the issued and outstanding shares in Universal Acquireco pursuant to the Universal Acquisition Purchase Agreement and (ii) the subsequent amalgamation of Universal Acquireco and Universal Targetco under the *Business Corporations Act* (British Columbia) to continue as Universal Amalco.

"**Universal Acquisition Purchase Agreement**" means the share purchase agreement dated September 8, 2023 among Hendrikus Gerardus Zwiers and Pamela Zwiers, as vendors, Universal Acquireco, as purchaser, and the Borrower.

"**Universal Targetco**" means Universal Restoration Systems Ltd., a company incorporated under the *Business Corporations Act* (British Columbia).

1.2 Other Usages

References to "this Agreement", "the Agreement", "hereof", "herein", "hereto" and like references refer to this Credit Agreement and not to any particular Article, Section or other subdivision of this Agreement. Any references herein to any agreements or documents shall mean such agreements or documents as amended, supplemented or otherwise modified from time to time in accordance with the terms hereof and thereof.

1.3 Plural and Singular

Where the context so requires, words importing the singular number shall include the plural and vice versa.

1.4 Headings

The division of this Agreement into Articles and Sections and the insertion of headings in this Agreement are for convenience of reference only and shall not affect the construction or interpretation of this Agreement.

1.5 Currency

Unless otherwise specified herein, all statements of or references to dollar amounts in this Agreement shall mean lawful money of the Canada.

1.6 Applicable Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

1.7 Time of the Essence

Time shall in all respects be of the essence of this Agreement.

1.8 Non-Banking Days

Whenever any payment to be made hereunder shall be stated to be due or any action to be taken hereunder shall be stated to be required to be taken on a day other than a Banking Day, such payment shall be made or such action shall be taken on the next succeeding Banking Day and, in the case of the payment of any amount, the extension of time shall be included for the purposes of computation of interest, if any, thereon.

1.9 Schedules

The following Schedules are attached to and form part of this Agreement:

Schedule	Description
A	Form of Compliance Certificate
B	Form of Drawdown Notice
C	Borrowing Base Calculation Worksheet
D	Form of Rollover Notice

E	Form of Conversion Notice
F	Security Documents
G	Material Contracts
H	Material Licences
I	Additional Guarantor Counterpart

1.10 Statute References

Any reference in this Agreement to any statute or any Section thereof shall, unless otherwise expressly stated, be deemed to be a reference to such statute or Section as amended, restated or re-enacted from time to time.

1.11 Paramountcy

In the event of any conflict or inconsistency between the provisions of this Agreement and the provisions of any other Finance Document, the provisions of this Agreement shall prevail and be paramount.

1.12 Accounting

Except as otherwise expressly provided in this Agreement, all terms of an accounting or financial nature shall be construed in accordance with GAAP. All calculations of the components of financial information for purposes of determining compliance with the financial covenants set in this Agreement shall be made on the basis consistent with GAAP in existence as of the date hereof, and used in the preparation of the consolidated financial statements of the Borrower and the Guarantors. In the event of a change in GAAP, the Lender and the Borrower and the Guarantors shall negotiate in good faith to revise (if appropriate) such covenants to give effect to the intention of the parties under this Agreement as at the date hereof. If such negotiations are unsuccessful, all calculations thereafter made for the purposes of determining compliance with the financial covenants set out in this Agreement shall be made on the basis consistent with GAAP in existence as at the date hereof.

1.13 Amendment and Restatement

(a) This Agreement amends and restates the Existing Credit Agreement and is not a novation of the Existing Credit Agreement.

(b) All references to the "Credit Agreement", or similar references to the Existing Credit Agreement in any of the other Finance Documents, shall be deemed to refer to this Agreement, as it may be amended, restated, supplemented or replaced from time to time, without any requirement to amend such Finance Documents.

(c) All indebtedness, liabilities and obligations of the Borrower under the Existing Credit Agreement shall continue as Secured Obligations under this Agreement, and this Agreement shall not evidence or result in a novation of such indebtedness, liabilities or obligations. Without limiting the foregoing, all amounts outstanding under the "Credit Facilities" as defined under the Existing Credit Agreement as of the date of this Agreement shall be deemed to be outstanding as Advances under, and subject to the terms of, this Agreement.

(d) Each Obligor hereby represents, warrants and confirms to the Lender that, as of the date hereof and notwithstanding this Agreement and the amendments given effect by this Agreement the Security and the security interests granted therein continue in full force and effect as security for the Secured Obligations, including without limitation all indebtedness, liabilities and obligations of the Obligors arising under, or in connection with, this Agreement, and such documents and interests are hereby ratified and confirmed.

(e) In conjunction with the amendment and restatement of the Existing Credit Agreement in the form of this Agreement, the parties acknowledge and confirm that no Default or Event of Default exists as of the date hereof.

1.14 Extension of Credit

For the purposes hereof, each drawdown, rollover and conversion shall be deemed to be an extension of credit to the Borrower hereunder.

1.15 Rates

The Lender does not warrant or accept responsibility for, and shall not have any liability with respect to (a) the continuation of, administration of, submission of, calculation of or any other matter related to the Prime Rate, Term CORRA, Daily Compounded CORRA, Adjusted Term CORRA, Adjusted Daily Compounded CORRA or any component definition thereof or rates referred to in the definition thereof, or any alternative, successor or replacement rate thereto (including any Benchmark Replacement), including whether the composition or characteristics of any such alternative, successor or replacement rate (including any Benchmark Replacement) will be similar to, or produce the same value or economic equivalence of, or have the same volume or liquidity as, the Prime Rate, Term CORRA, Daily Compounded CORRA, Adjusted Term CORRA, Adjusted Daily Compounded CORRA or any other Benchmark prior to its discontinuance or unavailability, or (b) the effect, implementation or composition of any Conforming Changes. The Lender and its affiliates or other related entities may engage in transactions that affect the calculation of the Prime Rate, Term CORRA, Daily Compounded CORRA, Adjusted Term CORRA, Adjusted Daily Compounded CORRA, any alternative, successor or replacement rate (including any Benchmark Replacement) or any relevant adjustments thereto, in each case, in a manner adverse to the Borrower. The Lender may select information sources or services in its reasonable discretion to ascertain the Prime Rate, Term CORRA, Daily Compounded CORRA, Adjusted Term CORRA, Adjusted Daily Compounded CORRA or any other Benchmark, in each case pursuant to the terms of this Agreement, and shall have no liability to the Borrower, or any other person or entity for damages of any kind, including direct or indirect, special, punitive, incidental or consequential damages, costs, losses or expenses

(whether in tort, contract or otherwise and whether at law or in equity), for any error or calculation of any such rate (or component thereof) provided by any such information source or service.

ARTICLE 2
CREDIT FACILITIES

2.1 Establishment of the Credit Facilities

Subject to the terms and conditions hereof, the Lender agree to establish or continue to establish, as the case may be, in favour of the Borrower:

(a) a revolving credit facility ("**Facility 1**") in the aggregate principal amount of up to the lesser of (i) $15,000,000 (increased from $10,000,000), and (ii) the Borrowing Base (collectively, the "**Facility 1 Limit**");

(b) a non-revolving credit facility ("**Facility 2**") in the aggregate principal amount of up to $7,685,015.21 which shall be automatically advanced in full on the Closing Date concurrently with the effectiveness of this Agreement and the amendment and restatement of the Existing Credit Agreement, provided that any undrawn portion of Facility 2 shall be automatically cancelled on the Closing Date;

(c) a demand corporate MasterCard credit facility (the "**MasterCard Line**") in the amount of up to $750,000 (increased from $250,000); and

(d) a non-revolving equipment lease facility in the principal amount of up to $598,178.83 (the "**Lease/IPC Facility**"),

provided that for further certainty, repayments made under Facility 2 and the Lease/IPC Facility cannot be re-borrowed.

2.2 Purpose of Credit Facilities

The Borrower shall use the proceeds of all Advances hereunder for such legal and proper purposes as are consistent with all Applicable Laws and with the terms of this Agreement; and without limiting the foregoing, the Borrower shall use the proceeds of any particular Advance as follows:

(a) the proceeds of all Advances under Facility 1 shall be used for ongoing general corporate and working capital purposes of the Borrower and for such other legal and proper purposes as are consistent with this Agreement and Applicable Law;

(b) the proceeds of all Advances under Facility 2 shall refinance the existing indebtedness of the Borrower under the Existing Credit Agreement consisting of (i) a demand non-revolving credit facility in the aggregate principal amount of up to $6,525,000, and (ii) a demand non-revolving loan in the principal amount of up to $1,160,015.21;

(c) the proceeds of all Advances under the MasterCard Line shall be used by the Borrower solely for business expenses; and

(d) the proceeds of all Lease/IPC Advances under the Lease/IPC Facility shall be used by the Borrower solely to finance Capital Expenditures in the ordinary course of business.

ARTICLE 3
GENERAL PROVISIONS RELATING TO CREDITS

3.1 Types of Credit Availments

Subject to the terms and conditions hereof:

(a) the Borrower may obtain credit under Facility 1 up to the Facility 1 Limit by way of one or more Prime Rate Advances, Term CORRA Advances, Overdrafts and Letters; provided that the aggregate amount of outstanding credit by way of Letters shall not at any time exceed $250,000;

(b) the Borrower shall obtain credit under Facility 2 by way of one or more Prime Rate Advances or Term CORRA Advances (provided that Facility 2 shall be automatically advanced in full on the Closing Date);

(c) the Borrower may obtain credit under the Mastercard Line by way of MasterCard Advances upon the terms of the MasterCard Agreement; and

(d) the Borrower may obtain credit under the Lease/IPC Facility, by way of Lease/IPC Advances.

3.2 Funding of Advances

Subject to fulfilment by the Borrower of the terms and conditions set forth in Article 12, the Lender shall make available to the Borrower (by crediting the Designated Account) the principal amount of each Advance under the applicable Credit Facility prior to 1:00 p.m. (Vancouver time) on the date of the extension of credit.

3.3 Time and Place of Payments

Unless otherwise expressly provided herein, the Borrower shall make all payments pursuant to this Agreement, any other Finance Document or any other document, instrument or agreement delivered pursuant hereto by deposit to the applicable Designated Account before 11:00 a.m. (Vancouver time) on the day specified for payment and the Lender shall be entitled to withdraw the amount of any payment due to the Lender from such account on the day specified for payment. Any such payment received on the day specified for such payment but after 11:00 a.m. (Vancouver time) thereon shall be deemed to have been received prior to 11:00 a.m. (Vancouver time) on the Banking Day immediately following such day specified for payment.

3.4 Evidence of Indebtedness

The Lender shall open and maintain accounts wherein the Lender shall record the amount of credit outstanding, each Advance and each payment of principal and interest on account of each Advance, each Letter issued and drawn upon and all other amounts becoming due to and being paid to the Lender hereunder and under the Security Documents. The Lender's accounts constitute, in the absence of manifest error, prima facie evidence of the indebtedness of the Borrower to the Lender hereunder and under the other Finance Documents.

3.5 Notice Periods

Each Drawdown Notice, Rollover Notice and Conversion Notice shall be given to the Lender:

(a) prior to 11:00 a.m. (Vancouver time) on the third Banking Day prior to the date of issuance of a Letter;

(b) prior to 11:00 a.m. (Vancouver time) on the Banking Day prior to the date of a drawdown of, Rollover of or Conversion into a Prime Rate Loan;

(c) prior to 11:00 a.m. (Vancouver time) three Banking Days prior to the date of a drawdown of, Rollover of or Conversion into a CORRA Loan; and

(d) prior to 11:00 a.m. (Vancouver time) on the Banking Day of any other drawdown, Rollover or Conversion.

3.6 General Provisions Relating to All Letters

(a) The obligations of the Borrower hereunder with respect to Letters issued by the Lender on behalf of the Borrower shall be absolute, unconditional and irrevocable and shall not be reduced by any event or occurrence including, without limitation, any lack of validity or enforceability of any such Letter, or any Draft with respect thereto paid or acted upon by the Lender or any of its correspondents being fraudulent, forged, invalid or insufficient in any respect, or any claims which the Borrower may have against any beneficiary or transferee of any such Letter. The obligations of the Borrower hereunder with respect to Letters issued by the Lender on behalf of the Borrower shall remain in full force and effect and shall apply to any alteration to or extension of the expiration date of any such Letter.

(b) Any action, inaction or omission taken or suffered by the Lender or any of the Lender's correspondents under or in connection with a Letter or any Draft made thereunder, if in good faith and in conformity with foreign or domestic laws, regulations or customs applicable thereto shall be binding upon the Borrower and shall not place the Lender or any of its correspondents under any resulting liability to the Borrower. Without limiting the generality of the foregoing, the Lender and its correspondents may receive, accept or pay as complying with the terms of a Letter or any Draft thereunder, otherwise in order which may be signed by, or issued to, the administrator or any executor of, or the trustee in bankruptcy of, or the receiver for any property of, or other Person or entity acting as the representative

or in the place of, such beneficiary or its successors and assigns. The Borrower covenants that it will not take any steps, issue any instructions to the Lender or any of its correspondents or institute any proceedings intended to derogate from the right or ability of the Lender or its correspondents to honour and pay any Draft or Drafts.

(c) The Borrower agrees that the Lender shall have no liability to it for any reason in respect of the issuance of any Letter by the Lender on behalf of such Borrower other than on account of the Lender's gross negligence or wilful misconduct.

(d) The Uniform Customs and Practice for Documentary Credits as most recently published by the International Chamber of Commerce (the "**UCP**") shall in all respects apply to each Letter and shall be deemed for such purpose to be a part hereof as if fully incorporated herein. In the event of any conflict between the UCP and the laws of the Province of British Columbia, the UCP shall prevail to the extent necessary to remove the conflict.

3.7 General Provisions Relating to MasterCard Advances

(a) Subject to the terms and conditions hereof and of the MasterCard Agreement, the MasterCard Line may be availed of by the Borrower in the form of Advances in Canadian dollars through the use of MasterCard corporate cards issued by the Lender to employees, officers and directors for the sole purpose of reasonable corporate expenses of the Borrower designated from time to time by the Borrower. The maximum aggregate principal amount of all outstanding Advances under or pursuant to the MasterCard Agreement (which shall include outstanding amounts in respect of goods and services purchased using such MasterCards and unpaid cash advances under such MasterCards, collectively, the "**MasterCard Advances**") shall not exceed the MasterCard Limit.

(b) Advances under or pursuant to the MasterCard Agreement shall bear interest which shall be calculated and payable in accordance with the MasterCard Agreement (and not at the rates set out in this Agreement).

(c) The issuance of MasterCard corporate cards and the use thereof are subject to the execution and delivery of the MasterCard Agreement and shall be governed thereby. In the event of a conflict between the terms and conditions of the MasterCard Agreement and this Agreement, the MasterCard Agreement shall prevail.

3.8 General Provisions Relating to Lease/IPC Advances

Subject to the terms and conditions hereof and of the Master Lease Agreement, the Lease/IPC Facility may be availed of by the Borrower in the form of Lease/IPC Advances in Canadian dollars. The maximum aggregate principal amount of all outstanding Lease/IPC Advances under or pursuant to the Master Lease Agreement (which shall include outstanding amounts in respect of property financed by the Lender by way of lease or instalment payment contracts) shall not exceed the Lease/IPC Limit.

3.9 General Provisions Relating to CORRA Loans

(a) Term CORRA Advances shall be available to the Borrower pursuant to the terms of this Agreement, and notwithstanding anything to the contrary herein Daily Compounded CORRA Advances shall not be available to the Borrower. Any request for, or Conversion to, a Daily Compounded CORRA Advance shall be deemed to be a request for, or Conversion to, a Term CORRA Advance. Daily Compounded CORRA Advances shall only become available to the Borrower pursuant to the terms of Section 7.3 and Article 13.

(b) Each Advance by way of CORRA Loan shall be in an aggregate amount of not less than $1,000,000 and in whole multiples of $100,000.

(c) The Borrower may not repay, prepay or cancel any Advance made by way of CORRA Loan prior to the expiry of the Interest Period relating thereto.

(d) If the Lender determines that any law has made it unlawful, or that any Governmental Authority has asserted that it is unlawful, for the Lender to make, maintain or fund Loans whose interest is determined by reference to Adjusted Term CORRA, Term CORRA, Adjusted Daily Compounded CORRA or Daily Compounded CORRA, as applicable, or to determine or charge interest rates based upon Adjusted Term CORRA, Term CORRA, Adjusted Daily Compounded CORRA or Daily Compounded CORRA, as applicable, then, on notice thereof by the Lender to the Borrower, any obligation of the Lender to make or continue Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, or to convert Prime Rate Loans shall be suspended until the Lender notifies Borrower that the circumstances giving rise to such determination no longer exist. Upon receipt of such notice, the Borrower shall, upon three (3) Banking Days' notice from the Lender, prepay or, if applicable, convert all Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, of the Lender to Prime Rate Loans, either on the last day of the Interest Period, if the Lender may lawfully continue to maintain such Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, to such day, or immediately, if the Lender may not lawfully continue to maintain such Term CORRA Loans or Daily Compounded CORRA Loans, as applicable. Upon any such prepayment or conversion, the Borrower shall also pay accrued interest on the amount so prepaid or converted.

ARTICLE 4
DRAWDOWNS

4.1 Drawdowns

Subject to the terms and conditions hereof and provided that all of the applicable conditions precedent set forth in Article 12 have been fulfilled by the Borrower or waived by the Lender, the Borrower may obtain credit hereunder by way of drawdown by giving to the Lender an irrevocable notice ("**Drawdown Notice**") in accordance with Section 3.5 (provided that, for greater certainty, no Drawdown Notice shall be required for any Advances made available by way of Overdraft under Facility 1), which notice shall specify:

(a) the Credit Facility under which the credit is to be extended;

(b) the date the credit is to be extended, which shall be a Banking Day;

(c) whether the credit is to be extended by way of Prime Rate Loan, CORRA Loan or Letter (provided that if no Type of Advance is specified then the requested Advance shall be a Prime Rate Advance);

(d) if credit is to be extended by way of Prime Rate Loan, the principal amount of the Prime Rate Loan;

(e) if credit is to be extended by way of CORRA Loan:

(i) whether the Advance is to be a Term CORRA Advance or, if permitted pursuant to the terms of Section 7.3 and Article 13, a Daily Compounded CORRA Advance; and

(ii) the Interest Period to be applicable thereto, which shall be a period contemplated by the definition of the term "Interest Period"; and

(f) in the case of any credit obtained by way of a Letter, the date of the credit (being the requested date of issuance of the Letter), the named beneficiary of the Letter, the maturity date and amount of the Letter and all other terms of the Letter.

ARTICLE 5
ROLLOVERS

5.1 Letters

Provided that the Borrower has, by giving notice to the Lender in accordance with Section 5.2 at least three (3) Banking Days before the maturity date of any Letter, requested the Lender to issue a replacement Letter on the maturity or to extend the maturity date of any Letter. If the Borrower fails to provide the foregoing notice, the maturing Letter shall expire on its maturity date. Notwithstanding the foregoing, the Lender shall have the sole discretion in determining whether or not to issue any replacement Letter or to extend the maturity date thereof.

5.2 CORRA Loans

Prior to 11:00 a.m. (Vancouver time) three (3) Banking Days prior to the date of expiry of the applicable Interest Period of each CORRA Loan, the Borrower shall notify the Lender by irrevocable telephone notice, followed by written confirmation in accordance with Section 5.3, if it intends to:

(a) enter into a new Interest Period with respect to the maturing CORRA Loan, provided no Default or Event of Default has occurred, or

(b) repay the maturing CORRA Loan with a Prime Rate Loan.

If the Borrower fails to provide the foregoing notice or make the required payment, payment of its obligations to the Lender with respect to that maturing CORRA Loan shall be funded with an Advance under a Prime Rate Loan in the amount outstanding under that CORRA Loan.

5.3 Rollover Notice

The notice to be given to the Lender pursuant to Sections 5.1 and 5.2 ("**Rollover Notice**") shall be irrevocable, shall be given in accordance with Section 3.5 and shall specify:

(a) the relevant Credit Facility;

(b) in respect of Letters:

(i) the maturity date of the maturing Letter;

(ii) the principal amount of the maturing Letter and the portion thereof to be replaced; and

(iii) in the case of maturing Letters, the aggregate amount of the new Letter to be issued and the term or terms of the new Letters.

(c) in respect of CORRA Loans:

(i) the Advance to which such Rollover Notice applies and, if different options are being elected with respect to different portions thereof, the portions thereof to be allocated to each resulting Advance (in which case the information to be specified pursuant to clauses (iii) and (iv) below shall be specified for each resulting Advance);

(ii) the effective date of the election made pursuant to such Rollover Notice, which shall be a Banking Day;

(iii) whether the resulting Advance is to be a Prime Rate Advance, a Term CORRA Advance or a Daily Compounded CORRA Advance (if available to the Borrower pursuant to the terms of Section 7.3 and Article 13); and

(iv) if the resulting Advance is to be a Term CORRA Advance, the Interest Period to be applicable thereto after giving effect to such election, which shall be a period contemplated by the definition of the term "Interest Period".

ARTICLE 6
CONVERSIONS

6.1 Converting Letter to Prime Rate Loan

In the event that the Lender is required to make a payment to honour any Draft presented to the Lender in accordance with a Letter and provided that no Default has occurred and is continuing, the Lender shall notify the Borrower and shall extend credit to the Borrower without

any advance of funds to the Borrower, by way of a Prime Rate Loan in the principal amount equal to the amount of such payment.

6.2 Conversion of Prime Rate Loans and CORRA Loans

Subject to this Agreement, the Borrower may, during the term of this Agreement, effective on any Banking Day, convert, in whole or in part, any outstanding Advance (other than Advances by way of Letters and MasterCard Advances) under a particular Credit Facility into another Type permitted under such Credit Facility (other than an Advance by way of Letters and MasterCard Advances) upon the delivery to the Lender of written confirmation in accordance with Section 6.3 at or before the time specified in Section 3.5 for the Type of Advance into which the outstanding Advance is to be converted under Section 3.5, subject to the following conditions

(a) Conversion shall be for minimum aggregate amounts and whole multiples in excess thereof as are specified in respect of that Type of Advance in Article 3;

(b) a CORRA Loan may only be converted on the last day of the relevant Interest Period;

(c) a Conversion into a CORRA Loan shall only be made to the extent that the conditions outlined in Section 7.3 shall not exist on the relevant Conversion Date; and

(d) no Event of Default shall have occurred and be continuing on the relevant Conversion Date or after giving effect to the Conversion to be made on such Conversion Date.

6.3 Conversion Notice

The notice to be given to the Lender pursuant to Section 6.1 or Section 6.2 ("**Conversion Notice**") shall be irrevocable, shall be given in accordance with Section 3.5 and shall specify:

(a) the relevant Credit Facility;

(b) the effective date of the election made pursuant to such Conversion Notice, which shall be a Banking Day;

(c) the Advance to which such Conversion Notice applies and, if different options are being elected with respect to different portions thereof, the portions thereof to be allocated to each resulting Advance (in which case the information to be specified pursuant to clauses (d) and (e) below shall be specified for each resulting Advance);

(d) whether the resulting Advance is to be a Prime Rate Advance, a Term CORRA Advance or a Daily Compounded CORRA Advance (if available to the Borrower pursuant to the terms of Section 7.3 and Article 13); and

(e) if the resulting Advance is to be a Term CORRA Advance, the Interest Period to be applicable thereto after giving effect to such election, which shall be a period contemplated by the definition of the term "Interest Period".

ARTICLE 7
INTEREST RATES AND FEES

7.1 Interest Rates

(a) The Loans comprising each Prime Rate Advance and Overdraft shall bear interest at a rate per annum equal to the Prime Rate plus the Applicable Margin, accruing daily from the date of advance, both before and after demand, default and judgment, until actual payment is made.

(b) The Loans comprising each Term CORRA Advance shall bear interest at a rate per annum equal to Adjusted Term CORRA for the Interest Period in effect for such Advance plus the Applicable Margin, accruing daily from the date of advance, both before and after demand, default and judgment, until actual payment is made.

(c) The Loans comprising each Daily Compounded CORRA Advance shall bear interest at a rate per annum equal to Adjusted Daily Compounded CORRA plus the Applicable Margin, accruing daily from the date of advance, both before and after demand, default and judgment, until actual payment is made.

(d) Any overdue interest shall bear interest at the rate per annum specified in subsections (a), (b) and (c) above, plus an additional 2.00% per annum, as further set out in Section 7.2(e).

7.2 Calculation and Payment of Interest

(a) The Borrower shall pay to the Lender accrued interest on each Loan in arrears on each Interest Payment Date, provided that:

(i) in the event of any repayment or prepayment of any Loan, accrued interest on the principal amount repaid or prepaid shall be payable on the date of such repayment or prepayment;

(ii) in the event of any conversion of any Term CORRA Loan or Daily Compounded CORRA Loan, as applicable, prior to the end of the current Interest Period therefor, accrued interest on such Loan shall be payable on the effective date of such conversion; and

(iii) each Term CORRA Loan shall be repayable at the end of the applicable Interest Period.

(b) All interest hereunder shall accrue from day to day and be computed on the basis of a year of three hundred and sixty five (365) days (or 366-days in a leap year), and in each case shall be calculated and payable for the actual number of days elapsed (including the first day but excluding the last day).

(c) Each rate of interest determined pursuant to such calculation expressed as an annual rate for the purposes of the *Interest Act* (Canada) is equivalent to such rate as so determined multiplied by the actual number of days in the calendar year in which the same is to be ascertained and divided by 365 or 366 respectively.

(d) Interest on each Loan and on overdue interest shall be payable in the currency in which such Loan, as applicable, is denominated during the relevant period or in which such overdue interest is payable, as the case may be.

(e) If the Borrower fails to pay any fee or other amount of any nature payable by it hereunder on the due date therefor or under any document, instrument or agreement delivered pursuant hereto on the due date therefor, the Borrower shall pay to the Lender interest on such overdue amount in the same currency as such overdue amount is payable from and including such due date to but excluding the date of actual payment (as well after as before judgment) at the rate per annum, calculated and compounded monthly, which is equal to the interest rate otherwise applicable thereto plus 2.0%. Such interest on overdue amounts shall become due and be paid on demand by the Lender. Upon (a) the occurrence and during the continuation of any Event of Default hereunder or (b) the failure to comply with Section 11.1(b), until such failure is remedied, the Borrower shall, to the extent not prohibited by Applicable Law (but without duplication of the increased rate referred to in Section 7.1 or in this Section 7.2(e)), pay interest on the outstanding principal balance of outstanding Advances at a rate per annum of 2.0% greater than the applicable rates of interest specified in this Agreement.

(f) In respect of Facility 1, any advances that exceed the Facility 1 Limit shall accrue interest at the Lender's unauthorized overdraft interest rate of 21% per annum, calculated and compounded monthly and payable monthly in arrears.

7.3 Facility 1 Commitment Fee

Commencing on the Closing Date, the Borrower shall pay to the Lender a standby commitment fee at an annual rate (based on a 365 day year, or 366 days in the case of a leap year) based on the Applicable Margin with respect to the Facility 1 Commitment, such fee to be calculated and payable monthly, in arrears, on the first Banking Day following the end of each calendar month, on the outstanding daily undrawn portion of the Facility 1 Commitment, for the period from the Closing Date to and including the last day of the first calendar month ending after the Closing Date and thereafter from the first day of each calendar month to and including the last day of such calendar month.

7.4 Inability to Determine Rates

(a) Subject to Article 13, if, on or prior to the first day for any Term CORRA Loan or Daily Compounded CORRA Loan, as applicable:

(i) the Lender determines (which determination shall be conclusive and binding absent manifest error) that "Term CORRA", "Daily Compounded CORRA", "Adjusted Term CORRA" or "Adjusted Daily Compounded

CORRA", as applicable, cannot be determined pursuant to the definition thereof, for reasons other than a Benchmark Transition Event, or

(ii) the Lender determines that for any reason in connection with any request for a Term CORRA Loan or Daily Compounded CORRA Loan, as applicable, or a Conversion thereto or a Rollover thereof, that Term CORRA, Daily Compounded CORRA, Adjusted Term CORRA or Adjusted Daily Compounded CORRA, as applicable, for any requested Interest Period with respect to a proposed, Term CORRA Loan or Daily Compounded CORRA Loan, as applicable, does not adequately and fairly reflect the cost to the Lender of making and maintaining such Loan,

the Lender will promptly notify the Borrower.

(b) Upon delivery of such notice by the Lender to the Borrower under Section 7.4(a) any obligation of the Lender to make Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, and any right of the Borrower to Rollover Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, or to convert Prime Rate Loans to Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, shall be suspended (to the extent of the affected Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, or affected Interest Periods) until the Lender revokes such notice.

(c) Upon receipt of such notice by the Lender to the Borrower under Section 7.4(a):

(i) the Borrower may revoke any pending request for a borrowing of, Conversion to or Rollover of Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, (to the extent of the affected Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, or affected Interest Periods);

(ii) in respect of Term CORRA Loans, the Borrower may elect to convert any such request into a request for a borrowing of, or Conversion to Daily Compounded CORRA Loans (provided that the notice delivered pursuant to Section 7.4(a) does not include "Daily Compounded CORRA" or "Adjusted Daily Compounded CORRA"); or, failing such revocation or election (or if the notice delivered pursuant to Section 7.4(a) does include "Daily Compounded CORRA" or "Adjusted Daily Compounded CORRA") the Borrower will be deemed to have converted any such request into a request for a borrowing of or Conversion to Prime Rate Loans, in the amount specified therein;

(iii) in respect of Term CORRA Loans, the Borrower may elect to convert any outstanding affected Term CORRA Loans at the end of the applicable Interest Period, into Daily Compounded CORRA Loans (provided that the notice delivered pursuant to Section 7.4(a) does not include "Daily Compounded CORRA" or "Adjusted Daily Compounded CORRA");

(iv) subject to clauses (i) and (ii), the Borrower will be deemed to have converted any such request for Term CORRA Loans or Daily Compounded CORRA Loans into a request for a borrowing of or Conversion to Prime Rate Loans, in each case, in the amount specified therein;

(v) subject to clause (iii), any outstanding affected Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, will be deemed to have been converted, at the end of the applicable Interest Period, into Prime Rate Loans at the end of the applicable Interest Period.

Upon any such conversion, the Borrower shall also pay accrued interest on the amount so converted, together with any additional amounts required pursuant to Section 7.7.

7.5 Letter Fees

Upon the date of issuance of any Letter, the Borrower shall pay to the Lender in advance a fee calculated at a rate per annum equal to the Applicable Margin, on the basis of a year of 365 days or 366 days in the case of a leap year, on the amount of the Letter for a period of time equal to its term, provided, however, that such fee shall not be less than $100 with respect to any Letter. In addition to the foregoing, the Borrower shall pay to the Lender customary fees and charges in respect of Letters (including, without limitation, fees charged in respect of amendments to Letters) in amounts and upon terms which accord with the then prevailing practice of the Lender.

7.6 Interest and Fee Adjustment

Each Applicable Margin shall be increased or decreased, as applicable, from time to time within the fifth (5th) Banking Day after the date on which the unaudited financial statements for the immediately preceding Fiscal Quarter and the related Compliance Certificate for such period are delivered to the Lender in accordance with Section 11.1(b)(iii); provided that, if, based upon the audited financial statements for such Fiscal Year that are subsequently delivered to the Lender pursuant to Section 11.1(b)(i), the Lender determines that a higher Applicable Margin was applicable at any prior time with respect to any rate of interest or fee payable by the Borrower, such higher Applicable Margin shall apply retroactively from and after the date on which the Applicable Margin was previously set for such Fiscal Quarter on the basis of the unaudited financial statements. If the Borrower fails to deliver any unaudited financial statements or audited financial statements, as applicable, and the related Compliance Certificate for such period, within five (5) Banking Days after the date on which such financial statements and Compliance Certificate were required to be delivered to the Lender, in addition to any other remedy provided for in this Agreement, the Applicable Margin for the Credit Facilities shall be increased to the highest pricing level payable, from the date on which such financial statements and Compliance Certificate were required to be delivered to the Lender to and including the fifth (5th) Banking Day after delivery thereof to the Lender, and thereafter the Applicable Margin for the Credit Facilities shall be based upon such financial statements and related Compliance Certificate, as set forth above. If an Event of Default has occurred and is continuing at the time at which any reduction in any Applicable Margin would otherwise be permitted, no reduction shall occur until the fifth (5th) Banking Day after the date on which such Event of Default is waived. Notwithstanding the foregoing, changes in Applicable Margin shall not take effect in respect of

outstanding CORRA Loans and the new Applicable Margin shall apply only from the Conversion Date, if any, of such outstanding CORRA Loans.

7.7 Compensation for Losses

In the event of (a) the payment of any principal of any Term CORRA Loan or Daily Compounded CORRA Loan, as applicable, prior to the last day of an Interest Period (including as a result of an Event of Default), (b) the conversion of any Term CORRA Loan or Daily Compounded CORRA Loan as applicable, other than on the last day of the Interest Period, (c) the failure to borrow, convert, continue or prepay any Loan on the date specified in any notice delivered pursuant hereto, or (d) the assignment of any Term CORRA Loan or Daily Compounded CORRA Loan, as applicable, then, in any such event, the Borrower shall, after receipt of a written request by the Lender (which request shall set forth in reasonable detail the basis for requesting such amount), compensate the Lender for the loss, cost and expense attributable to such event. A certificate of the Lender setting forth any amount or amounts that the Lender is entitled to receive pursuant to this Section 7.7 delivered to the Borrower shall be presumptively correct absent manifest error. The Borrower shall pay the Lender the amount shown as due on any such certificate within ten (10) days after receipt of such demand.

ARTICLE 8
INDEMNITY AND TAX PROVISIONS

8.1 Indemnity Relating to Credits

Upon notice from the Lender (which notice shall be accompanied by a detailed calculation of the amount to be paid by the Borrower), the Obligors, on a joint and several basis, shall pay to the Lender such amount or amounts as will indemnify the Lender for any loss, cost or expense incurred by it:

(a) with respect to any Letter, arising from claims or legal proceedings, and including reasonable legal fees and disbursements, respecting the obtaining of credit by the Borrower by way of such Letter, the collection of amounts owed by the Borrower hereunder in respect of such Letter or the enforcement of the Lender's rights hereunder in respect of such Letter including, without limitation, legal proceedings attempting to restrain the Lender from paying any amount under such Letter.

8.2 Environmental Liability

(a) Each Obligor hereby further agrees to indemnify, exonerate and hold the Lender and each of its officers, directors, employees and agents (collectively "**Indemnified Parties**") free and harmless from and against any and all claims, demands, actions, causes of action, suits, losses, costs, charges, liabilities and damages, and expenses in connection therewith, including, without limitation, reasonable legal fees and reasonable out of pocket disbursements, and amounts paid in settlement of any and every kind whatsoever (collectively, in this Section 8.2(a), the "**Indemnified Liabilities**"), paid, incurred or suffered by, or asserted against, the Indemnified Parties or any of them for, with respect to, or as a direct or indirect result of, (i) the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from, any real property legally or beneficially owned (or any estate or

interest which is owned), leased, used or operated by such Obligor of any Hazardous Material or (ii) the breach or violation of any Environmental Law by such Obligor regardless of whether caused by, or within the control of, such Obligor, except for any such Indemnified Liabilities which a court of competent jurisdiction determined pursuant to a non-appealable decision arose on account of the relevant Indemnified Party's gross negligence or wilful misconduct.

(b) All obligations provided for in this Section 8.2 shall survive the permanent repayment of all of the outstanding credit hereunder and the termination of the Credit Facilities and this Agreement and shall not be reduced or impaired by any investigation made by or on behalf of the Lender.

ARTICLE 9
REPAYMENTS AND PREPAYMENTS

9.1 Term and Maturity

The term of each Credit Facility shall commence on the Original Closing Date and end on the applicable Repayment Date. All amounts outstanding under each Credit Facility must be repaid and all obligations of the Lender under each Credit Facility must be fully funded or cancelled on the Repayment Date.

9.2 Repayment of Credit Excess

The Borrower shall repay to the Lender the amount of any Credit Excess under Facility 1 existing from time to time, any such repayment to be made no later than on the date of delivery of each borrowing base calculation worksheet delivered to the Lender pursuant to Section 11.1(b)(vi).

9.3 Repayment of Credit Facilities

Unless otherwise required to be paid at an earlier date pursuant to the terms of this Agreement, and notwithstanding any voluntary or mandatory prepayment of any portion of the Loans

(a) The Borrower shall repay the principal amount of all Advances outstanding under Facility 1 in full on the Repayment Date.

(b) The Borrower shall repay the outstanding principal amount under Facility 2 in consecutive quarterly instalments payable on the last day of each quarter, commencing on the first full quarter following the Closing Date. The amount of such quarterly repayments shall be based on straight-line amortisation over (i) 10 years for the first four quarters ($207,079.86 per quarter), and (ii) seven years for each quarter thereafter (295,828.36 per quarter). The Borrower shall repay in full all remaining principal outstanding under Facility 2 on the Repayment Date.

(c) Only amounts repaid under Facility 1 may be re-borrowed. As it concerns any Letter, which has an expiry date later than the date the Lender demands repayment, the Borrower shall pay to the Lender the then contingent liability of the Lender

thereunder. Following such payment by the Borrower to the Lender, the Borrower shall have no further liability to the Lender with respect to any such Letter.

(d) The Borrower shall repay the amounts outstanding under the Lease/IPC Facility monthly (i) in advance in accordance with the applicable lease schedule and (ii) in arrears in accordance with the applicable instalment payment contract.

9.4 Voluntary Prepayments

Subject to Sections 8.1 and 7.7, the Borrower shall be entitled at its option to prepay all or any portion of any outstanding Prime Rate Loans and CORRA Loans under Facility 1 or Facility 2 at any time prior to the Repayment Date without bonus or penalty provided that (i) CORRA Loans cannot be prepaid before the end of the applicable Interest Period, (ii) the Borrower shall give to the Lender one (1) Banking Day irrevocable notice for any prepayment under Facility 1 or Facility 2 in respect of Prime Rate Loans and three (3) Banking Days' irrevocable notice for any prepayment under Facility 1 or Facility 2 in respect of CORRA Loans, and (iii) all accrued interest with respect to the amount to be prepaid shall have been paid. Only amounts under Facility 1 which are prepaid as aforesaid may be reborrowed.

9.5 Mandatory Prepayments – Prepayment Trigger Event

The Borrower shall, within three (3) Banking Days of the occurrence of a Prepayment Trigger Event, prepay outstanding credit under the Credit Facilities in an amount equal to 100% of the Net Cash Proceeds from such Prepayment Trigger Event.

9.6 Mandatory Prepayments – Equity Issuances

Each Obligor agrees that 100% of the net cash proceeds from any issuance of Equity Interests or debt securities by any Obligor to anyone other than another Obligor are due and payable to the Lender upon receipt thereof as a mandatory prepayment of the Credit Facilities.

9.7 Mandatory Prepayments – Asset Dispositions

Other than assets sold in the ordinary course business, each Obligor agrees that 100% of the net cash proceeds derived from the sale or disposition (whether voluntary or involuntary, including as a result of expropriation), or on account of damage or destruction, of collateral of such Obligor, which are not reinvested in similar assets within one hundred and eighty (180) days, shall be paid to the Lender as a mandatory prepayment of the Credit Facilities; provided that in each Fiscal Year if no Event of Default has occurred and is continuing, the first $250,000 of such net proceeds received and not reinvested shall not be required to be repaid.

9.8 Mandatory Prepayments – Insurance Proceeds

Each Obligor agrees that all insurance proceeds which may become payable to any Obligor in respect of any assets of such Obligor shall be paid to the Lender as a mandatory prepayment of the Credit Facilities; provided that in each Fiscal Year if no Event of Default has occurred and is continuing, and such proceeds are less than $250,000, such proceeds may be used

within one hundred and eighty (180) days by the Obligor to repair or replace the affected property or to invest in similar assets.

9.9 Mandatory Prepayments – Cash Sweep

The Borrower shall pay to the Lender on an annual basis, as a mandatory prepayment of the Credit Facilities, an amount equal to 50% of the Excess Annual Cash Flow generated during such Fiscal Year payable on or prior to the date that is the earlier to occur of: (i) the date that is thirty (30) days after delivery by the Borrower to the Lender of year end financial statements in respect of such Fiscal Year, and (ii) the date that is one hundred and fifty (150) days after the end of such Fiscal Year, in each case, commencing with the Fiscal Year ending December 31, 2025 if Total Funded Debt/EBITDA Ratio at the end of such Fiscal Year is greater than 2:50:1.00, and such amount shall be applied in accordance with Section 9.10.

9.10 Mandatory Prepayments – Application of Mandatory Prepayment

Any and all prepayments shall be applied (a) firstly, against Facility 2 scheduled repayments in reverse chronological order (including any bullet payment(s)), until paid in full, (b), secondly, against Facility 1 to reduce the outstanding balance thereunder, but without reducing the maximum amount of credit available thereunder, (d) thirdly, to amounts outstanding under the Lease/IPC Facility, and (e) fourthly, against all other indebtedness of the Borrower to the Lender. Any prepayment shall be accompanied by (i) any prepayment fee or cash collateral required pursuant to the terms hereof or any other Finance Document and (ii) accrued and unpaid interest and/or fees due to the date of such prepayment. All prepayments of CORRA Loans are subject to subject to Section 7.7. Mandatory payments in respect of the Lease/IPC Facility in addition to such payments made as a result of a Prepayment Trigger Event shall be governed by the terms and conditions of the Master Lease Agreement.

9.11 Reimbursement for Drafts Paid

Subject to Section 6.1, the Borrower shall reimburse the Lender on demand the amount of each and any Draft presented to and paid by the Lender in accordance with each Letter issued by the Lender on behalf of the Borrower (even if, under laws applicable to the rights of the beneficiary of such Letter, a Draft is validly presented after expiry of such Letter).

9.12 Currency of Repayment

All payments and repayments of outstanding credit hereunder shall be made in the currency of such outstanding credit.

ARTICLE 10
REPRESENTATIONS AND WARRANTIES

10.1 Representations and Warranties

To induce the Lender to enter into this Agreement, each of the Obligors (on a joint and several basis) and, with respect to Sections 10.1(a), (b) and (c) only, Fulcrum LP and Fulcrum GP, hereby represents and warrants to the Lender as follows as of the date of this Agreement, as of each extension of credit hereunder and as of the last day of each calendar month, and

acknowledges and confirms that the Lender is relying upon such representations and warranties in extending credit hereunder:

(a) **Status and Power**

It (i) is a duly organized and validly existing corporation or limited partnership, as the case may be, in good standing under the laws of its jurisdiction of incorporation or formation, (ii) is duly qualified, registered or licensed in all jurisdictions where the failure to do so would reasonably be expected to have a Material Adverse Effect, (iii) has all requisite capacity, power and authority to own, hold under licence or lease its properties, to carry on its business as now conducted, and (iv) has all requisite capacity and authority to enter into, and carry out the transactions contemplated by, the Finance Documents to which it is a party.

(b) **Authorization and Enforcement**

All necessary action, corporate or otherwise, has been taken to authorize the execution, delivery and performance by it of the Finance Documents to which it is a party. It has duly executed and delivered the Finance Documents to which it is a party. The Finance Documents to which it is a party are legal, valid and binding obligations of it, as the case may be, enforceable against such Person in accordance with its terms, except to the extent that the enforceability thereof may be limited by (i) applicable bankruptcy, insolvency, moratorium, reorganization and other laws of general application limiting the enforcement of creditors' rights generally, (ii) the fact that the courts may deny the granting or enforcement of equitable remedies and (iii) the fact that, pursuant to the *Currency Act* (Canada), no court in Canada may make an order expressed in any currency other than lawful money of Canada.

(c) **Compliance with Other Instruments**

The execution, delivery and performance by it of the Finance Documents to which it is a party, and the consummation of the transactions contemplated herein and therein, do not and will not conflict with, result in any breach or violation of, or constitute a default under, the terms, conditions or provisions of the charter or constating documents or by laws of, or any shareholder agreement or declaration relating to, it or of any law, regulation, judgment, decree or order binding on or applicable to it or to which its property is subject or, except as disclosed in writing by it or its legal counsel to the Lender or its legal counsel, in the case of the Borrower and the Borrower GP, prior to the Original Closing Date, of any material agreement, lease, licence, permit or other instrument to which it is otherwise bound or by which it benefits or to which its property is subject and do not require the consent or approval of any Official Body or any other party.

(d) **Litigation**

There are no actions, suits, inquiries, claims or proceedings (whether or not purportedly on behalf of it) pending or threatened in writing against or affecting it before any Official Body which in any case or in the aggregate could reasonably be expected to have a Material Adverse Effect.

(e) **Title to Assets**

It has good title to all of its property, assets and undertaking, free from any Lien other than the Permitted Liens, and no Person has any agreement or right to acquire any of such property or assets out of the ordinary course of business.

(f) **Conduct of Business**

It is not in violation of any agreement, mortgage, franchise, licence, judgment, decree, order, statute, statutory trust, rule or regulation relating in any way to itself or to the operation of its business or to its property or assets (including, without limitation, Environmental Laws) and which could reasonably be expected to have a Material Adverse Effect. It holds all licenses, certificates of approval, approvals, registrations, permits and consents which are required to operate its businesses where they are currently being operated except where the failure to have such licenses, certificates of approval, approvals, registrations, permits and consents could not reasonably be expected to have a Material Adverse Effect.

(g) **Outstanding Defaults**

No event has occurred which constitutes or which, with the giving of notice, lapse of time or both, would constitute a default under or in respect of any material agreement, undertaking or instrument to which it is a party or to which its respective property or assets may be subject, and which could reasonably be expected to have a Material Adverse Effect.

(h) **Solvency Proceedings**

It has not:

(i) admitted its inability to pay its debts generally as they become due or failed to pay its debts generally as they become due;

(ii) in respect of itself, filed an assignment or petition in bankruptcy or a petition to take advantage of any insolvency statute;

(iii) made an assignment for the benefit of its creditors;

(iv) consented to the appointment of a receiver of the whole or any substantial part of its assets;

(v) filed a petition or answer seeking a reorganization, arrangement, adjustment or composition in respect of itself under applicable bankruptcy laws or any other applicable law or statute of Canada or other applicable jurisdiction or any subdivision thereof; or

(vi) been adjudged by a court having jurisdiction a bankrupt or insolvent, nor has a decree or order of a court having jurisdiction been entered for the appointment of a receiver, liquidator, trustee or assignee in bankruptcy of it

with such decree or order having remained in force and undischarged or unstayed for a period of 45 days.

(i) **Tax Returns and Taxes**

It has filed all Tax returns and Tax reports required by law to have been filed by it and has paid all Taxes thereby shown to be owing, except any such Taxes which are being diligently contested in good faith by appropriate proceedings and for which adequate reserves in accordance with generally accepted accounting principles shall have been set aside on its books.

(j) **Name**

The Borrower and the Borrower GP have not been known by any name and have not carried on business in any name other than "Canstar Restorations Limited Partnership" and "Canstar Restorations GP Inc.", respectively.

ABK was formed by the amalgamation of ABK Restoration Services Ltd. and Canstar Acquireco Inc. and since its formation has not been known by any name and has not carried on business in any name other than "ABK Restoration Services Ltd." and "Canstar Acquireco Inc.".

NorHaz was formed by the amalgamation of NorHaz Solutions Inc. and 12454262 Canada Inc. and since its formation has not been known by any name and has not carried on business in any name other than "NorHaz Solutions Inc."

Universal Amalco was formed by the amalgamation of Universal Acquireco and Universal Targetco thereunder to form "1425761 B.C. Ltd." and such company's subsequent name change to "Universal Restoration Systems Ltd." and has not carried on business since such name chance in any name other than "Universal Restoration Systems Ltd.".

(k) **Expropriation**

There is no present or threatened (in writing) expropriation of the property or assets of it, which expropriation could reasonably be expected to have a Material Adverse Effect.

(l) **Environmental Compliance**

(i) All facilities and property (including underlying groundwater) owned, leased, used or operated by it have been, and continue to be, owned or leased in compliance with all Environmental Laws where any such non-compliance could reasonably be expected to have a Material Adverse Effect;

(ii) There are no pending or threatened (in writing):

(A) claims, complaints, notices or requests for information received by it with respect to any alleged violation of any Environmental Law which, if proved, could reasonably be expected to have a Material Adverse Effect; or

(B) complaints, notices or inquiries to it regarding potential liability under any Environmental Law which liability could reasonably be expected to have a Material Adverse Effect;

(iii) There have been no Releases of any Hazardous Materials at, on, under or from any property now or previously owned, operated, used or leased by it that, singly or in the aggregate, have, or could reasonably be expected to have, a Material Adverse Effect;

(iv) It has been issued and is in compliance with all permits, certificates, approvals, licenses and other authorizations under any Environmental Laws to carry on its business except where any such non-issuance or non-compliance could not reasonably be expected to have a Material Adverse Effect; and

(v) No conditions exist at, on or under any property now or previously owned, operated, used or leased by it which, with the passage of time, or the giving of notice or both, would give rise to liability under any Environmental Law which liability could reasonably be expected to have a Material Adverse Effect.

(m) **Corporate Structure**

As at the date of this Agreement, (i) the Borrower GP has no Subsidiaries, other than the Borrower and Canstar OptionCo Inc., nor any Shares or units in any other Person, and (ii) the Borrower has no Shares or units in any Person other than the Guarantors.

(n) **Assets Insured**

The property and assets of each Obligor are insured with insurers, in amounts, for risks and otherwise which are reasonable in relation to such property and assets (subject to the amount of such deductibles as are reasonable and normal in the circumstances) against loss or damage, and there has been no default or failure by the party or parties insured under the provisions of such policies of insurance maintained which would prevent the recovery by such Obligor insured thereunder of the full amount of any material insured loss.

(o) **Consents, Approvals, etc.**

No consents, approvals, acknowledgements, undertakings, non-disturbance agreements, directions or other documents or instruments are required to be entered into by any Person (i) to make effective the Security created or intended to be created by it in favour of the Lender pursuant to the Security Documents, (ii) to

ensure the perfection and the intended priority of such Security or (iii) to implement the transactions contemplated by the Finance Documents to which it is a party.

(p) **Principal Places of Business; Jurisdictions of Incorporation**

Except as reported or to be reported to the Lender in accordance with Section 11.1(f), the location of each Obligor (for the purposes of the PPSA) is British Columbia.

(q) **Intellectual Property**

It owns or is licensed or otherwise has the right to use all Intellectual Property that is used in the operation of its business without conflict with the rights of any other Person (other than any Intellectual Property the absence of which or any such conflict with respect to which would not have a Material Adverse Effect). It has not received any notice of any claim of infringement or similar claim or proceeding relating to any of the Intellectual Property which if determined against it could reasonably be expected to have a Material Adverse Effect and no present or former employee of it and no other Person owns or claims to own or has or claims to have any interest, direct or indirect, in whole or in part, in any of its Intellectual Property that could reasonably be expected to have a Material Adverse Effect.

(r) **Indebtedness**

It has no Indebtedness except for Permitted Indebtedness.

(s) **Liens**

No asset, property or undertaking of an Obligor is the subject of any Lien except for Permitted Liens.

(t) **Investments**

Other than extension of trade credit, it has no Investments except for Cash and guarantees (i) comprising Security hereunder, or (ii) provided in respect of the contractual obligations of another Obligor incurred in the ordinary course of business.

(u) **Material Contracts**

The contracts listed in Schedule G constitute all of the Material Contracts of the Obligors and each is in full force and effect, unamended, and to the best of the Obligors' knowledge, having made diligent inquiry with respect thereto, no material breach under or termination of any Material Contract has occurred and is continuing.

(v) **Material Licences**

The licences, permits and approvals listed in Schedule H constitute all of the Material Licences issued to the Obligors and each is in full force and effect, unamended.

(w) **Business Purposes**

The Credit Facilities are for the exclusive use of the Obligors for business purposes and to finance the Acquisition Transaction.

(x) **Financial Statements**

The most-recent year end financial statements and interim financial statements of the Borrower submitted to the Lender have been prepared in accordance with GAAP and are true, accurate and complete in all respects.

10.2 Survival of Representations and Warranties

All of the representations and warranties of the Obligors contained in Section 10.1 shall survive the execution and delivery of this Agreement and shall continue until all credit outstanding hereunder has been repaid in full and the Credit Facilities and this Agreement have been terminated notwithstanding any investigation made at any time by or on behalf of the Lender.

ARTICLE 11
COVENANTS

11.1 Affirmative Covenants

Each Obligor hereby covenants and agrees with the Lender that, until all credit outstanding hereunder has been repaid in full and each Credit Facility and this Agreement have been terminated and unless the Lender has otherwise consented thereto in writing:

(a) **Payment**

It shall duly and punctually pay or cause to be paid all sums of money due and payable by it under this Agreement and the other Finance Documents on the dates, at the places and in the currency and the manner set forth herein and therein.

(b) **Financial Reporting**

It shall furnish the Lender with the following statements and reports:

(i) within 120 days after the end of each Fiscal Year, copies of the audited consolidated financial statements and related management and discussion of the Borrower, its subsidiaries, and the Guarantors for such Fiscal Year and the auditors' report thereon in form and substance satisfactory to the Lender;

(ii) quarterly, within 45 days of the end of each quarter, copies of the unaudited consolidated financial statements and related management and discussion of the Borrower, its subsidiaries, and the Guarantors, with a comparison to the budget and corresponding Fiscal Quarter of the previous Fiscal Year;

(iii) concurrent with the deliveries of financial statements pursuant to any of clauses (i) and (ii) above, (A) a report showing calculations of financing covenants, and (B) a duly executed and completed Compliance Certificate, signed by a senior officer of the Borrower GP on behalf of the Borrower;

(iv) within 30 days after the end of each calendar month end, copies of the unaudited consolidated financial statements of the Borrower and the Guarantors in form and substance satisfactory to the Lender;

(v) within 45 days of each Fiscal year end, and with a financial reforecast to be provided annually within 45 days of the second Fiscal Quarter end, a Business Plan (in form, scope and substance satisfactory to the Lender) for the Borrower and Guarantors on a consolidated basis prepared for each month of the Fiscal Year immediately following the then current Fiscal Year, in each case including income statement, balance sheet, cash flow statement, capital expenditure budget, detailed list of assumptions and project compliance ratios and prepared in reasonable details with appropriate presentation and discussion of the principal assumptions upon which such projections and budgets are based, accompanied by the statement of the chief financial officer of the Borrower GP, on behalf of the Borrower, to the effect that, to the best of his or her knowledge, the projections and budget are a reasonable estimate of the period covered thereby;

(vi) within 30 days after the end of each calendar month, a borrowing base calculation worksheet for the Borrower and the Guarantors, on a consolidated basis, setting out, in the form attached as Schedule C hereto, information with respect to the Borrower's and Guarantors' accounts receivable as set out herein, as of the last day of such period, such worksheet to be certified true and correct, to the best of his knowledge after due inquiry, by a senior officer of the Borrower GP on behalf of the Borrower;

(vii) concurrent with the delivery of the borrowing base calculation worksheet in clause (vi) above, a list of aged accounts receivable;

(viii) within 30 days after the end of each calendar month, a list of aged accounts payable;

(ix) within 30 days after the end of each calendar month, a report on work-in-progress;

(x) within 30 days after the end of each calendar month end, a 13 week rolling cash forecast in form, scope and substance satisfactory to the Lender in its sole discretion (each, a "**Rolling Cash Forecast**"), which shall include

among other things, a forecast of weekly cash receipts and disbursements over the next 13 week period, a variance analysis of the prior Rolling Cash Forecast to actual results for such prior forecast, and a calculation of the Borrowing Base over the rolling 13 week period;

(xi) promptly after the receipt thereof by an Obligor, the Borrower will deliver to the Lender a copy of any "management letter" received by any Obligor from its auditors, or copies of any default notices, notice of litigation and of any other material event;

(xii) within 30 days after the end of each calendar month, a list of any Liens registered against the Borrower's assets and property; and

(xiii) such other statements, reports and information as the Lender may reasonably request from time to time,

and the Borrower and the Guarantors acknowledge that all such financial reporting shall, as determined by the Lender in its sole discretion, be reviewed by FTI Consulting on behalf of the Lender.

(c) **Use of Proceeds**

The Borrower shall apply all of the proceeds of the Loans only for the purposes set out in Section 2.2.

(d) **Corporate Existence**

It shall maintain its corporate existence in good standing and shall qualify and remain duly qualified to carry on business and own property in each jurisdiction where the failure to do so could reasonably be expected to result in a Material Adverse Effect.

(e) **Insurance**

Each Obligor shall insure and keep insured, with insurers, for risks, in amounts in a manner consistent with industry practice and otherwise upon terms satisfactory to the Lender acting reasonably, all of its assets, property and undertaking.

(f) **Change of Name, Office or Other Information**

It shall provide prior written notice to the Lender of any proposed change in (i) its corporate name; (ii) its location for purposes of the PPSA, or (iii) its jurisdiction of incorporation.

(g) **Reimbursement of Expenses**

The Obligors shall, jointly and severally, (i) reimburse the Lender, on demand, for all reasonable out-of-pocket costs, charges and expenses incurred by or on behalf of the Lender, (including, without limitation, the reasonable fees, disbursements

and other charges of counsel to the Lender, as well as of any environmental, insurance or other consultants retained by the Lender) in connection with the negotiation, preparation, execution, delivery, administration, interpretation and enforcement of the Finance Documents and the closing documentation ancillary to the completion of the transactions contemplated hereby and thereby and any amendments and waivers hereto (whether or not consummated or entered into), and any lien search fees.

(h) **Inspection of Assets and Operations**

As and when reasonably requested at any time that no Default has occurred and is continuing, and immediately after prior written notice at any time that a Default has occurred and is continuing, it shall permit representatives of the Lender from time to time to inspect its assets, property or undertaking and for that purpose to enter on any property which is owned and controlled by it and where any of its assets, property or undertaking may be situated during reasonable business hours.

(i) **Material Contracts and Permits**

It shall (i) comply with all terms of every Material Contract and Material Licence in all material respects and notify the Lender of any new Material Contracts and Material Licences by updating Schedule G and H accordingly, and (ii) notify the Lender in writing of any material breaches under or terminations of any Material Contract or Material Licence.

(j) **Taxes**

It shall pay all Taxes levied, assessed or imposed upon it and upon its property or assets or any part thereof, as and when the same become due and payable, save and except when and so long as the validity of any such Taxes is being contested in good faith by appropriate proceedings and reserves are being maintained in accordance with generally accepted accounting principles.

(k) **Notice of Default or Event of Default**

Upon the occurrence of either a Default or an Event of Default of which it is aware, it shall promptly deliver to the Lender a notice specifying the nature and date of occurrence of such Default or Event of Default, its assessment of the duration and effect thereof and the action which it proposes to take with respect thereto.

(l) **Notice of Litigation**

It shall promptly notify the Lender of any actions, suits, inquiries, claims or proceedings commenced or threatened in writing against or affecting it before any Official Body which in any case or in the aggregate could reasonably be expected to have a Material Adverse Effect.

(m) **Conduct of Business**

It shall conduct its business in such a manner so as to comply with all laws and regulations (including, without limitation, Environmental Laws), so as to observe and perform all its obligations under leases, licences and agreements necessary for the proper conduct of its business and so as to preserve and protect its property and assets and the earnings, income and profits therefrom where such non-compliance, non-observance or non-performance could reasonably be expected to have a Material Adverse Effect. It shall perform all obligations incidental to any trust imposed upon it by statute where the failure to do so could reasonably be expected to have a Material Adverse Effect. It shall obtain and maintain all licenses, permits, government approvals, franchises, authorizations and other rights necessary for the operation of its business where failure to do so could reasonably be expected to have a Material Adverse Effect. It shall maintain all its property in good repair and working condition.

(n) **Environmental Matters**

It shall as soon as practicable and in any event within 30 days, notify the Lender and provide copies upon receipt of all written claims, complaints, notices or inquiries relating to the condition of its facilities and properties or compliance with Environmental Laws, which claims, complaints, notices or inquiries relate to matters which could reasonably be expected to have a Material Adverse Effect, and shall proceed diligently to resolve any such claims, complaints, notices or inquiries relating to compliance with Environmental Laws and provide such information and certifications which the Lender may reasonably request from time to time to evidence compliance with this Section 11.1(n).

(o) **Financial Covenants**

(i) **Total Funded Debt/EBITDA Ratio**

The Borrower and Guarantors shall cause the Total Funded Debt/EBITDA Ratio to not be greater than:

- 4.50:1.0 until September 29, 2024;
- 4.25:1.0 from September 30, 2024 to March 30, 2025;
- 4.00:1.0 from March 31, 2025 to September 29, 2025;
- 3.75:1.0 from September 30, 2025 to December 30, 2025; and
- 3.50:1.0 from December 31, 2025 and thereafter,

measured at the end of each Fiscal Quarter on a rolling 12 month period, provided that upon the completion of a Permitted Acquisition, EBITDA as used for this ratio shall be calculated on a pro forma basis.

(ii) **Current Ratio**

The Borrower and Guarantors shall maintain a minimum Current Ratio of not less than 1:10:1, measured at the end of each Fiscal Quarter.

(iii) **Fixed Charge Coverage Ratio**

The Borrower and Guarantors shall maintain a minimum Fixed Charge Coverage Ratio of not less than:

- 1:10:1.0 until December 30, 2024; and
- 1:20:1.0 on December 31, 2024 and thereafter,

measured at the end of each Fiscal Quarter on the basis of the Twelve Month Period prior to the end of such Fiscal Quarter, provided that for the first three Fiscal Quarters following the Closing Date (i) the Fixed Charge Coverage Ratio shall be calculated by annualizing cash Taxes, cash Distributions and Debt Service for such Fiscal Quarter rather than being calculated in respect of the Twelve Month Period prior to such Fiscal Quarter, and (ii) EBITDA and Unfunded Capital Expenditures shall be calculated on the basis of the Twelve Month Period prior to such Fiscal Quarter.

(p) **New Subsidiaries**

Upon the acquisition of any new Subsidiary, the Obligors shall cause to be delivered by each new Subsidiary such Security Documents as required by the Lender or its solicitors.

(q) **Lydale Acquisition Transaction**

The Borrower shall cause the Lydale Acquisition Transaction to close on or prior to May 1, 2024.

(r) **Confirmation of Replacement Financing**

On or prior to the Repayment Date, the Borrower shall obtain: (i) sufficient committed financing to repay in full the Credit Facilities, or (ii) a commitment from the Lender for an extension of the Credit Facilities beyond the Repayment Date on terms and conditions acceptable to the Lender in its sole discretion.

11.2 Negative Covenants

Each Obligor hereby covenants and agrees with the Lender that, until all credit outstanding hereunder has been repaid in full and the Credit Facilities and this Agreement have been terminated and unless the Lender has otherwise consented thereto in writing:

(a) **Liens**

It shall not enter into or grant, create, assume or suffer to exist any Lien affecting any of its properties, assets or undertaking, whether now owned or hereafter acquired, save and except only for the Permitted Liens.

(b) **Consolidations and Mergers**

It shall not merge, consolidate, amalgamate with or into, or convey, transfer, lease or otherwise dispose of (whether in one transaction or in a series of transactions) all or substantially all of its assets (whether now owned or hereafter acquired) to or in favour of any Person other than, with 15 days prior notice to the Lender, an Obligor provided in the case of the Borrower, the Borrower is the surviving entity.

(c) **Change of Control**

It shall not permit a change of Control with respect to either the Borrower, the Borrower GP or any Guarantor as the case may be, to occur after the Third ARCA Closing Date.

(d) **Change in Business**

It shall not engage in any material line of business substantially different from those lines of business carried on by it on the date hereof or change the location from which such line of business is carried on by it and in respect of which the Lender has a Lien on the date hereof

(e) **Disposition of Assets**

It shall not at any time sell, transfer, lease or otherwise dispose of any of, or grant options, warrants or other rights with respect to, any of its assets (including Investments and accounts receivable) to any Person other than (A) a Guarantor to another Guarantor; or (B) a Guarantor to the Borrower, unless such disposition is in respect of inventory and made in the ordinary course of business.

(f) **Distributions**

It shall not make any Distributions except (i) Distributions to its partners or shareholders, as applicable, for tax purposes provided that immediately before and after the making of such Distribution, the Borrower and the Guarantors shall be in compliance with all financial covenants set out herein, (ii) salaries to be paid to the employees, officers and directors of any Obligor, which in each case are considered reasonable and market in such industry sector (and provided that board of director fees shall not exceed a maximum of $75,000 per annum); and (iii) Distributions by (A) a Guarantor to another Guarantor; and (B) a Guarantor to the Borrower.

(g) **Indebtedness**

It shall not incur, assume or suffer to exist any Indebtedness other than Permitted Indebtedness.

(h) **Amendments to Material Contracts and Material Licences**

It shall not terminate or enter into any material amendment or modification of, or grant any material waiver or consent under any Material Contract or Material Licence.

(i) **Sale Leasebacks**

It shall not enter into any Sale Leasebacks with any Person.

(j) **Investments**

It shall not make any Investments except, in each case prior to the occurrence of an Event of Default: (i) Permitted Acquisitions, (ii) Investments (A) by a Guarantor in another Guarantor; or (B) a Borrower in a Guarantor, or (iii) Investments permitted by the Lender in its sole discretion.

(k) **Capital Expenditures**

Capital expenditures of the Borrower and Guarantors (on a consolidated basis) shall not be permitted other than capital expenditures made between December 31, 2023 and December 31, 2024 in the maximum aggregate amount of $1,200,000. Thereafter, all Capital Expenditures will require the prior approval of the Lender and the Lender will advise the Borrower of the next Fiscal Year aggregate limit in writing following its review of the Borrower's annual business plan.

(l) **Transactions with Affiliates**

It shall not enter into any transaction including, without limitation, any management or consulting agreement, with any of its Affiliates except on terms substantially the same as it would reasonably expect to receive in a comparable arm's length transaction with another Person, provided that no such transaction shall be permitted which could reasonably be expected to have a Material Adverse Effect.

(m) **Financial Assistance**

It shall not provide any guarantee, employment loan or other form of financial assistance to any Person other than those that (i) have been approved by the Lender, (ii) constitute a management co-investment arrangement entered into in connection with the Acquisition Transaction or any other acquisitions completed prior to the date of this Agreement, and (iii) in the case of the Borrower and the Borrower GP, existed at the Original Closing Date.

(n) **Bank Accounts and Cash Management**

The Obligors shall not, and shall not permit any Subsidiary of the Obligors to, open or maintain any bank, deposit or similar account, except (A) with the Lender, or (B) any Affiliate of the Lender, and all cash management of the Obligors must be held with the Lender.

(o) **Management Fees and Compensation**

It shall not pay any management, consulting or similar fees to any Affiliate or to any officer, director or employee of it or any Affiliate except for (i) payment of reasonable compensation and expense reimbursement to officers and employees for reasonable services rendered to, and expenses incurred for, it in the ordinary course of business, (ii) management fees paid by any Obligor to any other Obligor, (iii) management fees paid by the Obligors to any Person other than an Obligors provided such fees are reasonable in any Fiscal Year. No such payment of fees and expenses shall be made if a Default or Event of Default exists or if the making of such payment shall result in a Default or Event of Default.

Notwithstanding the foregoing the Borrower shall be permitted to pay reasonable commissions to non-management sales representatives, provided no Event of Default has occurred.

(p) **Subordinated Debt**

Other than in respect of the Indebtedness owing hereunder, it shall not make any payments (including without limitation, any payments in respect of principal, interest, fees or other amounts) in respect of any Indebtedness, including without limitation Subordinated Debt, other than as consented to in writing by the Lender in its sole discretion.

(q) **Anti-Hoarding**

It shall not seek an Advance hereunder for any purpose other than to fund costs and expenses reasonably anticipated to be incurred by the Borrower in the ordinary course of business and within ten (10) days from the date of such Advance. The Borrower shall not seek an Advance hereunder should it have cash on hand in an amount sufficient to pay such costs and expenses.

(r) **Change in Fiscal Year**

It shall not change its Fiscal Year.

(s) **Change in Auditor**

It shall not change its auditors from KPMG LLP (Canada), unless any such new auditor is an independent chartered accounting firm of national standing or otherwise acceptable to the Lender.

(t) **Hedging Agreements**

It shall not enter into any Hedging Arrangement with any Person (including a Hedging Arrangement for interest rate risk) other than the Lender.

(u) **Nature of Business**

It shall not materially change the nature of its business, maintain a place of business or any material assets in any jurisdiction other than the jurisdiction(s) in which it has assets and carries on business on the date hereof, or enter into any transaction whereby any of its property would become the property of any other person, including by way of amalgamation, transfer, sale or otherwise. For certainty, sale and leaseback transactions are not permitted.

11.3 Performance of Covenants by Lender

The Lender may, upon notice by the Lender to the Borrower, perform any covenant of the Obligors under any Finance Document which such Obligor fails to perform or cause to be performed and which the Lender is capable of performing, including any covenants the performance of which requires the payment of money, provided that the Lender shall not be obligated to perform any such covenant on behalf of the Obligors and no such performance by the Lender shall require the Lender to further perform the Obligors' covenants or shall operate as a derogation of the rights and remedies of the Lender under this Agreement or as a waiver of such covenant by the Lender. Any amounts paid by the Lender as aforesaid shall be repaid by the Obligors to the Lender on demand.

ARTICLE 12
CONDITIONS PRECEDENT TO OBTAINING CREDIT

12.1 Conditions Precedent to All Credit

The obligation of the Lender to extend credit hereunder is subject to fulfilment of the following conditions precedent at the time such credit is extended:

(a) the Borrower shall have complied with the requirements of Article 4, Article 5 or Article 6, as the case may be, in respect of the relevant credit;

(b) no Default has occurred and is continuing or would arise immediately after giving effect to or as a result of such extension of credit;

(c) the representations and warranties of the Obligors contained in Section 10.1 shall be true and correct in all respects on the date such credit is extended as if such representations and warranties were made on such date; and

(d) no Material Adverse Change shall have occurred with respect to the Obligors since the date of the last financial statements with respect to the Obligors provided to the Lender.

12.2 Conditions Precedent to Amendments

The effectiveness of the amendments to the Existing Credit Agreement reflected in this Agreement and the continued availability of the Credit Facilities shall be subject to all of the following conditions having been satisfied, in each case to the satisfaction of the Lender in its sole discretion:

(a) this Agreement has been duly executed by all parties hereto and delivered to the Lender;

(b) the Security Documents in Schedule F marked "to be obtained" have been executed, as applicable, and delivered to the Lender;

(c) the Lender has received the non-refundable amendment fee in respect of this Agreement in the amount of $42,500, which is deemed to be fully earned and non-refundable upon issuance by Lender of this Agreement for execution by the Obligors;

(d) delivery to and satisfactory review by the Lender of audited consolidated financial statements and related management and discussion of the Borrower, its subsidiaries and the Guarantors for the prior three Fiscal Years; **(on hand)**

(e) delivery to and satisfactory review by the Lender of a *pro forma* borrowing base calculation worksheet in respect of February, 2024 for the Borrower and the Guarantors, on a consolidated basis, setting out, in the form attached as Schedule C hereto, information with respect to the Borrower's and Guarantors' accounts receivable as set out herein, as of the last day of such period, such worksheet to be certified true and correct, to the best of his knowledge after due inquiry, by a senior officer of the Borrower GP on behalf of the Borrower; **(on hand)**

(f) delivery of financial projections for the next two (2) years of the Borrower and the Guarantors, on a consolidated basis, taking into account any new capital-structure and the Lydale Acquisition Transaction; **(on hand)**

(g) the representations and warranties of the Obligors contained in Section 10.1 shall be true and correct in all respects;

(h) delivery to and satisfactory review by the Lender of a list of aged accounts receivable, a list of aged accounts payable and an inventory listing for all Obligors; **(on hand)**

(i) the Lender has received, in form and substance satisfactory to the Lender:

    (i) a duly certified copy of the articles of incorporation or comparable documents of each Obligor (other than the Borrower) and Fulcrum GP;

    (ii) a duly certified copy of the limited partnership agreement in respect of the Borrower and Fulcrum LP;

(iii) a certificate of status or good standing for the Borrower GP, each of the Initial Guarantors and Fulcrum GP issued by the appropriate governmental body or agency of the jurisdiction in which the Borrower GP, such Initial Guarantor or Fulcrum GP is incorporated;

(iv) a letter under seal (or equivalent) for the Borrower and Fulcrum LP issued by the appropriate governmental body or agency of the jurisdiction in which the Borrower or Fulcrum LP is formed;

(v) a duly certified copy of the resolution of the board of directors of the Borrower GP authorizing it to execute, deliver and perform its obligations and the obligations of the Borrower under the Finance Documents to which it and the Borrower are parties;

(vi) a duly certified copy of the resolution of the board of directors of each Initial Guarantor authorizing it to execute, deliver and perform its obligations under the Finance Documents to which it is party;

(vii) a duly certified copy of the resolution of the board of directors of Fulcrum GP authorizing it to execute, deliver and perform its obligations and the obligations of Fulcrum LP under the Finance Documents to which it and Fulcrum LP are parties;

(viii) a certificate of an officer of the Borrower GP, on its own behalf and on behalf of the Borrower, in such capacity, setting forth specimen signatures of the individuals authorized to sign the Finance Documents to which the Borrower and the Borrower GP is a signatory;

(ix) a certificate of an officer of each Initial Guarantor, in such capacity, setting forth specimen signatures of the individuals authorized to sign the Finance Documents to which it is a signatory;

(x) a certificate of an officer of Fulcrum GP, on its own behalf and on behalf of Fulcrum LP, in such capacity, setting forth specimen signatures of the individuals authorized to sign the Finance Documents to which Fulcrum LP and Fulcrum GP is a signatory;

(xi) a certificate of a senior officer of the Borrower GP, each Initial Guarantor and Fulcrum GP, in such capacity, certifying that, (i) to the best of its knowledge after due inquiry, no Default has occurred and is continuing immediately upon entry into this Agreement, (ii) that all representations and warranties contained in the Finance Documents are true and complete in all respects as if made on that date, except to the extent such representations and warranties refer specifically to an earlier date, in which case such representations and warranties shall be true and accurate in all material respects as of such earlier date, and (iii) no Material Adverse Change has occurred since July 2023;

(xii) an opinion of counsel to each Obligor, Fulcrum LP and Fulcrum GP, addressed to the Lender and its counsel, relating to such matters as the status and capacity of each Obligor, Fulcrum LP and Fulcrum GP, the due authorization, execution and delivery of the Finance Documents to which each Obligor is a party, and that all necessary consents and approvals in connection with the Finance Documents to which it is a party have been obtained and such other matters as the Lender may reasonably request;

(xiii) confirmation of insurance on the Secured Assets of the Borrower and the Initial Guarantors naming the Lender as first loss payee and additional insured;

(xiv) timely notice as may be required by any term of this Agreement in connection with any action to be taken thereunder;

(j) there shall exist no pending or threatened litigation, proceedings or investigations which (x) contest the consummation of the Credit Facilities or any part thereof or (y) could reasonably be expected to have a Material Adverse Effect;

(k) all documents and instruments shall have been properly registered, recorded and filed in all places which, searches shall have been conducted in all jurisdictions which, and deliveries of all consents, approvals, acknowledgements, undertakings, directions, negotiable documents of title and other documents and instruments to the Lender shall have been made which, in the opinion of the Lender's counsel, acting reasonably, are desirable or required to make effective the Security created or intended to be created by the Obligors, Fulcrum LP and Fulcrum GP in favour of the Lender pursuant to the Security Documents and to ensure the perfection and the intended first-ranking priority of such security or/and arrangements satisfactory to the Lender with respect to the foregoing have been made;

(l) the Lender and its counsel shall be satisfied, acting reasonably, that all due diligence has been completed in respect of the Obligors, Fulcrum LP, Fulcrum GP and Lydale Targetco (including without limitation, any diligence in respect of material contracts and leases, inclusive of employment agreements of key executives and management), that all necessary approvals, acknowledgements, directions and consents have been given and that all relevant laws have been complied with in respect of all agreements and transactions referred to herein;

(m) the Borrower shall have paid to the Lender all fees, costs and expenses required to be paid in connection with this Agreement (including to FTI Consulting Inc. and Lawson Lundell LLP) and the continued availability of the Credit Facilities;

(n) the Lender shall have reviewed the Initial Guarantors' existing debt obligations and Initial Guarantors' proposed debt obligations, with results satisfactory to it;

(o) all funds owed by the Initial Guarantors (and any respective predecessor entities) to those creditors identified (based upon information provided by the Borrower) by the Lender shall be repaid in full and all Liens and/or security registrations made in favour of such creditors shall be discharged;

(p) execution of subordination agreements and inter-creditor agreements, as the case may be, satisfactory to the Lender in respect of any subordinated debt of either of the Initial Guarantors, if applicable;

(q) confirmation of the advance of each of the Fulcrum Lydale Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans with a priority, standstill and postponement agreement satisfactory to the Lender;

(r) completion of all necessary environmental due diligence including completion of an environmental questionnaire and indemnity satisfactory to the Lender **(on hand)**;

(s) updated organizational chart including all operating entities and subsidiaries, and ultimate ownership of the Borrower **(on hand)**;

(t) a Total Funded Debt/EBITDA Ratio not greater than 4:00:1.0 **(outstanding – to be confirmed by the Bank but in progress)**; and

(u) such other conditions as the Lender may reasonably request.

12.3 Conditions Precedent to Lease/IPC Facility

The obligation of the Lender to extend credit under the Lease/IPC Facility is subject to fulfilment of the following conditions precedent at the time such credit is extended:

(a) the conditions precedent set forth in Section 12.1 have been fulfilled;

(b) the Master Lease Agreement has been duly executed by the Borrower GP, on its own behalf and/or on behalf of the Borrower, as the case may be;

(c) compliance certificate of an officer of the Borrower GP, on behalf of the Borrower, in such capacity, certifying (x) that no Default has occurred and is continuing or would arise immediately after giving effect to or as a result of such extension of credit; and (y) that the Borrower is in compliance with each of the terms and conditions of the Master Lease Agreement and this Credit Agreement immediately prior and after entering into the applicable lease schedule or instalment payment contract;

(d) the Lender has received, in form and substance satisfactory to the Lender:

(i) copies of all lease, purchase and account documentation, as applicable, in respect of the equipment to be financed, purchased or leased by the Lender (the "**Financed Equipment**");

(ii) copy of executed lease schedule or instalment payment contract, as applicable, in respect of the Financed Equipment;

(iii) confirmation of placement of insurance on the Financed Equipment naming the Lender as first loss payee and additional insured;

(iv) confirmation from the Lender's solicitors that the Lender has a first-ranking registered security interest in the Financed Equipment;

(v) satisfactory report from the Lender's solicitors advising that Personal Property Registry searches conducted in respect of the Financed Equipment immediately prior to the advance show the Financed Equipment as being encumbered only by a registration in favour of the Lender;

(vi) all information necessary in order for the Lender to comply with Applicable Law and internal policy requirements in respect of anti-money laundering legislation, proceeds of crime legislation and "know your customer" rules;

(e) execution of subordination agreements and inter-creditor agreements or copies of Lien releases, as the case may be, satisfactory to the Lender in respect of any subordinated debt of the Obligors or Liens registered against the Financed Equipment; and

(f) the Lender has not rejected the Borrower's request to finance the lease of the applicable equipment or to purchase such equipment or to provide the financing on the security of such equipment.

12.4 Conditions Precedent to Lydale Acquisition Transaction

The obligation of the Lender to continue to extend credit hereunder and to designate the Lydale Acquisition Transaction as a Permitted Acquisition hereunder shall be subject to all of the following conditions having been satisfied, in each case to the satisfaction of the Lender in its sole discretion:

(a) confirmation that the conditions precedent set forth in Section 12.2 have been and continue to be satisfied in all respects;

(b) a certificate of officer of the Borrower GP, on behalf of the Borrower, certifying that to the best of its knowledge after due inquiry, no Default shall occur immediately upon or arise as a result of the consummation of the Lydale Acquisition Transaction;

(c) the Lender and its counsel shall be satisfied, acting reasonably, that all due diligence has been completed in respect of Lydale Targetco (including without limitation, any diligence in respect of material contracts and leases, inclusive of employment agreements of key executives and management and the Lydale Acquisition Purchase Agreement);

(d) delivery to and satisfactory review by the Lender and its counsel of the Lydale Acquisition Purchase Agreement, any and all tax memoranda detailing the acquisition structure in respect of the Lydale Acquisition Transaction **(on hand)**;

(e) receipt of a satisfactory investment memo outlining the acquisition of Lydale TargetCo; **(on hand)**

(f) confirmation satisfactory to the Lender that the Lydale Acquisition Transaction has been completed in accordance with the Lydale Acquisition Purchase Agreement and without any waiver of any conditions precedent thereunder;

(g) delivery to and satisfactory review by the Lender of quality of earnings reports in respect of Lydale Targetcos and the Lydale Acquisition Transaction by a third party satisfactory to the Lender confirming a minimum trailing 12 month October, 2023 EBITDA of Lydale TargetCos of $1,050,000; **(on hand)**

(h) confirmation of all sources and uses in the Lydale Acquisition Transaction, together with all documents and agreements related thereto;

(i) confirmation of the final agreed upon sources and uses in respect of the Lydale Acquisition Transaction confirming that the transaction will not require any Indebtedness other than deeply subordinated financing (on terms and conditions acceptable to the Lender in its sole discretion) in a minimum principal amount of $4,300,000 funded by way of the Fulcrum Lydale Shareholder Loan;

(j) a Total Funded Debt/EBITDA Ratio not greater than 4:00:1.0 upon completion of the Lydale Acquisition Transaction **(outstanding – to be confirmed by the Bank but in progress)**; and

(k) such other conditions as the Lender may reasonably request.

12.5 Conditions Subsequent to Lydale Acquisition Transaction

Within five (5) Banking Days after the closing date of the Lydale Acquisition Transaction, the Borrower shall cause Lydale Amalco to deliver, in each case to the satisfaction of the Lender in its sole discretion:

(a) the Security Documents in Schedule F marked "to be obtained upon closing of the Lydale Acquisition Transaction" have been executed, as applicable, and delivered to the Lender;

(b) a certificate of officer in respect of Lydale Amalco attaching certified copies of (i) the articles of amalgamation or comparable documents of Lydale Amalco; (ii) resolutions of the board of directors of Lydale Amalco authorizing it to execute, deliver and perform its obligations under the Finance Documents to which it is a party; (iii) a specimen schedule setting forth specimen signatures of the individuals authorized to sign the Finance Documents to which Lydale Amalco is a party; and (iv) the Lydale Acquisition Purchase Agreement;

(c) a certificate of status or good standing for Lydale Amalco issued by the appropriate body or agency of the jurisdiction in which Lydale Amalco is incorporated;

(d) a certificate of officer in respect of the Borrower attaching certified copies of (i) the articles of incorporation or comparable documents of the Borrower; (ii) resolutions of the board of directors of the Borrower authorizing it to execute, deliver and perform its obligations under the Finance Documents entered into in connection

with the Lydale Acquisition Transaction to which it is a party; and (iii) a specimen schedule setting forth specimen signatures of the individuals authorized to sign the Finance Documents entered into in connection with the Lydale Acquisition Transaction to which the Borrower is a party;

(e) a certificate of status or good standing for each of Lydale Amalco and the Borrower issued by the appropriate body or agency of the jurisdiction in which Lydale Amalco or the Borrower, as applicable, is incorporated;

(f) an opinion of counsel to each of Lydale Amalco and the Borrower, addressed to the Lender and its counsel, relating to such matters as the status and capacity of Lydale Amalco, the due authorization, execution and delivery of the Finance Documents to which Lydale Amalco is a party and the Finance Documents entered into in connection with the Lydale Acquisition Transaction to which the Borrower is a party, and that all necessary consents and approvals in connection with such Finance Documents have been obtained and such other matters as the Lender may reasonably request.

12.6 Waiver

The terms and conditions of this Article 12 are inserted for the sole benefit of the Lender and the Lender may waive them in whole or in part, with or without terms or conditions, in respect of any extension of credit, without prejudicing its right to assert them in whole or in part in respect of any other extension of credit.

ARTICLE 13
BENCHMARK REPLACEMENT SETTING

13.1 Benchmark Replacement

(a) Benchmark Replacement: Notwithstanding anything to the contrary herein or in any other Finance Document (but for greater certainty, any Hedging Arrangement shall not be deemed to be a "Finance Document" for the purposes of this Section 13.1), if a Benchmark Transition Event and its related Benchmark Replacement Date have occurred prior to any setting of the then-current Benchmark, then (x) if a Benchmark Replacement is determined in accordance with clause (a) or (b) of the definition of "Benchmark Replacement" for such Benchmark Replacement Date, such Benchmark Replacement will replace such Benchmark for all purposes hereunder and under any Finance Document in respect of such Benchmark setting and subsequent Benchmark settings without any amendment to, or further action or consent of any other party to, this Agreement or any other Finance Document and (y) if a Benchmark Replacement is determined in accordance with clause (c) of the definition of "Benchmark Replacement" for such Benchmark Replacement Date, such Benchmark Replacement will replace such Benchmark for all purposes hereunder and under any Finance Document in respect of any Benchmark setting at or after 5:00 p.m. (Toronto time) on the fifth (5th) Banking Day after the date notice of such Benchmark Replacement is provided to the Lender without any amendment to, or further action or consent of any other party to, this Agreement or

any other Finance Document. If the Benchmark Replacement is Adjusted Daily Compounded CORRA, all interest payments will be payable on the last day of each applicable Interest Period.

(b) Benchmark Replacement Conforming Changes: In connection with the use, administration, adoption or implementation of a Benchmark Replacement, the Lender will have the right to make Conforming Changes from time to time and, notwithstanding anything to the contrary herein or in any other Finance Document, any amendments implementing such Conforming Changes will become effective without any further action or consent of any other party to this Agreement or any other Finance Document.

(c) Notices; Standards for Decisions and Determinations: The Lender will promptly notify the Borrower of (i) the implementation of any Benchmark Replacement and (ii) the effectiveness of any Conforming Changes in connection with the use, administration, adoption or implementation of a Benchmark Replacement. The Lender will notify the Borrower of (x) the removal or reinstatement of any tenor of a Cdn$ Benchmark pursuant to Section 13.1(d) and (y) the commencement of any Benchmark Unavailability Period. Any determination, decision or election that may be made by the Lender pursuant to this Section 14.1 including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event, circumstance or date and any decision to take or refrain from taking any action or any selection, will be conclusive and binding absent manifest error and may be made in its or their sole discretion and without consent from any other party to this Agreement or any other Finance Document, except, in each case, as expressly required pursuant to this Section 13.1.

(d) Unavailability of Tenor of Benchmark: Notwithstanding anything to the contrary herein or in any other Finance Document, at any time (including in connection with the implementation of a Benchmark Replacement), (i) if the then-current Benchmark is a term rate (including Term CORRA) and either (A) any tenor for such Benchmark is not displayed on a screen or other information service that publishes such rate from time to time as selected by the Lender in its reasonable discretion or (B) the regulatory supervisor for the administrator of such Benchmark has provided a public statement or publication of information announcing that any tenor for such Benchmark is not or will not be representative, then the Lender may modify the definition of "Interest Period" (or any similar or analogous definition) for any Benchmark settings at or after such time to remove such unavailable or non-representative tenor and (ii) if a tenor that was removed pursuant to clause (i) above either (A) is subsequently displayed on a screen or information service for a Benchmark (including a Benchmark Replacement) or (B) is not, or is no longer, subject to an announcement that it is not or will not be representative for a Benchmark (including a Benchmark Replacement), then the Lender may modify the definition of "Interest Period" (or any similar or analogous definition) for all Benchmark settings at or after such time to reinstate such previously removed tenor.

(e) Benchmark Unavailability Period: Upon the Borrower's receipt of notice of the commencement of a Benchmark Unavailability Period, the Borrower may revoke

any pending request for a borrowing of, Conversion to or Rollover of Loans, which are of the type that have a rate of interest determined by reference to the then-current Benchmark, to be made, Converted or Rolled Over during any Benchmark Unavailability Period and, failing that, the Borrower will be deemed to have converted any such request into a request for a borrowing of or Conversion to, (i) for a Benchmark Unavailability Period in respect of Term CORRA, Daily Compounded CORRA Loans, and (ii) for a Benchmark Unavailability Period in respect of a Benchmark other than Term CORRA, Prime Rate Loans.

ARTICLE 14
DEFAULT AND REMEDIES

14.1 Events of Default

Upon the occurrence of any one or more of the following events, unless expressly waived in writing by the Lender:

(a) the breach by the Borrower of the provisions of any of Section 9.2, 9.3, 9.5 or 9.6;

(b) the failure of an Obligor, Fulcrum LP or Fulcrum GP to pay any amount due under the Finance Documents (other than amounts due pursuant to any of Sections 9.2, 9.3, 9.5 or 9.6) within two Banking Days after the Lender has given such Obligor, Fulcrum LP or Fulcrum GP notice of such failure;

(c) the failure of an Obligor, Fulcrum LP or Fulcrum GP to comply with any provision of this Agreement or any other Finance Document within five Banking Days after the Lender has given such Obligor, Fulcrum LP or Fulcrum GP notice of such failure;

(d) the commencement by an Obligor or by any other Person of proceedings for the dissolution, liquidation or winding up of such Obligor or for the suspension of operations of such Obligor;

(e) if an Obligor ceases or threatens to cease to carry on its business or is adjudged or declared bankrupt or insolvent or admits its inability to pay its debts generally as they become due or fails to pay its debts generally as they become due or makes an assignment for the benefit of creditors, petitions or applies to any tribunal for the appointment of a receiver or trustee for it or for any part of its property (or such a receiver or trustee is appointed for it or any part of its property), or commences (or any other Person commences) any proceedings relating to it under any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction whether now or hereafter in effect (other than such proceedings commenced by another Person which are diligently defended and are discharged, vacated or stayed within thirty days after commencement), or by any act indicates its consent to, approval of, or acquiescence in, any such proceeding for it or for any part of its property, or suffers the appointment of any receiver or trustee, sequestrator or other custodian;

(f) if any representation or warranty made by the Obligors, Fulcrum LP or Fulcrum GP, in this Agreement or in any other document, agreement or instrument delivered pursuant hereto or referred to herein or any material information furnished in writing to the Lender by an Obligor, Fulcrum LP or Fulcrum GP proves to have been incorrect when made or furnished and continues to be incorrect for thirty days after the Lender has given the applicable Obligor, Fulcrum LP or Fulcrum GP, notice thereof;

(g) if a writ, execution, attachment or similar process is issued or levied against all or any portion of the property of any Obligor in connection with any judgment against it in an amount of at least $100,000 and such writ, execution, attachment or similar process is not released, bonded, satisfied, discharged, vacated or stayed within 30 days after its entry, commencement or levy;

(h) if an Obligor, Fulcrum LP or Fulcrum GP's assets are attached, executed, sequestered or distrained upon or become subject to any order of a court or other process;

(i) the breach or failure of due observance or performance by any Obligor of Section 11.1(b)(i) or 11.1(o) or any provision of Section 11.2, as applicable;

(j) the breach or failure of due observance or performance by any Obligor, Fulcrum LP or Fulcrum GP of any covenant or provision of any Finance Document (other than those previously referred to in this Section 14.1) or of any other document, agreement or instrument delivered pursuant hereto or thereto or referred to herein or therein to which the Lender is a party and such breach or failure continues for 20 Banking Days after the Lender has given the applicable Obligor, Fulcrum LP or Fulcrum GP notice of such breach or failure;

(k) if one or more encumbrancers, lien claimants or landlords take possession of any part of the property of an Obligor or attempt to enforce their security or other remedies against such property (other than at the expiry of the relevant lease) and their claims remain unsatisfied for such period as would permit such property to be sold thereunder and such property which has been repossessed or is capable of being sold has an aggregate fair market value of at least $500,000;

(l) if any Indebtedness of an Obligor in an amount of at least $500,000 is not paid when due and payable (whether on demand, maturity, acceleration or otherwise);

(m) a default shall occur in the performance or observance of any obligation or conditions with respect to any Indebtedness (other than Indebtedness hereunder) of an Obligor, Fulcrum LP or Fulcrum GP;

(n) the occurrence of a change of Control;

(o) if the Borrower's auditor does not issue an audit opinion upon the Borrower's request or issues a qualified audit opinion;

(p) a default shall occur under any Material Contract or any other agreement entered into by Fulcrum LP or Fulcrum GP in respect of one or more Obligors or such Obligor or Obligors', as the case may be, business, operations, assets, liabilities, property or financial condition, or any such Material Contract or agreement is terminated prior to the expiry date thereof and not immediately replaced by a substantially similar agreement;

(q) any Finance Document shall terminate (other than in accordance with its terms) or cease in whole or in any material part to be the legal, valid, binding and enforceable obligation of the Obligor, Fulcrum LP or Fulcrum GP party thereto and such Finance Document has not been replaced by a legal, valid, binding and enforceable document which is equivalent in effect to such Finance Document, assuming such Finance Document had originally been legal, valid, binding and enforceable, in form and substance acceptable to the Lender, within 30 days of such termination or cessation, provided, however, that such grace period shall only be provided if the applicable Obligor, Fulcrum LP or Fulcrum GP actively co-operates with the Lender to so replace such Finance Document;

(r) the Obligors, Fulcrum LP or Fulcrum GP shall contest in any manner the effectiveness, validity, binding nature or enforceability of any Finance Document;

(s) any Lien securing any Secured Obligation shall, in whole or in part, cease to be a perfected Lien which, subject to any Permitted Liens, ranks first in priority and in a case where such an event occurs through no fault of the Obligors, the Obligors are in default of their obligations under Section 15.8; or

(t) a Material Adverse Change occurs,

the Lender may, by notice to the Borrower, terminate the Credit Facilities (provided, however, that the Credit Facilities shall automatically terminate, without notice of any kind, upon the occurrence of an event described in clause (c) or (d) above) and the Lender may, by the same or further notice to the Borrower, declare all indebtedness of the Borrower to the Lender pursuant to this Agreement to be immediately due and payable whereupon all such indebtedness shall immediately become and be due and payable and the Security shall become immediately enforceable without further demand or other notice of any kind, all of which are expressly waived by the Obligors, Fulcrum LP and Fulcrum GP (provided, however, that all such indebtedness of the Borrower to the Lender shall automatically become due and payable and the Security shall become immediately enforceable, without notice of any kind, upon the occurrence of an event described in clause (c) or (d) above). Upon the payment by the Borrower to the Lender of the then contingent liability under all outstanding Letters, the Borrower shall have no further liability to the Lender with respect to such Letters.

14.2 Remedies Cumulative

The Obligors, Fulcrum LP and Fulcrum GP expressly agree that the rights and remedies of the Lender under this Agreement are cumulative and in addition to and not in substitution for any rights or remedies provided by law. Any single or partial exercise by the Lender of any right or remedy for a default or breach of any terms, covenant or condition in this

Agreement does not waive, alter, affect or prejudice any other right or remedy to which the Lender may be lawfully entitled for the same default or breach. Any waiver by the Lender of the strict observance, performance or compliance with any term, covenant or condition of this Agreement is not a waiver of any subsequent default and any indulgence by the Lender with respect to any failure to strictly observe, perform or comply with any term, covenant or condition of this Agreement is not a waiver of the entire term, covenant or condition or any subsequent default.

14.3 Set-Off

In addition to any rights now or hereafter granted under applicable law, and not by way of limitation of any such rights, the Lender is authorized, after the occurrence of an Event of Default and for so long as such Event of Default continues and without notice to the Borrower or to any other Person, any such notice being expressly waived by the Obligors, Fulcrum LP and Fulcrum GP, to set-off, appropriate and apply any and all deposits, matured or unmatured, general or special, and any other Indebtedness at any time held by or owing by the Lender to or for the credit of or the account of the Borrower, any other Obligor, Fulcrum LP or Fulcrum GP against and on account of the obligations and liabilities of the Borrower which are due and payable to the Lender under this Agreement.

ARTICLE 15
MISCELLANEOUS

15.1 Waivers

No failure or delay by the Lender in exercising any remedy, right or power hereunder or otherwise shall operate as a waiver thereof, except a waiver which is specifically given in writing by the Lender, and no single or partial exercise of any power, right or privilege hereunder will preclude any other or further exercise thereof or the exercise of any other power, right or privilege.

15.2 Notices

All notices, demands and other communications provided for in this Agreement shall be in writing and shall be personally delivered to an officer or other responsible employee of the addressee or sent by email or facsimile, charges prepaid, at or to the applicable addresses, email addresses or facsimile numbers, as the case may be, set opposite the party's name on the signature page hereof or at or to such other address or addresses, email address or addresses or facsimile number or numbers as either party hereto may from time to time designate to the other party in such manner. Any communication which is personally delivered as aforesaid shall be deemed to have been validly and effectively given on the date of such delivery if such date is a Banking Day and such delivery was made prior to 4:00 p.m. (Vancouver time); otherwise, it shall be deemed to have been validly and effectively given on the Banking Day next following such date of delivery. Any communication which is transmitted by email or facsimile as aforesaid shall be deemed to have been validly and effectively given on the date of transmission if such date is Banking Day and such transmission was made prior to 4:00 p.m. (Vancouver time); otherwise, it shall be deemed to have been validly and effectively given on the Banking Day next following such date of transmission.

15.3 Severability

Any provision hereof which is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.

15.4 Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument.

15.5 Successors and Assigns

This Agreement shall enure to the benefit of and shall be binding upon the parties hereto and their respective successors and permitted assigns.

15.6 Assignment

(a) Neither the Finance Documents nor the benefit thereof may be assigned by the Obligors.

(b) **Participations and Assignments**

Subject to clause (c) below, the Lender may, with the consent of the Borrower, which consent shall not be unreasonably withheld, subject to the provisions of this clause (b), at its own cost at any time grant participations in, sell, assign, transfer or otherwise dispose of all or any portion of its commitment or credit made available to the Borrower to any financial institution carrying on business in, and for the purpose of the *Income Tax Act* (Canada) residing in, Canada. In all cases an assignment shall be of at least $5,000,000 with increments of $1,000,000 and a participation shall be of at least $5,000,000 with increments of $1,000,000. No sale, assignment or transfer shall be effective until the Lender shall have received an instrument (in form and substance satisfactory to the Lender) in which the transferee or assignee, as the case may be, shall agree to be bound by all of the terms of this Agreement as fully as though it were an original party hereto except that any participant shall not be entitled to vote or grant subparticipations. The Borrower hereby agrees that, upon compliance with the foregoing, any purchaser, assignee or transferee of all or any portion of any amount owed by the Borrower under this Agreement:

(i) shall be entitled to the benefits of the provisions of this Agreement as fully as though it were an original party to this Agreement; and

(ii) may, subject to the terms of this Agreement, exercise any and all rights of banker's lien, set-off or counterclaim with respect to any and all amounts owed by the Borrower, any other Obligor, Fulcrum LP or Fulcrum GP to such purchaser, assignee or transferee as fully as if such purchaser, assignee

or transferee had made advances in the amount of the obligation which is sold, assigned or transferred to it.

(c) **Assignment After Default**

Notwithstanding anything to the contrary herein contained, where an Event of Default has occurred and is continuing, nothing in this Agreement shall limit or otherwise restrict the right of the Lender to assign all or any part of its rights and obligations under or with respect to this Agreement. Without limiting the generality of the foregoing, any such assignment shall not require the consent of any Obligor nor be restricted to third parties resident in Canada.

(d) **Obligations of Obligors, Fulcrum LP and Fulcrum GP Re. Disposition**

Each Obligor, Fulcrum LP and Fulcrum GP shall, at the request and at the expense of the Lender if it effects a sale, assignment or transfer under clause (b) above, execute and deliver to the Lender or to such party or parties as the Lender may designate any and all further instruments, use its reasonable efforts to obtain any and all further authorizations or approvals and make any and all further registrations, filings or notifications, as may be necessary or desirable to give full force and effect to such sale, assignment or transfer. The term "Bank of Montreal" as used in this Agreement shall include all purchasers, assignees and transferees permitted hereunder of all or any portion of any amount owed to the Lender under this Agreement. Except as specifically set forth in this clause (d) nothing in this Agreement expressed or implied, is intended to or shall confer on any Person other than the respective parties hereto and thereto and their permitted successors and assignees any benefit or any legal or equitable right, remedy or other claim under this Agreement. For the purposes of this clause (d), each Obligor, Fulcrum LP and Fulcrum GP hereby authorizes the Lender to provide on a confidential basis to any eligible prospective purchaser, assignee, transferee or participant all financial information, reports, budgets, projections and documents, including this Agreement made available to the Lender from time to time.

15.7 Entire Agreement

This Agreement and the agreements referred to herein and delivered pursuant hereto constitute the entire agreement between the parties hereto and supersede any prior agreements, commitment letters, undertakings, declarations, representations and understandings, both written and verbal, in respect of the subject matter hereof.

15.8 Further Assurances

Each Obligor, Fulcrum LP and Fulcrum GP shall from time to time and at all times hereafter, upon every reasonable request of the Lender, make, do, execute, and deliver or cause to be made, done, executed and delivered all such further acts, deeds, assurances and things as may be necessary in the opinion of the Lender for more effectually implementing and carrying out the true intent and meaning of this Agreement, the other Finance Documents or any agreement delivered pursuant hereto or thereto and all such additional instruments and agreements and legal opinions in connection with the property and assets of the Obligors, Fulcrum LP and Fulcrum GP,

in form and substance satisfactory to the Lender, as the Lender may from time to time reasonably request.

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IN WITNESS WHEREOF the parties hereto have executed this Agreement.

BANK OF MONTREAL
Corporate Finance
6th Floor, 595 Burrard Street
Vancouver, B.C. V7X 1L7

Attention: _____

Facsimile: _____

Email: _____

BANK OF MONTREAL, by its authorized signatory(ies):

By: M. Walls
Name: Mike Walls
Title: Managing Director

By: _____
Name: Dominic Fung
Title: Director

CANSTAR RESTORATIONS
LIMITED PARTNERSHIP
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater and Devan Dass

Facsimile: (604) 408-8892

Email: graham.flater@fulcrumcapital.ca
devan.dass@fulcrumcapital.ca

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner, **CANSTAR RESTORATIONS GP INC.** by its authorized signatory(ies):

DocuSigned by:

By: _____
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CANSTAR RESTORATIONS
GP INC.
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater and Devan Dass

Facsimile: (604) 408-8892

Email: graham.flater@fulcrumcapital.ca
devan.dass@fulcrumcapital.ca

CANSTAR RESTORATIONS GP INC., by its authorized signatory(ies):

DocuSigned by:

By: _____
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ABK RESTORATION SERVICES LTD.
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater and Devan Dass

Facsimile: (604) 408-8892

Email: graham.flater@fulcrumcapital.ca
devan.dass@fulcrumcapital.ca

ABK RESTORATION SERVICES LTD., by its authorized signatory(ies):

DocuSigned by:

By: _____
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NORHAZ SOLUTIONS INC.
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater and Devan Dass

Facsimile: (604) 408-8892

Email: graham.flater@fulcrumcapital.ca
devan.dass@fulcrumcapital.ca

NORHAZ SOLUTIONS INC., by its authorized signatory(ies):

DocuSigned by:

By: _____
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UNIVERSAL RESTORATION SYSTEMS LTD.c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater and Devan Dass

Facsimile: (604) 408-8892

Email: graham.flater@fulcrumcapital.ca
devan.dass@fulcrumcapital.ca

UNIVERSAL RESTORATION SYSTEMS LTD., by its authorized signatory(ies):

DocuSigned by:

By: _____
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DocuSign Envelope ID: 62F8F0F0-EF29-4C59-9EF7-A4B237A9BD52

FULCRUM CAPITAL PARTNERS V, LP
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater and Devan Dass

Facsimile: (604) 408-8892

Email: graham.flater@fulcrumcapital.ca
devan.dass@fulcrumcapital.ca

FULCRUM CAPITAL PARTNERS V, LP, by its general partner, **FULCRUM CAPITAL PARTNERS INC.**, by its authorized signatory(ies):

DocuSigned by:

By: _____
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SCHEDULE A
FORM OF COMPLIANCE CERTIFICATE

TO: BANK OF MONTREAL

I, _____, the **[senior officer]** of Canstar Restorations GP Inc., on behalf of Canstar Restorations Limited Partnership hereby certify that:

1. I am the duly appointed _____ of Canstar Restorations GP Inc., the Borrower GP named in the fourth amended and restated credit agreement made as of May 1, 2024 among Canstar Restorations Limited Partnership, as borrower, Canstar Restorations GP Inc., as an obligor, ABK Restoration Services Ltd., NorHaz Solutions Inc. and Universal Restoration Systems Ltd., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender, as the same may be further amended, modified, supplemented or replaced from time to time (the "**Credit Agreement**") and as such I am providing this Certificate for and on behalf of Canstar Restorations Limited Partnership pursuant to the Credit Agreement.

2. I am familiar with and have examined the provisions of the Credit Agreement including, without limitation, those of Article 10, Article 11 and Article 14 therein.

3. To the best of my knowledge, information and belief and after due inquiry, no Default has occurred and is continuing.

4. As at or for the relevant period ending _____, the financial ratios as contained in the Credit Agreement are as follows and detailed calculations thereof are attached hereto:

		Actual Ratio	**Required Ratio**
(a)	Total Funded Debt/ EBITDA	●:1	●:1
(b)	Current Ratio	●:1	●:1
(c)	Fixed Charge Coverage Ratio	●:1	●:1

5. Unless the context otherwise requires, capitalized terms in the Credit Agreement which appear herein without definitions shall have the meanings ascribed thereto in the Credit Agreement.

DATED this _____ day of _____, 20____.

_____
(Signature)

_____
(Name - please print)

_____
(Title of Senior Financial Officer)

SCHEDULE B
FORM OF DRAWDOWN NOTICE

TO: Bank of Montreal

Canstar Restorations GP Inc., on behalf of Canstar Restorations Limited Partnership

Attention: _____
Facsimile: (●) _____

RE: Fourth Amended and Restated Credit Agreement made as of May 1, 2024 as amended, modified, supplemented or replaced from time to time (the "**Credit Agreement**") between Canstar Restorations Limited Partnership, as borrower, Canstar Restorations GP Inc., as an obligor, ABK Restoration Services Ltd.m NorHaz Solutions Inc. and Universal Restoration Systems Ltd., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender

Pursuant to the terms of the Credit Agreement, the undersigned hereby irrevocably notifies you that it wishes to draw down under Facility _____ on **[date of drawdown]** as follows:

Availment Option: _____

Amount: _____

Currency: _____

If Letter, (a copy being attached hereto):

Type of Letter: _____

Date of Issuance : _____

Named Beneficiary: _____

Repayment Date: _____

Other Terms: _____

No Default has occurred and is continuing or would arise immediately after giving effect to or as a result of the extension of credit requested hereby.

[You are hereby irrevocably authorized and directed to pay the proceeds of the drawdown to _____ and this shall be your good and sufficient authority for so doing.]

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All capitalized terms defined in the Credit Agreement and used herein shall have the meanings ascribed thereto in the Credit Agreement.

DATED this _____ day of _____, 20____.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner,
CANSTAR RESTORATIONS GP INC.

By: _____
Name:
Title:

SCHEDULE C
BORROWING BASE CALCULATION WORKSHEET

Pursuant to Section 11.1(b)(vi) of the third amended and restated credit agreement (as amended, modified, supplemented or replaced from time to time, the "**Credit Agreement**") made as of September 8, 2023 between Canstar Restorations Limited Partnership (the "**Borrower**"), as borrower, Canstar Restorations GP Inc. (the "**Borrower GP**"), as an obligor, ABK Restoration Services Ltd., NorHaz Solutions Inc. and Universal Restoration Systems Ltd., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender, I, ●, in my capacity as the **[insert title of senior officer]** of the Borrower GP, as general partner of the Borrower (and not personally) hereby certify that:

1. I am a duly appointed officer of the Borrower GP and as such I am providing this Borrowing Base Calculation Worksheet for and on behalf of the Borrower pursuant to the Credit Agreement.

2. The following constitutes a true and accurate statement, with values as at ●, 20●, of the Borrowing Base of the Borrower and the Guarantors:

[A. Total insured amount of eligible accounts receivable pursuant to paragraphs (b) through (e) inclusive, below which are insured by Export Development Canada or another insurance company acceptable to the Lender, plus:	$_____	$_____ @90%=	$_____
B. Total Canadian domiciled assigned accounts receivable, counterpartied by insurance companies or underwriters and classified as investment grade BBB+ or better, less:	$_____		
(i) Accounts past due 240 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii)	$_____=	$_____ @85% =	$_____

contra accounts, and (viii) accounts in dispute, plus:			
C. Total Canadian domiciled assigned accounts receivable, counterpartied by adjusting firms or insurance brokers, less:	$_____		
(i) Accounts past due 180 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, plus:	$_____=	$_____ @75% =	$_____
D. Total Canadian domiciled assigned accounts receivable, counterpartied by school boards and government institutions, in each case acceptable to the Lender, less:	$_____		
(i) Accounts past due 120 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, plus:	$_____=	$_____ @75% =	$_____
E. Total Canadian domiciled assigned accounts receivable, counterpartied by individuals, corporations and property managers, less:	$_____		
(i) Accounts past due 60 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts,	$_____	$_____ @75% =	$_____

(v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, plus:			
Subtotal			$_____
Deemed trusts arising from unpaid taxes and government remittances, including deductions at source, priority payables, lienable payables and any other prior encumbrances;			$_____
The Liquidity Block	$_____		$_____
Any reserves imposed by the Lender in its discretion at any time; and			
Total Borrowing Base]			$_____

3. To the best of my knowledge, information and belief and after due inquiry, no Default has occurred and is continuing as at the date hereof.

4. Unless the context otherwise requires, capitalized terms in the Credit Agreement which appear herein without definitions shall have the meanings ascribed thereto in the Credit Agreement.

DATED this _____ day of _____, 20____.

_____
(Signature)

_____
(Name - please print)
(Title of Senior Officer)

SCHEDULE D
FORM OF ROLLOVER NOTICE

TO: Bank of Montreal

Canstar Restorations GP Inc., on behalf of Canstar Restorations Limited Partnership

Attention: _____
Facsimile: (●) _____

RE: Fourth Amended and Restated Credit Agreement made as of May 1, 2024 as amended, modified, supplemented or replaced from time to time (the "**Credit Agreement**") between Canstar Restorations Limited Partnership, as borrower, Canstar Restorations GP Inc., as an obligor, ABK Restoration Services Ltd., NorHaz Solutions Inc. and Universal Restoration Systems Ltd., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender

Pursuant to the terms of the Credit Agreement, the undersigned hereby irrevocably requests a rollover of outstanding credit under the Facility _____ on **[date of rollover]** as follows:

Letters

Maturity Date of Maturing Letter	_____
Aggregate Face Amount of Maturing Letter	$_____
Portion Thereof to be Replaced	$_____
Term of New Letter	_____

CORRA Loans

Amount of Advance	$_____
Date of Rollover	_____
New Type of Advance	_____
Interest Period	_____

No Default has occurred and is continuing or would arise immediately after giving effect to or as a result of the extension of credit requested hereby.

All capitalized terms defined in the Credit Agreement and used herein shall have the meaning ascribed thereto in the Credit Agreement.

[Signature page follows]

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DATED this _____ day of _____, 20____.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner, **CANSTAR RESTORATIONS GP INC.**

By: _____
Name:
Title:

SCHEDULE E
FORM OF CONVERSION NOTICE

TO: Bank of Montreal

Canstar Restorations GP Inc., on behalf of Canstar Restorations Limited Partnership

Attention: _____
Facsimile: (●) _____

RE: Fourth Amended and Restated Credit Agreement made as of May 1, 2024 as amended, modified, supplemented or replaced from time to time (the "**Credit Agreement**") between Canstar Restorations Limited Partnership, as borrower, Canstar Restorations GP Inc., as an obligor, ABK Restoration Services Ltd., NorHaz Solutions Inc. and Universal Restoration Systems Ltd., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender

Pursuant to the terms of the Credit Agreement, the undersigned hereby irrevocably requests a conversion of outstanding credit under Facility _____ on **[date of conversion]** as follows:

[Choose as appropriate]

Converting From

Type of Advance	_____
Amount of Advance	$_____
Date of Conversion	_____

Converting Into

Type of Advance	_____
Amount of Advance	$_____
Date of Conversion	_____
New Type of Advance	_____
Interest Period (if applicable)	_____

No Default has occurred and is continuing or would arise immediately after giving effect to or as a result of the extension of credit requested hereby.

S - E2

All capitalized terms defined in the Credit Agreement and used herein shall have the meaning ascribed thereto in the Credit Agreement.

DATED this _____ day of _____, 20____.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner,
CANSTAR RESTORATIONS GP INC.

By: _____
Name:
Title:

SCHEDULE F
SECURITY DOCUMENTS

1. General Security Agreement creating a security interest in all of the personal property, assets and undertakings of the Borrower and the Borrower GP, including securities (or the equivalent) registered in every location where the Borrower and the Borrower GP have material assets.

2. Assignment of Material Contracts and Material Licences from the Borrower and Borrower GP.

3. Evidence of all insurance policies, including but not limited to business and business interruption insurance, fire and all perils insurance on real property, and policies insuring the assets of the Borrower and Borrower GP, as applicable, showing the Lender as first loss payee and additional insured, as appropriate, and including a standard mortgage clause endorsement.

4. Indemnities for Letters.

5. International Swap Dealers Association (ISDA) Master Agreement and Schedule.

6. Landlord consent and waivers, as applicable, on the facility containing all of the Borrower's and Borrower GP's books and records and any other real property leased by the Borrower or the Borrower GP.

7. MasterCard Agreement.

8. Pledge of Securities from the Borrower creating a first ranking security interest in all of the Shares held by it in each of the Initial Guarantors;

9. Unlimited corporate guarantees from each Initial Guarantor of the obligations of the Borrower to the Lender.

10. General Security Agreements creating a security interest in all of the personal property, assets and undertakings of each Initial Guarantor, including securities (or the equivalent) registered in every location where such Initial Guarantor has material assets.

11. Assignment of Material Contracts and Material Licences from each Initial Guarantor.

12. Evidence of all insurance policies, including but not limited to business and business interruption insurance, fire and all perils insurance on real property, and policies insuring the assets of each Initial Guarantor, as applicable, showing the Lender as first loss payee and additional insured, as appropriate, and including a standard mortgage clause endorsement.

13. Confirmation of Security from the Borrower.

14. Landlord consents and waivers requested by the Lender, as applicable, for any leased premises of the Guarantors.

15. Guarantee dated January 17, 2022, executed by Fulcrum LP, by its general partner, Fulcrum GP, in favour of the Lender, limited to the aggregate amount of $2,000,000 plus interest thereon.

16. Priority, postponement and standstill agreement with FCP Canstar Holdco Inc., FCP Canstar Collector Limited Partnership, Canstar Construction Ltd. and Fulcrum LP in respect of the Fulcrum Shareholder Loan (the "**Fulcrum Priority Agreement**").

17. If required by the Lender, overdraft lending agreement made by the Borrower in favour of the Lender.

18. Assignment of insurance proceeds in respect of the Art Infiniti hotel project located at 21735 Lougheed Highway in Maple Ridge, British Columbia, made by the Borrower in favour of the Lender.

19. Additional Guarantor Counterpart from Universal Amalco in favour of the Lender.

20. Pledge of Securities from the Borrower creating a first ranking security interest in all of the Shares held by it in Universal Amalco.

21. Power of Attorney to transfer Shares in respect of the shares of Universal Amalco executed by the Borrower, together with original share certificate(s).

22. Unlimited corporate guarantee from Universal Amalco of the obligations of the Borrower to the Lender.

23. General Security Agreement creating a security interest in all of the personal property, assets and undertakings of Universal Amalco, including securities (or the equivalent) registered in every location where Universal Amalco has material assets.

24. New guarantee executed by Fulcrum LP, by its general partner, Fulcrum GP, in favour of the Lender, limited to the aggregate amount of $3,000,000 plus interest thereon. **(to be obtained)**

25. Additional Guarantor Counterpart from Lydale Amalco in favour of the Lender. **(to be obtained upon closing of the Lydale Acquisition Transaction)**

26. Pledge of Securities from the Borrower creating a first ranking security interest in all of the Shares held by it in Lydale Amalco. **(to be obtained upon closing of the Lydale Acquisition Transaction)**

27. Power of Attorney to transfer Shares in respect of the shares of Lydale Amalco executed by the Borrower, together with original share certificate(s). **(to be obtained upon closing of the Lydale Acquisition Transaction)**

28. Unlimited corporate guarantee from Lydale Amalco of the obligations of the Borrower to the Lender. **(to be obtained upon closing of the Lydale Acquisition Transaction)**

29. General Security Agreement creating a security interest in all of the personal property, assets and undertakings of Lydale Amalco, including securities (or the equivalent) registered in every location where Lydale Amalco has material assets. **(to be obtained upon closing of the Lydale Acquisition Transaction)**

SCHEDULE G
MATERIAL CONTRACTS

1. Purchase Agreement;

2. Agreement to Provide Services dated June 23, 2011 between Crawford & Company (Canada) Inc. and Canstar Restorations Limited Partnership- All Locations;

3. Master Services Agreement dated September 14, 2011 (effective July 5, 2011) between Aviva Canada Inc. and Canstar Restorations Limited Partnership; and Amending Agreement thereto dated September 15, 2014;

4. Master Purchase Agreement dated January 14, 2014 between British Columbia Housing Management Commission and Canstar Restorations; and Amending Agreement thereto dated January 26, 2016;

5. Preferred Service Provider Service Level Agreement between BCAA Insurance Corporation and Canstar Restorations LP dated April 6, 2023;

6. Lease Agreement dated November 6, 2009 between Boma Industries Ltd. (as Lessor) and Canstar Construction Ltd. (as Lessee); and confirmation of renewals by Boma Industries Ltd. related thereto dated June 10, 2016 and August 27, 2021;

7. Lease Agreement (Surrey) originally dated July 8, 2016 as renewed on March 29, 2019, between Gatz Holdings Ltd. (as Lessor) and Canstar Restorations Limited Partnership (as Lessee);

8. Share Purchase Agreement dated November 5, 2020 made between, *inter alios*, the Borrower, Canstar Acquireco Inc. and 12454262 Canada Inc. in respect of all issued and outstanding shares in the capital of ABK Restoration Services Ltd. (a predecessor of ABK) and NorHaz Solutions Inc. (a predecessor of NorHaz);

9. Building lease dated November 5, 2020 made between McCallum Holdings Ltd., as landlord, and ABK Restoration Services Ltd., as tenant;

10. Lease dated January 31, 2020 between Hyatt Auto Sales Ltd., as landlord and ABK Restoration Services Ltd., as tenant;

11. Lease dated February 15, 2010 between Heseltine-Richardson Associates Inc. as lessor, 0870059 B.C. Ltd. as lessee, and Jeff McCallum as guarantor, as amended January 1, 2011, as assigned by 0870059 B.C. Ltd. to ABK Restoration Services Ltd. and amended March 7, 2012, as amended and renewed January 3, 2013, as amended and renewed December 30, 2015, as amended and renewed October 8, 2018;

12. Lease dated November 5, 2020 made between 1167893 B.C. Ltd., as landlord, and NorHaz Solutions Inc., as tenant;

13. Universal Acquisition Purchase Agreement; and

14. Lydale Acquisition Purchase Agreement.

SCHEDULE H
MATERIAL LICENCES

Nil.

SCHEDULE I

ADDITIONAL GUARANTOR COUNTERPART

TO: Bank of Montreal

RE: Fourth Amended and Restated Credit Agreement made as of May 1, 2024 as amended, modified, supplemented or replaced from time to time (the "**Credit Agreement**") between Canstar Restorations Limited Partnership, as borrower, Canstar Restorations GP Inc., as an obligor, ABK Restoration Services Ltd. and NorHaz Solutions Inc., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender

For value received, the undersigned **[insert name of Additional Guarantor]** (the "**Additional Guarantor**") hereby agrees as follows:

1. **Definitions**. All capitalized terms not otherwise defined herein shall have the respective meanings set forth in the Credit Agreement.

2. **Adherence**. The Additional Guarantor, by its execution of this agreement, hereby acknowledges, consents and adheres to the provisions of the Credit Agreement and confirms and agrees that the Additional Guarantor is, from and as of the date hereof, a Guarantor for purposes of the Credit Agreement and the Finance Documents. For greater certainty, the Additional Guarantor agrees to be bound by all of the provisions of the Credit Agreement as if an original party thereto as a Guarantor.

3. **Representations and Warranties**. The Additional Guarantor, as of the date hereof, makes the representations and warranties of the Obligors contained in the Credit Agreement and in the Finance Documents to which it is or will become a party pursuant to Section 5 hereof.

4. **Covenants**. The Additional Guarantor, as of the date hereof, makes the covenants of the Obligors contained in the Credit Agreement and in the Finance Documents to which it is a party.

5. **Security Documents**. The Additional Guarantor agrees to execute and deliver a guarantee unlimited as to amount supported by:

   (a) a general security agreement creating a security interest in all of its personal property, assets and undertaking, including securities (or the equivalent) registered in every location where it has assets; and

   (b) such other security documents as the Lender may require,

   in each case, in form and substance satisfactory to the Lender.

6. **Further Assurances**. The Additional Guarantor shall from time to time promptly, upon the request of the Lender, take or cause to take such action, and execute and deliver such further documents as may be reasonably necessary or appropriate to give effect to the provisions and intent of this agreement and the Finance Documents.

7. **Counterparts**. This agreement may be executed in several counterparts, each of which, when so executed, shall be deemed to be an original and which counterparts together shall constitute one and the same agreement. This agreement may be executed by facsimile, PDF or other electronic signature, and any signature contained hereon by facsimile, PDF or other electronic signature shall be deemed to be equivalent to an original signature for all purposes.

8. **Governing Law**. This agreement shall be governed by and construed according to the law of the Province of British Columbia (without regard to principles of conflicts of laws) and may not be waived, amended, released or otherwise changed except by a writing signed by the Lender and the Additional Guarantor. This agreement and every part thereof shall be effective upon delivery to the Lender, without further act, condition or acceptance by the Lender, shall be binding upon the Additional Guarantor and upon the successors and permitted assigns of the Additional Guarantor, and shall inure to the benefit of the Lender and its successors and assigns. The Additional Guarantor hereby submits to the nonexclusive jurisdiction of the Province of British Columbia for purposes of all legal proceedings arising out of or relating to this agreement. The Additional Guarantor irrevocably waives, to the fullest extent permitted by law, any objection which it may now or hereafter have to the laying of the venue of any such proceeding brought in such a court and any claim that any such proceeding brought in such court has been brought in an inconvenient forum.

[SIGNATURE PAGE FOLLOWS]

FIRST AMENDMENT TO
FOURTH AMENDED AND RESTATED CREDIT AGREEMENT

THIS AGREEMENT made as of the 23rd day of July, 2025.

AMONG:

BANK OF MONTREAL, a Canadian chartered bank

(herein called the "**Lender**")

- and –

CANSTAR RESTORATIONS LIMITED PARTNERSHIP (Registration No. LP0692495), a limited partnership formed under the laws of the Province of British Columbia)

(herein called the "**Borrower**")

- and -

CANSTAR RESTORATIONS GP INC. (Incorporation No. BC1080896), a corporation incorporated under the laws of the Province of British Columbia)

(herein called the "**Borrower GP**")

-and-

ABK RESTORATION SERVICES LTD. (Incorporation No. BC1080896), a corporation incorporated under the laws of the Province of British Columbia, **NORHAZ SOLUTIONS INC.** (Incorporation No. C1475456), a corporation incorporated under the laws of the Province of British Columbia, and **UNIVERSAL RESTORATION SYSTEMS LTD.** (Incorporation No. BC1438088), a corporation incorporated under the laws of the Province of British Columbia,

(herein called the "**Initial Guarantors**", and together with the Borrower and the Borrower GP, the "**Obligors**" and each one, where the context requires, an "**Obligor**")

WHEREAS the Lender established certain credit facilities in favour of the Borrower pursuant to a fourth amended and restated credit agreement dated as of May 1, 2024 (as amended, supplemented, amended and restated or otherwise modified from time to time, the "**Existing Credit Agreement**"), and the Lender has agreed to amend certain terms provided for in the Existing Credit Agreement as set out in this agreement;

AND WHEREAS the Borrower has requested that the Lender continue to make the credit facilities available to the Borrower, and the Lender has agreed to do so, subject to the terms and conditions contained herein.

AND WHEREAS the Borrower is in default under the terms of the Existing Credit Agreement and in particular, has failed to maintain the Total Funded Debt/EBITDA Ratio (as defined in the Existing Credit Agreement) below the required threshold as set out in Section 11.1(o)(i) of the Existing Credit Agreement for the Fiscal Quarter ending June 30, 2025 (the "**Existing Default**").

AND WHEREAS the Borrower has requested that the Lender waive the Existing Default and continue to make the credit facilities available to the Borrower, and the Lender has agreed to do so, subject to the terms and conditions contained herein.

AND WHEREAS pursuant to Section 6 of the Amended and Restated Subordination Agreement, the Borrower has requested that the Lender consent to the amendment of the promissory notes evidencing the Fulcrum Shareholder Loan, copies of which were provided to the Lender (the "**Note Amendment**").

NOW THEREFORE THIS AGREEMENT WITNESSES that, in consideration of the mutual covenants and agreements contained herein, the parties covenant and agree as follows:

ARTICLE 1
DEFINED TERMS

1.1 **Capitalized Terms.** All capitalized terms which are used herein without being specifically defined herein shall have the meanings ascribed thereto in the Existing Credit Agreement as amended hereby.

ARTICLE 2
EXISTING DEFAULT

2.1 **Accuracy of Information.** The Borrower hereby confirms to the Lender the accuracy of the facts and matters set out in the second recital above.

2.2 **Waiver and Conditions.** The Lender hereby waives the Existing Default arising under the Existing Credit Agreement on condition that the conditions precedent to this agreement set out in Section 4.1 below are satisfied.

2.3 **Limited Effect.** The waiver set forth herein shall be effective only in this specific instance and do not allow for any other or further departure from the terms and the conditions of the Existing Credit Agreement or any other Finance Document, which terms and conditions shall remain in full force and effect except as expressly amended hereby.

ARTICLE 3
CONSENT

3.1 **Consent.** Subject to the terms and conditions herein contained, the Lender consent to the Note Amendment.

ARTICLE 4
AMENDMENTS

4.1 Amendments to Existing Credit Agreement. Subject to the terms and conditions herein contained, the Existing Credit Agreement is hereby amended to the extent necessary to give effect to the provisions of this agreement and to incorporate the provisions of this agreement into the Existing Credit Agreement.

4.2 Definitions.

(a) Section 1.1 is hereby amended by adding the definition of "2025 Shareholder Loan" in the appropriate alphabetical order, as follows:

"**2025 Shareholder Loan**" means a subordinated loan provided by Canstar Construction Ltd., FCP Canstar Holdco Inc. and FCP Canstar Collector Limited Partnership to the Borrower in the principal amount of $5,000,000.00.

(b) The definition of "Borrowing Base" in section 1.1 of the Existing Credit Agreement is hereby deleted in its entirety and replaced with the following:

" "**Borrowing Base**" means, at any particular time, the sum of:

(a) "90% of the insured amount of eligible accounts receivable pursuant to paragraphs (b) through (e), inclusive, below which are insured by Export Development Canada or another insurance company acceptable to the Lender, PLUS

(b) 85% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by insurance companies or underwriters, and classified as investment grade BBB+ or better, after deducting: (i) accounts past due 240 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, PLUS

(c) 75% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by adjusting firms or insurance brokers, after deducting: (i) accounts past due 240 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts,

(v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, PLUS

(d) 75% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by school boards and government institutions, in each case who are self insured and are acceptable to the Lender, after deducting: (i) accounts past due 150 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, PLUS;

(e) 75% of the Lender's estimated valuation of good quality Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by individuals, corporations and property managers, insurance companies or underwriters not otherwise included in (b) above, and school boards and government institutions not otherwise included in (d) above, after deducting: (i) accounts past due 60 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, LESS

(f) deemed trusts arising from unpaid taxes and government remittances, including deductions at source, priority payables, lienable payables and any other prior encumbrances; AND

(g) the Liquidity Block. AND

(h) any reserves imposed by the Lender in its discretion at any time.";

(c) The definition of "Liquidity Block" in section 1.1 of the Existing Credit Agreement is hereby deleted in its entirety and replaced with the following:

""**Liquidity Block**" means $750,000.";

(d) The definition of "Permitted Indebtedness" in Section 1.1 of the Existing Credit Agreement is hereby amended by deleting subparagraph (g) and replacing it with the following:

"(g) the Fulcrum Shareholder Loan, the Fulcrum Lydale Shareholder Loan, the <u>2025 Shareholder Loan</u> and the Fulcrum Guarantee Fee Shareholder Loans, so long as the Fulcrum Priority Agreement (as defined at Schedule F hereto) has been obtained and is applicable to such indebtedness;";

(e) The definition of "Permitted Liens" in Section 1.1 of the Existing Credit Agreement is hereby amended by deleting subparagraph (f) and replacing it with the following:

"(g) Liens securing the Fulcrum Shareholder Loan, the Fulcrum Lydale Shareholder Loan, the 2025 Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans;";

(f) The definition of "Subordinated Debt" in Section 1.1 of the Existing Credit Agreement is hereby deleted in its entirety and replaced with the following:

""**Subordinated Debt**" means Indebtedness owing by any Obligor in respect of which the payee has agreed to postpone payment of all principal and interest thereon to payment and satisfaction in full of the obligations owing hereunder (unless otherwise agreed to in writing by the Lender) and such payee has subordinated any security taken in respect of such Indebtedness to the Lien of the Lender, all in form and substance satisfactory to the Lender in its sole discretion; and for greater certainty, including without limitation the Fulcrum Shareholder Loan, the Fulcrum Lydale Shareholder Loan, the 2025 Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans."; and

(g) The definition of "Total Funded Debt" in Section 1.1 of the Existing Credit Agreement is hereby deleted in its entirety and replaced with the following:

""**Total Funded Debt**" means, with reference to each of the Borrower and the Guarantors, on a consolidated basis, at any particular time, the aggregate of the Indebtedness under the Credit Facilities, the Indebtedness under the Capital Leases and the Purchase Money Indebtedness and all other Indebtedness including Subordinated Debt (unless otherwise consented to by the Lender in writing) but specifically excluding the Fulcrum Shareholder Loan, the Fulcrum Lydale Shareholder Loan, the 2025 Shareholder Loan and the Fulcrum Guarantee Fee Shareholder Loans.".

4.3 **Financial Covenants**. Section 11.1(o)(i) is hereby deleted in its entirety and replaced with the following:

"(i) **Total Funded Debt/EBITDA Ratio**

The Borrower and the Guarantors shall cause the Total Funded Debt/EBITDA Ratio to not be greater than:

- 4:00:1.0 from September 30, 2025 to March 30, 2026; and
- 3:50:1.0 from March 31, 2026 and thereafter,

Measured at the end of each Fiscal Quarter on a rolling 12 month period, provided that upon completion of a Permitted Acquisition, EBTIDA as used for this ratio shall be calculated on a pro forma basis."

4.4 **Borrowing Base Calculation Sheet.** Schedule C of the Existing Credit Agreement is hereby deleted in its entirety and replaced with Schedule A of this agreement.

4.5 **Security Documents**. Schedule F of the Existing Credit Agreement is hereby amended by deleting item 16 and replacing it with the following:

"16. Amended and restated priority, postponement and standstill agreement with FCP Canstar Holdco Inc., FCP Canstar Collector Limited Partnership, Canstar Construction Ltd. and Fulcrum LP in respect of the Fulcrum Shareholder Loan and the 2025 Shareholder Loan (the "**Amended and Restated Fulcrum Priority Agreement**")."

ARTICLE 5
CONDITIONS PRECEDENT

5.1 **Conditions Precedent.** It shall be a condition precedent to the amendments to the Existing Credit Agreement, all as set out herein, and the continued availability of the credit facilities contemplated therein and herein, that the Lender shall have received, in form, manner and substance satisfactory to the Lender or its solicitors:

(a) this agreement, executed and delivered by the Obligors;

(b) the Amended and Restated Fulcrum Priority Agreement;

(c) a certificate of status or good standing for the Borrower GP and the Initial Guarantors issued by the appropriate governmental body or agency of the jurisdiction in which the Borrower GP and each Initial Guarantor is incorporated;

(d) a letter under seal for the Borrower issued by the appropriate governmental body or agency of the jurisdiction in which the Borrower is formed;

(e) confirmation of the advance of the 2025 Shareholder Loan;

(f) payment by the Borrower to the Lender of the non-refundable amendment in respect of this agreement in the amount of $35,000, which is deemed fully earned and non-refundable upon issuance by the Lender of this agreement for execution by the Obligors; and

(g) such other documents or evidence of conditions being met as the Lender and its solicitors may reasonable require.

ARTICLE 6
REPRESENTATIONS AND WARRANTIES

6.1 **Representations and Warranties.** To induce the Lender to enter into this agreement, each Obligor hereby represents and warrants to the Lender that the representations and warranties of such Obligor which are contained in Section 10.1 of the Existing Credit Agreement are true and correct on the date hereof as if made on the date hereof.

ARTICLE 7
MISCELLANEOUS

7.1 Acknowledgment of Borrower and Guarantors.

(a) The Borrower hereby acknowledges and agrees with the Lender that all Security Documents and other documents provided by the Borrower prior to the date of this agreement shall continue to constitute its legal, valid and binding obligations, enforceable against it in accordance with their terms, and shall continue to be in full force and effect.

(b) By executing this agreement, each of the Initial Guarantors hereby acknowledges notice of and consents to the amendment to the Existing Credit Agreement provided for in this agreement and agrees that its obligations and liabilities under the Security and other documents, including, in particular, but without limitation, any guarantee of any of the indebtedness, liabilities and obligations of the Borrower to the Lender, to which it is a party shall not be limited, released or discharged, in whole or in part, by the execution and delivery of this agreement and the amendment to the Existing Credit Agreement contemplated herein and shall continue to constitute its legal, valid and binding obligations, enforceable against it in accordance with their terms, and shall continue to be in full force and effect.

7.2 Future References to the Credit Agreement. On and after the date of this agreement, each reference in the Existing Credit Agreement to "this agreement", "hereunder", "hereof", or words of like import referring to the Existing Credit Agreement, and each reference in any related document to the "Credit Agreement", "thereunder", "thereof", or words of like import referring to the Existing Credit Agreement, shall mean and be a reference to the Credit Agreement as amended hereby. The Existing Credit Agreement, as amended hereby, is and shall continue to be in full force and effect and is hereby in all respects ratified and confirmed.

7.3 Governing Law. This agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

7.4 Enurement. This agreement shall enure to the benefit of and shall be binding upon the parties hereto and their respective successors and permitted assigns.

7.5 Conflict. If any provision of this agreement is inconsistent or conflicts with any provision of the Existing Credit Agreement, the relevant provision of this agreement shall prevail and be paramount.

7.6 Counterparts. This agreement may be executed in one or more counterparts, each of which, when so executed, shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. This agreement may be executed by facsimile or pdf, and any signature contained hereon by facsimile or pdf shall be deemed to be equivalent to an original signature for all purposes.

7.7 **Further Assurances.** Each Obligor shall do, execute and deliver or shall cause to be done, executed and delivered all such further acts, documents and things as the Lender may reasonably request for the purpose of giving effect to this agreement and to each and every provision hereof.

[*The remainder of this page intentionally left blank – signature page follows*]

Docusign Envelope ID: 63578F25-6985-4D06-A403-F69783A7097C

IN WITNESS WHEREOF the parties hereto have executed and delivered this agreement on the date first above written.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner, **CANSTAR RESTORATIONS GP INC.**
by its authorized signatory(ies):

Signed by:
By: _____
C1CF1BB6D9FD4BF...
Name: Graham Flater
Title: Director

CANSTAR RESTORATIONS GP INC.
by its authorized signatory(ies):

Signed by:
By: _____
C1CF1BB6D9FD4BF...
Name: Graham Flater
Title: Director

NORHAZ SOLUTIONS INC.
by its authorized signatory(ies):

Signed by:
By: _____
C1CF1BB6D9FD4BF...
Name: Graham Flater
Title: Director and General Manager

UNIVERSAL RESTORATION SYSTEMS LTD.
by its authorized signatory(ies):

Signed by:
By: _____
C1CF1BB6D9FD4BF...
Name: Graham Flater
Title: Director

Docusign Envelope ID: 63578F25-6985-4D06-A403-F69783A7097C

ABK RESTORATION SERVICES LTD.
by its authorized signatory(ies):

By: Signed by: _____
C1CP1BB0D9FD4BF...
Name: Graham Flater
Title: Director

BANK OF MONTREAL
by its authorized signatory(ies):

By: _____
Name:
Title:

By: _____
Name:
Title:

UNIVERSAL RESTORATION SYSTEMS LTD.
by its authorized signatory(ies):

By: _____
Name:
Title:

By: _____
Name:
Title:

ABK RESTORATION SERVICES LTD.
by its authorized signatory(ies):

By: _____
Name:
Title:

By: _____
Name:
Title:

BANK OF MONTREAL
by its authorized signatory(ies):

By: E-SIGNED by Dominic Fung on 2025-07-16 22:04:51 GMT
Name: Dominic Fung
Title: Director

By: E-SIGNED by XiaoNan Liu on 2025-07-16 22:09:39 GMT
Name: XiaoNan Liu
Title: Associate

SCHEDULE A
BORROWING BASE CALCULATION WORKSHEET

Pursuant to Section 11.1(b)(vi) of the fourth amended and restated credit agreement (as amended, modified, supplemented or replaced from time to time, the "**Credit Agreement**") made as of May 1, 2024 between Canstar Restorations Limited Partnership (the "**Borrower**"), as borrower, Canstar Restorations GP Inc. (the "**Borrower GP**"), as an obligor, ABK Restoration Services Ltd., NorHaz Solutions Inc. and Universal Restoration Systems Ltd., as initial guarantors, Fulcrum Capital Partners V, LP, and the Bank of Montreal, as lender, I, ●, in my capacity as the **[insert title of senior officer]** of the Borrower GP, as general partner of the Borrower (and not personally) hereby certify that:

1. I am a duly appointed officer of the Borrower GP and as such I am providing this Borrowing Base Calculation Worksheet for and on behalf of the Borrower pursuant to the Credit Agreement.

2. The following constitutes a true and accurate statement, with values as at ●, 20●, of the Borrowing Base of the Borrower and the Guarantors:

A. Total insured amount of eligible accounts receivable pursuant to paragraphs (b) through (e) inclusive, below which are insured by Export Development Canada or another insurance company acceptable to the Lender, plus:	$_____	$_____ @90%=	$_____
B. Total Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by insurance companies or underwriters, and classified as investment grade BBB+ or better, after deducting:	$_____		
(i) accounts past due 240 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts,	$_____=	$_____ **@85% =**	$_____

(v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, plus:			
C. Total Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by adjusting firms or insurance brokers, after deducting:	$_____		
(i) accounts past due 240 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, plus:	$_____=	$_____ @75% =	$_____
D. Total Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by school boards and government institutions, in each case who are self insured and are acceptable to the Lender, after deducting:	$_____		
(i) accounts past due 150 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, plus:	$_____=	$_____ @75% =	$_____

E. Total Canadian domiciled assigned accounts receivable of the Borrower and the Guarantors, counterpartied by individuals, corporations and property managers, insurance companies or underwriters not otherwise included in (B) above, and school boards and government institutions not otherwise included in (D) above, after deducting:	$_____		
(i) accounts past due 60 days or more from the invoice date, (ii) doubtful accounts, (iii) foreign accounts, (iv) intercompany accounts, (v) holdbacks, (vi) progress billings, (vii) contra accounts, and (viii) accounts in dispute, less:	$_____	$_____ @75% =	$_____
Subtotal			$_____
Deemed trusts arising from unpaid taxes and government remittances, including deductions at source, priority payables, lienable payables and any other prior encumbrances;			$_____
The Liquidity Block	$_____		$_____
Any reserves imposed by the Lender in its discretion at any time; and			

Total Borrowing Base]			$_____

3. In respect of the total accounts receivables set out in 2(B) above:

(a) the amount handled by and invoiced to independent adjustors is $_____; and

(b) all such accounts receivable are payable by insurance companies and underwriters rated BBB+ or better; and

(c) attached hereto is a breakdown of all claims by handled and by invoices issued to independent adjustors setting out the amount of each account receivable, the date of the invoice, insurance companies that the independent adjustors are agents for and have legal authority to bind to pay the accounts receivables, and the investment grade for such insurance companies.

4. To the best of my knowledge, information and belief and after due inquiry, no Default has occurred and is continuing as at the date hereof.

5. Unless the context otherwise requires, capitalized terms in the Credit Agreement which appear herein without definitions shall have the meanings ascribed thereto in the Credit Agreement.

DATED this _____ day of _____, 20____.

_____
(Signature)

_____
(Name - please print)

(Title of Senior Officer)

This is **Exhibit "C"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

THIS SECURITY AGREEMENT is made the 8th day of July, 2016.

BETWEEN:

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, a British Columbia limited partnership (Reg. No. LP0692495), having its chief executive office at Suite 1020 - 885 West Georgia Street, Vancouver, B.C. V6C 3E8

(the "**LP**")

AND

CANSTAR RESTORATIONS GP INC., a British Columbia corporation (Inc. No. BC1080896), having its chief executive office at Suite 1020 - 885 West Georgia Street, Vancouver, B.C. V6C 3E8

(the "**GP**" and collectively with the LP, the "**Grantor**")

AND:

BANK OF MONTREAL, a Chartered Bank of Canada with head office in Montreal, Quebec, and having a branch office at 595 Burrard Street – 6th Floor, Vancouver, British Columbia, V7X 1L7

(the "**Bank**")

1. SECURITY INTEREST

1.1 For consideration the Grantor does hereby:

(a) mortgage and charge as and by way of a fixed and specific charge. and assign and transfer to the Bank, and grant to the Bank a security interest in, all the Grantor's right, title and interest in and to all its presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom including:

(i) all equipment, including, without limiting the generality of the foregoing, machinery, tools, fixtures, furniture, furnishings, chattels, motor vehicles and other tangible personal property that is not Inventory, and all parts, components, attachments, accessories, accessions, replacements, substitutions, additions and improvements to any of the foregoing (all of which is hereinafter collectively called the "Equipment");

(ii) all inventory, including, without limiting the generality of the foregoing, goods acquired or held for sale or lease or furnished or to be furnished under contracts of rental or service, all raw materials, work in process, finished goods, returned goods, repossessed goods, and all packaging materials, supplies and containers relating to or used or consumed in connection with any of the foregoing (all of which is hereinafter collectively called the "Inventory");

(iii) all debts, accounts, claims, demands, monies and choses in action which now are, or which may at any time hereafter be, due or owing to or owned by the Grantor and all books, records, documents, papers and electronically recorded data recording, evidencing or relating to the said debts, accounts, claims, demands, monies and choses in action or any part thereof (all of which is hereinafter collectively called the "Accounts");

(iv) all documents of title, chattel paper, instruments, securities and money, and all other goods of the Grantor that are not Equipment, Inventory or Accounts;

(v) all contractual rights, licenses, goodwill, patents, trademarks, trade names, copyrights and other intellectual property of the Grantor, all other choses in action of the Grantor of every kind which now are, or which may at any time hereafter be, due or owing to or owned by the Grantor, and all other intangible property of the Grantor which is not Accounts, chattel paper, instruments, documents of title, securities or money; and

(vi) without limiting the generality of the foregoing, the personal property, if any, described in Schedule A hereto; and

(b) charge as and by way of a floating charge, and grant to the Bank a security interest in and to:

(i) all the Grantor's right, title and interest in and to all its presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures (all which is hereinafter collectively called the "Real Property"); and

(ii) all assets and undertakings of the Grantor, of whatsoever nature or kind and wheresoever situate, and all proceeds thereof and therefrom, other than such of its assets and undertakings as are otherwise validly and effectively subject to the charges and security interests in favour of the Bank created pursuant to this Clause 1.1.

1.2 The charges, assignments and transfers and security interests created pursuant to Clause 1.1 are hereinafter collectively called the "Security Interests" and the property subject to the Security Interests and all property, assets and undertakings, expressed to be charged, assigned or transferred or secured by any instruments supplemental hereto or in implementation hereof are hereinafter collectively called the "Collateral".

2. EXCEPTIONS

2.1 The last 10 days of the term created by any lease or agreement therefor are hereby excepted out of any charge or security interest created by this Security Agreement but the Grantor shall stand possessed of the reversion thereby remaining upon trust to assign and dispose thereof to any third party as the Bank shall direct.

2.2 The Security Interests granted hereby do not and shall not extend to, and Collateral shall not include, any agreement, right, franchise, licence or permit (the "**contractual rights**") to which the Grantor is a party or of which the Grantor has the benefit, to the extent that the creation of the Security Interests therein would constitute a breach of the terms of or permit any Person to terminate the contractual or legal rights, but the Grantor shall hold its interests therein in trust for the Bank and, upon the occurrence and during the continuation of an Event of Default, the contractual rights shall, without any further action required by the Bank or the Grantor, be deemed to be subject to the Security Interests granted hereby.

3. ATTACHMENT

The Grantor acknowledges that the Security Interests hereby created attach upon the execution of this Security Agreement (or in the case of any after acquired property, upon the date of acquisition thereof), that value has been given, and that the Grantor has (or in the case of any after acquired property, will have upon the date of acquisition) rights in the Collateral.

4. PROHIBITIONS

Without the prior written consent of the Bank the Grantor shall not have power to:

(a) create or permit to exist any security interest in, charge, encumbrance or lien over, or claim against any of its property, assets, or undertakings which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(b) grant, sell, or otherwise assign its chattel paper.

5. OBLIGATIONS SECURED

This Security Agreement and the Security Interests hereby created are in addition to and not in substitution for any other security interest now or hereafter held by the Bank from the Grantor or from any other person whomsoever and shall be general and continuing security for the payment of all indebtedness and liability of the Grantor to the Bank (including interest thereon), present and future, absolute or contingent, joint or several, direct or indirect, matured or not, extended or renewed, wheresoever and howsoever incurred, including without limitation, all indebtedness and liabilities under the Credit Agreement and all Swap Obligations, and any ultimate balance thereof, including all advances on current or running account, future advances and re-advances, and for the performance of all obligations of the Grantor to the Bank, whether or not contained in this Security Agreement (all of which indebtedness, liability and obligations are hereinafter collectively called the "Obligations").

6. REPRESENTATIONS AND WARRANTIES

The Grantor represents and warrants that the Grantor lawfully owns and possesses all presently held Collateral and has good title thereto, free from all security interests, charges, encumbrances, liens and claims, save only the charges or security interests, if any, consented to in writing by the Bank or shown in any Schedule hereto, and the Grantor has good right and lawful authority to grant a security interest in the Collateral as provided by this Security Agreement.

7. COVENANTS OF THE GRANTOR

7.1 The Grantor covenants that at all times while this Security Agreement remains in effect the Grantor will:

(a) defend the title to the Collateral for the benefit of the Bank against the claims and demands of all persons;

(b) fully and effectually maintain and keep maintained the Security Interests hereby created valid and effective;

(c) maintain the Collateral in good order and repair;

(d) forthwith pay:

(i) all taxes, assessments, rates, duties, levies, government fees, claims and dues lawfully levied, assessed or imposed upon it or the Collateral when due, unless the Grantor shall in good faith contest its obligations so to pay and shall furnish such security as the Bank may require; and

(ii) all security interests, charges, encumbrances, liens and claims which rank or could in any event rank in priority to any Security Interest created by this Security Agreement;

(e) forthwith pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by the Bank in:

(i) inspecting the Collateral;

(ii) negotiating, preparing, perfecting and registering this Security Agreement and other documents, whether or not relating to this Security Agreement;

(iii) investigating title to the Collateral;

(iv) taking, recovering and keeping possession of the Collateral;

(v) all other actions and proceedings taken in connection with the preservation of the Collateral and the enforcement of this Security Agreement and of any other security interest held by the Bank as security for the Obligations;

(f) at the Bank's request at any time and from time to time execute and deliver such further and other documents and instruments and do all acts and things as the Bank in its absolute discretion requires in order to confirm and perfect, and maintain perfection of, the Security Interests hereby created in favour of the Bank upon any of the Collateral;

(g) notify the Bank promptly of:

(i) any change in the information contained herein relating to the Grantor, its business or the Collateral, including without limitation any change of name or address of the Grantor and any change in the present location of any Collateral;

(ii) the details of any material acquisition of Collateral;

(iii) any material loss or damage to Collateral;

(iv) any material default by any account debtor in payment or other performance of his obligations to the Grantor with respect to any Accounts; and

(v) the return to or repossession by the Grantor of Collateral where such return or repossession of Collateral is material in relation to the business of the Grantor;

(h) prevent Collateral, other than Inventory sold, leased, or otherwise disposed of as permitted hereby, from being or becoming an accession to other property not covered by this Security Agreement;

(i) carry on and conduct its business in a proper and business-like manner, including maintenance of proper books of account and records;

(j) deliver to the Bank from time to time promptly upon request:

(i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to Collateral;

(ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same;

(iii) all financial statements prepared by or for the Grantor regarding the Grantor's business;

(iv) such information concerning Collateral, the Grantor and the Grantor's business and affairs as the Bank may require; and

(k) observe and perform the additional covenants set out in Schedule B hereto, if any.

8. INSURANCE

8.1 The Grantor covenants that at all times while this Security Agreement is in effect the Grantor shall:

(a) maintain or cause to be maintained insurance on the Collateral with an insurer, of kinds, for amounts and payable to such person or persons, all as required by the Bank pursuant to the terms of the Credit Agreement;

(b) cause the insurance policy or policies required hereunder to be assigned to the Bank and have as part thereof a standard mortgage clause or a mortgage endorsement, as appropriate; and

(c) pay any premium in connection with such insurance, and deliver all such policies to the Bank, if it so requires.

8.2 If proceeds of any insurance required hereunder become payable, the Bank may, in its absolute discretion apply such proceeds to such part or parts of the Obligations as the Bank may see fit or the Bank may release any such insurance proceeds to the Grantor for the purpose of repairing, replacing or rebuilding, but any release of insurance proceeds to the Grantor shall not operate as a payment on account of the Obligations or in any way affect this Security Agreement.

8.3 The Grantor will forthwith, on the happening of loss or damage to the Collateral, notify the Bank thereof and furnish to the Bank at the Grantor's expense any necessary proof and do any necessary act to enable the Bank to obtain payment of the insurance proceeds, but nothing herein contained shall limit the Bank's right to submit to the insurer a proof of loss on its own behalf.

8.4 The Grantor hereby authorizes and directs the insurer under any policy of insurance required hereunder to include the name of the Bank as a loss payee on any cheque or draft which may be issued with respect to a claim under and by virtue of such insurance, and the production by the Bank to any insurer of a certified copy of this Security Agreement shall be its full and complete authority for so doing.

8.5 If the Grantor fails to maintain insurance as required by the Credit Agreement, the Bank may, but shall not be obliged to, maintain or effect such insurance coverage, or so much thereof as the Bank considers necessary for its protection.

9. PERFORMANCE OF OBLIGATIONS

If an Event of Default has occurred and is continuing, the Bank may, but shall not be obliged to, perform any or all of such obligations without prejudice to any other rights and remedies of the Bank hereunder, and any payments made and any costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred in connection therewith shall be payable by the Grantor to the Bank forthwith with interest until paid at the highest rate borne by any of the Obligations.

10. RESTRICTIONS ON SALE OR DISPOSAL OF COLLATERAL

10.1 Except as herein provided, without the written consent of the Bank the Grantor will not move or transfer the Collateral from the jurisdictions in which the Security Interests hereby created have been perfected.

10.2 Provided that the Grantor is not in default under this Security Agreement, at any time without the consent of the Bank the Grantor may lease, sell, license, consign or otherwise deal with items of Inventory in the ordinary course of its business and for the purposes of carrying on its business.

11. ENFORCEMENT

11.1 Upon an Event of Default the Bank may declare any or all of the Obligations to become immediately due and payable and the security hereby constituted will immediately become enforceable. To enforce and realize on the Security Interests created by this Security Agreement the Bank may take any action permitted by law or in equity, as it may deem expedient, and in particular and without limiting the generality of the foregoing, the Bank may do any of the following:

(a) appoint by instrument a receiver, receiver and manager or receiver manager (the person so appointed being hereinafter called the "Receiver") of the Collateral, with or without bond as the Bank may determine, and from time to time in its absolute discretion remove such Receiver and appoint another in its stead;

(b) enter upon any premises of the Grantor and take possession of the Collateral with power to exclude the Grantor, its agents and its servants therefrom, without becoming liable as a mortgagee in possession;

(c) preserve, protect and maintain the Collateral and make such replacements thereof and repairs and additions thereto as the Bank may deem advisable;

(d) sell, lease or otherwise dispose of all or any part of the Collateral, whether by public or private sale or lease or otherwise, in such manner, at such price as can be reasonably obtained therefor and on such terms as to credit and with such conditions of sale and stipulations as to title or conveyance or evidence of title or otherwise as to the Bank may seem reasonable, provided that if any sale, lease or other disposition is on credit the Grantor will not be entitled to be credited with the proceeds of such sale, lease or other disposition until the monies therefor are actually received; and

(e) exercise all of the rights and remedies of a secured party under the Act.

11.2 A Receiver appointed pursuant to this Security Agreement shall be the agent of the Grantor and not of the Bank and, to the extent permitted by law or to such lesser extent permitted by its appointment, shall have all the powers of the Bank hereunder, and in addition shall have power to carry on the business of the Grantor and for such purpose from time to time to borrow money either secured or unsecured, and if secured by a security interest on any Collateral, such security interest may rank before or pari passu with or behind any of the Security Interests created by this Security Agreement, and if it does not so specify such security interest shall rank in priority to the Security Interests created by this Security Agreement.

11.3 Subject to the claims, if any, of the creditors of the Grantor ranking in priority to this Security Agreement, all amounts realized from the disposition of Collateral pursuant to this Security Agreement will be applied as the Bank, in its absolute discretion, may direct as follows:

(a) in payment of all costs, charges and expenses (including legal fees and disbursements on a solicitor and his own client basis) incurred by the Bank in connection with or incidental to:

(i) the exercise by the Bank of all or any of the powers granted to it pursuant to this Security Agreement; and

(ii) the appointment of the Receiver and the exercise by the Receiver of all or any of the powers granted to it pursuant to this Security Agreement, including the Receiver's reasonable remuneration and all outgoings properly payable to the Receiver;

(b) in or toward payment to the Bank of all principal and other monies (except interest) due in respect of the Obligations; and

(c) in or toward payment to the Bank of all interest remaining unpaid in respect of the Obligations.

Subject to applicable law and the claims, if any, of other creditors of the Grantor, any surplus will be paid to the Grantor.

12. DEFICIENCY

If the amounts realized from the disposition of the Collateral are not sufficient to pay the Obligations in full, the Grantor will immediately pay to the Bank the amount of such deficiency

13. LIABILITY OF BANK

The Bank shall not be responsible or liable for any debts contracted by it, for damages to persons or property or for salaries or non-fulfillment of contracts during any period when the Bank shall manage the Collateral upon entry, as herein provided, nor shall the Bank be liable to account as a mortgagee in possession or for anything except actual receipts or be liable for any loss on realization or for any default or omission for which a mortgagee in possession may be liable. The Bank shall not be bound to do, observe or perform or to see to the observance or performance by the Grantor of any obligations or covenants imposed upon the Grantor nor shall the Bank, in the case of securities, instruments or chattel paper, be obliged to preserve rights against other persons, nor shall the Bank be obliged to keep any of the Collateral identifiable. The Grantor hereby waives any applicable provision of law permitted to be waived by it which imposes higher or greater obligations upon the Bank than aforesaid.

14. APPOINTMENT OF ATTORNEY

Effective upon the occurrence and during the continuation of an Event of Default, the Grantor hereby irrevocably appoints the Bank or the Receiver, as the case may be, with full power of substitution, to be the attorney of the Grantor for and in the name of the Grantor to sign, endorse or execute under seal or otherwise any deeds, documents, transfers, cheques, instruments, demands, assignments, assurances or consents that the Grantor is obliged to sign, endorse or execute and generally to use the name of the Grantor and to do all things as may be necessary or incidental to the exercise of all or any of the powers conferred on the Bank or the Receiver, as the case may be, pursuant to this Security Agreement.

15. ACCOUNTS

Upon an Event of Default, notwithstanding any other provision of this Security Agreement, the Bank may collect, realize, sell or otherwise deal with the Accounts or any part thereof in such manner, upon such terms and conditions and at such time or times as may seem to it advisable, and without notice to the Grantor, except as subject to the provisions of Part V of the Act. Upon an Event of Default, all monies or other forms of payment received by the Grantor in payment of any Account will be received and held by the Grantor in trust for the Bank.

16. APPROPRIATION OF PAYMENTS

Any and all payments made in respect of the Obligations from time to time and monies realized from any security interests held therefor (including monies collected in accordance with or realized on any enforcement of this Security Agreement) may be applied to such part or parts of the Obligations as the Bank may see fit, and the Bank may at all times and from time to time change any appropriation as the Bank may see fit.

17. CONSOLIDATION

In accordance with the *Property Law Act* (British Columbia), the doctrine of consolidation applies to this Security Agreement.

18. LIABILITY TO ADVANCE

Except to the extent that the Bank:

(a) by accepting bills of exchange drawn on it by the Grantor, or

(b) by issuing letters of credit or letters of guarantee on the application of the Grantor,

is required to advance monies on the maturity of such bills or pursuant to such letters of credit or letters of guarantee, as the case may be, none of the preparation, execution, perfection and registration of this Security Agreement or the advance of any monies shall bind the Bank to make any advance or loan or further advance or loan, or renew any note or extend any time for payment of any indebtedness or liability of the Grantor to the Bank.

19. WAIVER

The Bank may from time to time and at any time waive in whole or in part any right, benefit or default under any clause of this Security Agreement but any such waiver of any right, benefit or default on any occasion shall be deemed not to be a waiver of any such right, benefit or default thereafter, or of any other right, benefit or default, as the case may be. No waiver shall be effective unless it is in writing.

20. NOTICE

Notice may be given to either party by sending it through the post in prepaid mail or delivered to the party for whom it is intended, at the principal address of such party provided herein or at such other address as may be given in writing by such party to the other, and any notice if posted shall be deemed to have been given at the expiration of three business days after posting and if delivered, on delivery.

21. EXTENSIONS

The Bank may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges, refrain from perfecting or maintaining perfection of security interests, and otherwise deal with the Grantor, account debtors of the Grantor, sureties and others and with Collateral and other security interests as the Bank may see fit without prejudice to the liability of the Grantor or the Bank's right to hold and realize on the Security Interests created by this Security Agreement.

22. NO MERGER

This Security Agreement shall not operate so as to create any merger or discharge of any of the Obligations, or of any assignment, transfer, guarantee, lien, contract, promissory note, bill of exchange or security interest of any form held or which may hereafter be held by the Bank from the Grantor or from any other person whomsoever. The taking of a judgment with respect to any of the Obligations will not operate as a merger of any of the covenants contained in this Security Agreement.

23. RIGHTS CUMULATIVE

All rights and remedies of the Bank set out in this Security Agreement, and in any other security agreement held by the Bank from the Grantor or any other person whomsoever to secure payment and performance of the Obligations, are cumulative and no right or remedy contained herein or therein is intended to be exclusive but each is in addition to every other right or remedy contained herein or therein or in any future security agreement, or now or hereafter existing at law, in equity or by statute, or pursuant to any other agreement between the Grantor and the Bank that may be in effect from time to time.

24. ASSIGNMENT

The Bank may, without further notice to the Grantor, at any time assign, transfer or grant a security interest in this Security Agreement and the Security Interests created hereby. The Grantor expressly agrees that the assignee, transferee or secured party, as the case may be, shall have all of the Bank's rights and remedies under this Security Agreement and the Grantor will not assert any defense, counterclaim, right of set-off or otherwise any claim which it now has or hereafter acquires against the Bank in any action commenced by such assignee, transferee or secured party, as the case may be, and will pay the Obligations to the assignee, transferee or secured party, as the case may be, as the Obligations become due.

25. SATISFACTION AND DISCHARGE

Any partial payment or satisfaction of the Obligations, or any ceasing by the Grantor to be indebted to the Bank shall be deemed not to be a redemption or discharge of this Security Agreement. The Grantor shall be entitled to a release and discharge of this Security Agreement upon full payment and satisfaction of all Obligations, and upon written request by the Grantor and payment to the Bank of a discharge fee to be fixed by the Bank and payment of all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred by the Bank in connection with the Obligations and such release and discharge.

26. ENUREMENT

This Security Agreement shall enure to the benefit of the Bank and its successors and assigns, and shall be binding upon the successors and permitted assigns of the Grantor.

27. INTERPRETATION

27.1 In this Security Agreement:

(a) "Collateral" has the meaning set out in Clause 1 hereof and any reference to Collateral shall, unless the context otherwise requires, be deemed to be a reference to Collateral as a whole or any part thereof;

(b) "Swap Obligations" means all liabilities and obligations of the Grantor to the bank or any affiliate of the Bank arising out of any treasury risk management facility made or to be made available to the Grantor by the Bank or any affiliate of the Bank;

(c) "Credit Agreement" means the credit agreement from the Bank to the Grantor dated on or about July 8, 2016, and any modifications, supplements or replacements thereof;

(d) "the Act" means the *Personal Property Security Act* (British Columbia) and all regulations thereunder, as amended from time to time; and

(e) all capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Credit Agreement.

27.2 Words and expressions used herein that have been defined in the Act shall be interpreted in accordance with their respective meanings given in the Act unless otherwise defined herein or unless the context otherwise requires.

27.3 The invalidity or unenforceability of the whole or any part of any clause of this Security Agreement shall not affect the validity or enforceability of any other clause or the remainder of such clause.

27.4 The headings of the clauses of this Security Agreement have been inserted for reference only and do not define, limit, alter or enlarge the meaning of any provision of this Security Agreement.

27.5 This Security Agreement shall be governed by the laws of British Columbia.

28. COPY OF AGREEMENT AND FINANCING STATEMENT

The Grantor hereby:

(a) acknowledges receiving a copy of this Security Agreement; and

(b) waives all rights to receive from the Bank a copy of any financing statement or financing change statement filed, or any verification statement received, at any time in respect of this Security Agreement.

[***signature page follows***]

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

IN WITNESS WHEREOF the Grantor has executed this Security Agreement this 8TH day of July, 2016.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner,
CANSTAR RESTORATIONS GP INC.
By its authorized signatory

Any Director or Officer

CANSTAR RESTORATIONS GP INC.
By its authorized signatory

Any Director or Officer

SCHEDULE A

1. General Collateral, other than Serial Numbered Goods (insert description of Equipment by item or kind)

   Nil

2. Serial Numbered Goods

   Nil

SCHEDULE B

Additional Covenants

NIL

This is **Exhibit "D"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "Canstar Restorations Limited Partnership"

Search Date and Time: August 5, 2026 at 11:04:15 am Pacific time
Account Name: LAWSON LUNDELL
Folio Number: 167322

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BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 396556J

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	July 7, 2016 at 8:54:18 am Pacific time
Current Expiry Date and Time:	July 7, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

6TH FLOOR, 595 BURRARD STREET
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

885 W. GEORGIA ST., STE 1020
VANCOUVER BC
V6C 3E8 Canada

CANSTAR RESTORATIONS GP INC

Address

885 W. GEORGIA ST., STE 1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS' PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: April 20, 2026 at 11:12:30 am Pacific time
Registration Number: 916024R
Registration Life: 5 Years
New Expiration Date and Time: July 7, 2031 at 11:59:59 pm Pacific time

Registering Party Information

BMO BANK OF MONTREAL - TR 5193

Address
100 KING STREET WEST - 19TH FLOOR
TORONTO ON
M5X 1A1 Canada

RENEWAL

Registration Date and Time: November 12, 2020 at 10:34:07 am Pacific time
Registration Number: 589715M
Registration Life: 5 Years
New Expiration Date and Time: July 7, 2026 at 11:59:59 pm Pacific time

Registering Party Information

LAWSON LUNDELL LLP

Address
1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 518197M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 8, 2020 at 9:22:45 am Pacific time
Current Expiry Date and Time:	October 8, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

BANK OF MONTREAL/BANQUE DE MONTREAL	**Address** 5750 EXPLORER DRIVE, 3RD FLOOR MISSISSAUGA ON L4W 0B1 Canada

Debtor Information

CANSTAR RESTORATIONS GP INC.	**Address** 78 FAWCETT RD COQUITLAM BC V3K 6V5 Canada
CANSTAR RESTORATIONS LIMITED PARTNERSHIP	**Address** 78 FAWCETT RD COQUITLAM BC V3K 6V5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	DODGE / PROMASTER	3C6URVHG4JE162039
Motor Vehicle (MV)	2018	FORD / TRANSIT	1FTYR2CMXJKA93540
Motor Vehicle (MV)	2018	FORD / TRANSIT	1FTYR2CM8JKB01313
Motor Vehicle (MV)	2018	FORD / TRANSIT	1FTYR2CM6JKB12441
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CG4KKA68581
Motor Vehicle (MV)	2019	FORD / F350	1FT8X3B67KEE95143
Motor Vehicle (MV)	2019	ORD TRANSIT / -	1FTWS4XG6KKA84282
Motor Vehicle (MV)	2019	FORD / ESCAOE	1FMCU0F76KUC11653
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CM5KKB80957
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CM3KKB80956
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CM9KKB80959
Motor Vehicle (MV)	2019	FORD / F150	1FTMF1CBXKKD78790
Motor Vehicle (MV)	2019	FORD / TRANSIT	NM0LS7S78L1438156
Motor Vehicle (MV)	2019	GMC / SAVANA	1GTZ7HFG6K1143084
Motor Vehicle (MV)		FORD / TRANSIT	1FTBR1C82LKA29434

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

VARIOUS UPFITTED VEHICLES AS NOTED IN THE SERIAL COLLATERAL BY VIN NO. AND ALL PRESENT AND FUTURE ATTACHMENTS, ACCESSORIES, REPAIR AND REPLACEMENT PARTS AND OTHER PROPERTY AND FEATURES PLACED ON, ATTACHED TO OR INCORPORATED INTO THE EQUIPMENT, AND ALL PRESENT OR ,AFTER-ACQUIRED INSURANCE INDEMNITIES, REPLACEMENT VALUE, PAYMENTS AND PROCEEDS THAT ARE OR MAY BE RECEIVED IN REGARDS TO THE EQUIPMENT WHEREVER SITUATED. CONTRACT 35552

Original Registering Party

D & H LIMITED PARTNERSHIP

Address

4126 NORLAND AVENUE, SUITE 201
BURNABY BC
V5G 3S8 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT - DEBTORS AMENDED

Registration Date and Time: September 13, 2023 at 9:35:20 am Pacific time
Registration Number: 785216P
Description:

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP
(Formerly CANSTAR RESTROATIONS LIMITED PARTNERSHIP)
NAME CHANGED

Address
78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 520982M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 9, 2020 at 9:20:39 am Pacific time
Current Expiry Date and Time:	October 9, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

BANK OF MONTREAL/BANQUE DE MONTREAL

Address

5750 EXPLORER DRIVE, 3RD FLOOR
MISSISSAUGA ON
L4W 0B1 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT ROAD
COQUITLAM BC
V3K 6V5 Canada

CANSTAR RESTORATIONS GP INC.

Address

78 FAWCETT ROAD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

VARIOUS LEASE HOLD IMPROVEMENTS, FURNISHINGS AND EQUIPMENT AT ALL LOCATIONS ACROSS BRITISH COLUMBIA AND ALBERTA INCLUDING UPGRADES TO AIR CONDITIONERS, CHAIRS, PALLET RACKING, DESKS, HEPA VACS, KETT SAWS, AIR SCRUBBER, OFFICE FURNITURE, APPLIANCES, ROLLING BINS, ROLLERS AND SHADES, ELECTRICAL UPGRADES AND ESPORTA WASH SYSTEM SERIAL NO IS0216 AND ALL PRESENT AND FUTURE ATTACHMENTS, ACCESSORIES, REPAIR AND REPLACEMENT PARTS AND OTHER PROPERTY AND FEATURES PLACED ON, ATTACHED TO OR INCORPORATED INTO THE EQUIPMENT, AND ALL PRESENT OR AFTER-ACQUIRED INSURANCE INDEMNITIES, REPLACEMENT VALUE, PAYMENTS AND PROCEEDS THAT ARE OR MAY BE RECEIVED IN REGARDS TO THE EQUIPMENT WHEREVER SITUATED. CONTRACT 35578

Original Registering Party

BANK OF MONTREAL/BANQUE DE MONTREAL	**Address** 5750 EXPLORER DRIVE, 3RD FLOOR MISSISSAUGA ON L4W 0B1 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 808787M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 4, 2021 at 12:55:11 pm Pacific time
Current Expiry Date and Time:	March 4, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

WELLS FARGO EQUIPMENT FINANCE COMPANY

Address

1100-1290 CENTRAL PARKWAY W.
MISSISSAUGA ON
L5C 4R3 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

None

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL GOODS WHICH ARE PHOTOCOPIERS, MULTIFUNCTION DEVICES, PRINTERS, PRODUCTION PRINTERS, FAX MACHINES, PROJECTORS, VIDEO CONFERENCING, INTERACTIVE WHITEBOARDS, SERVERS, AND SOFTWARE MANUFACTURED, DISTRIBUTED, OR SOLD BY RICOH CANADA INC. THE GOODS DESCRIBED HEREIN TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE ,LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL. (REFERENCE NO. 1681456-002) (FOR INTERNAL USE ONLY) (AS MAY BE AMENDED ,OR UPDATED FROM TIME TO TIME)

Original Registering Party

SECUREFACT TRANSACTION SERVICES INC.	**Address** 445 KING STREET WEST,SUITE 400 TORONTO ON M5V 1K4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 606727N

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 18, 2022 at 4:20:41 pm Pacific time
Current Expiry Date and Time:	March 18, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

FCP CANSTAR HOLDCO INC., AS SECURITY AGENT

Address

885 WEST GEORGIA ST, STE 1020
VANCOUVER BC
V6C 3E8 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

885 WEST GEORGIA ST, STE 1020
VANCOUVER BC
V6C 3E8 Canada

CANSTAR RESTORATIONS GP INC.

Address

885 WEST GEORGIA ST, STE 1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Original Registering Party

BLAKE CASSELS & GRAYDON LLP
ATTN: PPSA CLERK

Address

PO BOX 49314 2600 595 BURRARD
VANCOUVER BC
V7X 1L3 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: July 18, 2025 at 8:59:09 am Pacific time
Registration Number: 382172R
Registration Life: 7 Years
New Expiration Date and Time: March 18, 2034 at 11:59:59 pm Pacific time

Registering Party Information

BLAKE, CASSELS & GRAYDON LLP

Address

1133 MELVILLE STREET
SUITE 3500, THE STACK
VANCOUVER BC
V6E 4E5 Canada

RENEWAL

Registration Date and Time: April 28, 2023 at 2:46:32 pm Pacific time
Registration Number: 503941P
Registration Life: 2 Years
New Expiration Date and Time: March 18, 2027 at 11:59:59 pm Pacific time

Registering Party Information

BLAKE, CASSELS & GRAYDON LLP

Address

SUITE 2600, 595 BURRARD STREET
P.O. BOX 49314
VANCOUVER BC
V7X 1L3 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 736118P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	August 18, 2023 at 12:46:16 pm Pacific time
Current Expiry Date and Time:	August 18, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

MERIDIAN ONECAP CREDIT CORP.

Address

204 - 3185 WILLINGDON GREEN
BURNABY BC
V5G 4P3 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT ROAD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	ISUZU / CABOVER NPR	JALC4W166J7007727

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

TRUCK(S) TOGETHER WITH ALL ATTACHMENTS ACCESSORIES ACCESSIONS REPLACEMENTS SUBSTITUTIONS ADDITIONS AND IMPROVEMENTS THERETO AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY SALE AND OR DEALINGS WITH THE COLLATERAL AND A RIGHT TO AN INSURANCE PAYMENT OR OTHER PAYMENT THAT INDEMNIFIES OR COMPENSATES FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL

Original Registering Party

ESC CORPORATE SERVICES LTD.

Address

201-1325 POLSON DR.
VERNON BC
V1T 8H2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT - COLLATERAL AMENDED

Registration Date and Time: August 22, 2023 at 9:15:07 am Pacific time
Registration Number: 741266P
Description:

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV) AMENDED	2018	ISUZU / CABOVER NPR	JALC4W166J7007727

Registering Party Information

ESC CORPORATE SERVICES LTD.

Address

201 1325 POLSON DR
VERNON BC
V1T 8H2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 353459Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	May 2, 2024 at 10:46:17 am Pacific time
Current Expiry Date and Time:	May 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

6TH FLOOR, 595 BURRARD STREET
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

885 WEST GEORGIA STREET, #1020
VANCOUVER BC
V6C 3E8 Canada

CANSTAR RESTORATIONS GP INC.

Address

885 WEST GEORGIA STREET, #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL PRESENT AND FUTURE INVESTMENT PROPERTY AND INSTRUMENTS INCLUDING THE SHARES IN THE CAPITAL OF L.U.N.A RESTORATIONS INC. AND ALL RENEWALS THEREOF, SUBSTITUTIONS THEREFOR AND ACCRETIONS THERETO AND ALL DIVIDENDS THEREON OR OTHER INCOME THEREFROM.

PROCEEDS: ANY AND ALL "GOODS", "INTANGIBLES", "CHATTEL PAPER", "DOCUMENTS OF TITLE", "INSTRUMENTS", "MONEY" AND "INVESTMENT PROPERTY" (AS SUCH TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (BRITISH COLUMBIA) AS AMENDED OR REPLACED FROM TIME TO TIME) CONSTITUTING PROCEEDS OF ANY OR ALL OF THE FOREGOING COLLATERAL, INCLUDING PROCEEDS OF PROCEEDS.

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 483828Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	July 3, 2024 at 11:26:22 am Pacific time
Current Expiry Date and Time:	July 3, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2023	FORD / TRANSIT-150 CA	1FTYE1C89PKB82680

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 515901Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	July 18, 2024 at 8:04:31 am Pacific time
Current Expiry Date and Time:	July 18, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2024	HYUNDAI / TUCSON HYBRID	KM8JCCD12RU223464

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 691560Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 9, 2024 at 8:40:24 am Pacific time
Current Expiry Date and Time:	October 9, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2024	FORD / TRANSIT-250 CA	1FTBR1C80RKA78639

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 787240Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 26, 2024 at 9:36:35 am Pacific time
Current Expiry Date and Time:	November 26, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2024	FORD / TRANSIT-250 CA	1FTBR2C81RKB22038

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 558628R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 15, 2025 at 4:44:48 pm Pacific time
Current Expiry Date and Time:	October 15, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

BANK OF MONTREAL/BANQUE DE MONTREAL	**Address** 5750 EXPLORER DRIVE, 3RD FLOOR MISSISSAUGA ON L4W 0B1 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP	**Address** 78 FAWCETT ROAD COQUITLAM BC V3K 6V5 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

VARIOUS SECURITY AND TECHNOLOGY EQUIPMENT INCLUDING BUT NOT LIMITED TO LAPTOPS, THINK PADS, MONTORS, PRINTERS AND SCANNERS and all present and future attachments, accessories, repair and replacement parts and other property and features placed on, attached to or incorporated into the Equipment, and all present or after-acquired insurance indemnities, replacement value, payments and proceeds that are or may be received in regards to the Equipment wherever situated. CONTRACT 35555

Original Registering Party

D + H LIMITED PARTNERSHIP

Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR
MISSISSAUGA ON
L4Z 1H8 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 800537R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 23, 2026 at 8:13:36 am Pacific time
Current Expiry Date and Time:	February 23, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:15 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2025	FORD / TRANSIT-250 CA	1FTBR2CG9SKA90209

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BC Registries and Online Services

BC Registries Dashboard > My Asset Registries > Search Results

My Asset Registries

Approved Qualified Supplier

Olivia Szczepanski | LAWSON LUNDELL

Help

Search Results

for Business Debtor Name "Canstar Restorations Limited Partnership" as of August 5, 2026 at 11:04:15 am Pacific time

Folio Number: 167322

Select the registrations you want to include in a printable PDF search report. Exact matches are automatically selected. This report will contain the full record of the registration for each selected match and will be automatically saved to your PPR Dashboard.

19 matches found | **13** exact matches
13 total matches in **13** registrations added to report

PDF Generate Search Result Report

Select All	Debtor Name
Exact Matches (13)	
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Select All	Debtor Name
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
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exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
exact match added	CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Similar Matches (6)

☐	CANSTAR RESTORATIONS GP INC
☐	CANSTAR RESTORATIONS GP INC.
☐	CANSTAR RESTORATIONS GP INC.
☐	CANSTAR RESTORATIONS GP INC.
☐	CANSTAR RESTORATIONS GP INC.
☐	CANSTAR RESTORATIONS LP

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "Canstar Restorations GP Inc."

Search Date and Time: August 5, 2026 at 11:04:55 am Pacific time
Account Name: LAWSON LUNDELL
Folio Number: 167322

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5 Matches in 5 Registrations in Report | Exact Matches: 5 (*) | Total Search Report Pages: 15

	Base Registration	Base Registration Date	Debtor Name	Page
1	396556J	July 7, 2016	* CANSTAR RESTORATIONS GP INC	2
2	518197M	October 8, 2020	* CANSTAR RESTORATIONS GP INC.	5
3	520982M	October 9, 2020	* CANSTAR RESTORATIONS GP INC.	9
4	606727N	March 18, 2022	* CANSTAR RESTORATIONS GP INC.	11
5	353459Q	May 2, 2024	* CANSTAR RESTORATIONS GP INC.	14

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 396556J

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	July 7, 2016 at 8:54:18 am Pacific time
Current Expiry Date and Time:	July 7, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:55 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

6TH FLOOR, 595 BURRARD STREET
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

885 W. GEORGIA ST., STE 1020
VANCOUVER BC
V6C 3E8 Canada

CANSTAR RESTORATIONS GP INC

Address

885 W. GEORGIA ST., STE 1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTORS' PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: April 20, 2026 at 11:12:30 am Pacific time
Registration Number: 916024R
Registration Life: 5 Years
New Expiration Date and Time: July 7, 2031 at 11:59:59 pm Pacific time

Registering Party Information

BMO BANK OF MONTREAL - TR 5193

Address
100 KING STREET WEST - 19TH FLOOR
TORONTO ON
M5X 1A1 Canada

RENEWAL

Registration Date and Time: November 12, 2020 at 10:34:07 am Pacific time
Registration Number: 589715M
Registration Life: 5 Years
New Expiration Date and Time: July 7, 2026 at 11:59:59 pm Pacific time

Registering Party Information

LAWSON LUNDELL LLP

Address
1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 518197M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 8, 2020 at 9:22:45 am Pacific time
Current Expiry Date and Time:	October 8, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:55 am Pacific time)

Secured Party Information

BANK OF MONTREAL/BANQUE DE MONTREAL

Address

5750 EXPLORER DRIVE, 3RD FLOOR
MISSISSAUGA ON
L4W 0B1 Canada

Debtor Information

CANSTAR RESTORATIONS GP INC.

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	DODGE / PROMASTER	3C6URVHG4JE162039
Motor Vehicle (MV)	2018	FORD / TRANSIT	1FTYR2CMXJKA93540
Motor Vehicle (MV)	2018	FORD / TRANSIT	1FTYR2CM8JKB01313
Motor Vehicle (MV)	2018	FORD / TRANSIT	1FTYR2CM6JKB12441
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CG4KKA68581
Motor Vehicle (MV)	2019	FORD / F350	1FT8X3B67KEE95143
Motor Vehicle (MV)	2019	ORD TRANSIT / -	1FTWS4XG6KKA84282
Motor Vehicle (MV)	2019	FORD / ESCAOE	1FMCU0F76KUC11653
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CM5KKB80957
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CM3KKB80956
Motor Vehicle (MV)	2019	FORD / TRANSIT	1FTYR2CM9KKB80959
Motor Vehicle (MV)	2019	FORD / F150	1FTMF1CBXKKD78790
Motor Vehicle (MV)	2019	FORD / TRANSIT	NM0LS7S78L1438156
Motor Vehicle (MV)	2019	GMC / SAVANA	1GTZ7HFG6K1143084
Motor Vehicle (MV)		FORD / TRANSIT	1FTBR1C82LKA29434

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

VARIOUS UPFITTED VEHICLES AS NOTED IN THE SERIAL COLLATERAL BY VIN NO. AND ALL PRESENT AND FUTURE ATTACHMENTS, ACCESSORIES, REPAIR AND REPLACEMENT PARTS AND OTHER PROPERTY AND FEATURES PLACED ON, ATTACHED TO OR INCORPORATED INTO THE EQUIPMENT, AND ALL PRESENT OR ,AFTER-ACQUIRED INSURANCE INDEMNITIES, REPLACEMENT VALUE, PAYMENTS AND PROCEEDS THAT ARE OR MAY BE RECEIVED IN REGARDS TO THE EQUIPMENT WHEREVER SITUATED. CONTRACT 35552

Original Registering Party

D & H LIMITED PARTNERSHIP

Address

4126 NORLAND AVENUE, SUITE 201
BURNABY BC
V5G 3S8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT - DEBTORS AMENDED

Registration Date and Time: September 13, 2023 at 9:35:20 am Pacific time
Registration Number: 785216P
Description:

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP
(Formerly CANSTAR RESTROATIONS LIMITED PARTNERSHIP)
NAME CHANGED

Address
78 FAWCETT RD
COQUITLAM BC
V3K 6V5 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 520982M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 9, 2020 at 9:20:39 am Pacific time
Current Expiry Date and Time:	October 9, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:55 am Pacific time)

Secured Party Information

BANK OF MONTREAL/BANQUE DE MONTREAL

Address

5750 EXPLORER DRIVE, 3RD FLOOR
MISSISSAUGA ON
L4W 0B1 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

78 FAWCETT ROAD
COQUITLAM BC
V3K 6V5 Canada

CANSTAR RESTORATIONS GP INC.

Address

78 FAWCETT ROAD
COQUITLAM BC
V3K 6V5 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

VARIOUS LEASE HOLD IMPROVEMENTS, FURNISHINGS AND EQUIPMENT AT ALL LOCATIONS ACROSS BRITISH COLUMBIA AND ALBERTA INCLUDING UPGRADES TO AIR CONDITIONERS, CHAIRS, PALLET RACKING, DESKS, HEPA VACS, KETT SAWS, AIR SCRUBBER, OFFICE FURNITURE, APPLIANCES, ROLLING BINS, ROLLERS AND SHADES, ELECTRICAL UPGRADES AND ESPORTA WASH SYSTEM SERIAL NO IS0216 AND ALL PRESENT AND FUTURE ATTACHMENTS, ACCESSORIES, REPAIR AND REPLACEMENT PARTS AND OTHER PROPERTY AND FEATURES PLACED ON, ATTACHED TO OR INCORPORATED INTO THE EQUIPMENT, AND ALL PRESENT OR AFTER-ACQUIRED INSURANCE INDEMNITIES, REPLACEMENT VALUE, PAYMENTS AND PROCEEDS THAT ARE OR MAY BE RECEIVED IN REGARDS TO THE EQUIPMENT WHEREVER SITUATED. CONTRACT 35578

Original Registering Party

BANK OF MONTREAL/BANQUE DE MONTREAL	**Address** 5750 EXPLORER DRIVE, 3RD FLOOR MISSISSAUGA ON L4W 0B1 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 606727N

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 18, 2022 at 4:20:41 pm Pacific time
Current Expiry Date and Time:	March 18, 2034 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:55 am Pacific time)

Secured Party Information

FCP CANSTAR HOLDCO INC., AS SECURITY AGENT

Address

885 WEST GEORGIA ST, STE 1020
VANCOUVER BC
V6C 3E8 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

885 WEST GEORGIA ST, STE 1020
VANCOUVER BC
V6C 3E8 Canada

CANSTAR RESTORATIONS GP INC.

Address

885 WEST GEORGIA ST, STE 1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY.

Original Registering Party

BLAKE CASSELS & GRAYDON LLP
ATTN: PPSA CLERK

Address

PO BOX 49314 2600 595 BURRARD
VANCOUVER BC
V7X 1L3 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time: July 18, 2025 at 8:59:09 am Pacific time
Registration Number: 382172R
Registration Life: 7 Years
New Expiration Date and Time: March 18, 2034 at 11:59:59 pm Pacific time

Registering Party Information

BLAKE, CASSELS & GRAYDON LLP

Address

1133 MELVILLE STREET
SUITE 3500, THE STACK
VANCOUVER BC
V6E 4E5 Canada

RENEWAL

Registration Date and Time: April 28, 2023 at 2:46:32 pm Pacific time
Registration Number: 503941P
Registration Life: 2 Years
New Expiration Date and Time: March 18, 2027 at 11:59:59 pm Pacific time

Registering Party Information

BLAKE, CASSELS & GRAYDON LLP

Address

SUITE 2600, 595 BURRARD STREET
P.O. BOX 49314
VANCOUVER BC
V7X 1L3 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 353459Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	May 2, 2024 at 10:46:17 am Pacific time
Current Expiry Date and Time:	May 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:04:55 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

6TH FLOOR, 595 BURRARD STREET
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Address

885 WEST GEORGIA STREET, #1020
VANCOUVER BC
V6C 3E8 Canada

CANSTAR RESTORATIONS GP INC.

Address

885 WEST GEORGIA STREET, #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL PRESENT AND FUTURE INVESTMENT PROPERTY AND INSTRUMENTS INCLUDING THE SHARES IN THE CAPITAL OF L.U.N.A RESTORATIONS INC. AND ALL RENEWALS THEREOF, SUBSTITUTIONS THEREFOR AND ACCRETIONS THERETO AND ALL DIVIDENDS THEREON OR OTHER INCOME THEREFROM.

PROCEEDS: ANY AND ALL "GOODS", "INTANGIBLES", "CHATTEL PAPER", "DOCUMENTS OF TITLE", "INSTRUMENTS", "MONEY" AND "INVESTMENT PROPERTY" (AS SUCH TERMS ARE DEFINED IN THE PERSONAL PROPERTY SECURITY ACT (BRITISH COLUMBIA) AS AMENDED OR REPLACED FROM TIME TO TIME) CONSTITUTING PROCEEDS OF ANY OR ALL OF THE FOREGOING COLLATERAL, INCLUDING PROCEEDS OF PROCEEDS.

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BC Registries and Online Services

BC Registries Dashboard > My Asset Registries > Search Results

My Asset Registries

Approved Qualified Supplier

Olivia Szczepanski LAWSON LUNDELL

Help

Search Results

for Business Debtor Name "Canstar Restorations GP Inc." as of August 5, 2026 at 11:04:55 am Pacific time

Folio Number: 167322

Select the registrations you want to include in a printable PDF search report. Exact matches are automatically selected. This report will contain the full record of the registration for each selected match and will be automatically saved to your PPR Dashboard.

19 matches found | **5** exact matches
5 total matches in **5** registrations added to report

PDF Generate Search Result Report

Select All	Debtor Name
Exact Matches (5)	
exact match added	CANSTAR RESTORATIONS GP INC
exact match added	CANSTAR RESTORATIONS GP INC.
exact match added	CANSTAR RESTORATIONS GP INC.

Select All	Debtor Name
exact match added	CANSTAR RESTORATIONS GP INC.
exact match added	CANSTAR RESTORATIONS GP INC.

Similar Matches (14)

☐	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
☐	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
☐	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
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☐	CANSTAR RESTORATIONS LIMITED PARTNERSHIP
☐	CANSTAR RESTORATIONS LIMITED PARTNERSHIP

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Select All	Debtor Name
☐	CANSTAR RESTORATIONS LP

This is **Exhibit "E"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

Guarantee for Indebtedness of a Partnership

To BANK OF MONTREAL:

IN CONSIDERATION of Bank of Montreal (the "Bank") dealing with **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** (including its general partner **CANSTAR RESTORATIONS GP INC.**, the "Customer"), the undersigned hereby jointly and severally (solidarily in the Province of Québec) guarantees payment to the Bank of all present and future debts and liabilities in any currency, direct, indirect, contingent or otherwise, matured or not, including interest thereon, now or at any time due or owing to the Bank from or by the Customer and whether arising from dealings between the Bank and the Customer or from other dealings or proceedings by which the Bank may be or become in any manner whatever a creditor of the Customer, wherever incurred and whether incurred by the Customer as principal or surety, alone or jointly with any other person, or otherwise howsoever. The liability of the undersigned (or each undersigned, if more than one) under this Guarantee is unlimited plus interest thereon at a rate of **FIVE (5.0%)** per cent per annum above the Bank's prime interest rate in effect from time to time, from and including the date of demand until payment and legal or other costs, charges and expenses. The liability of the undersigned to make payment under this Guarantee shall arise immediately after demand for payment under this Guarantee has been made in writing by the Bank on the undersigned or any one of them, if more than one. The term "prime interest rate" means the floating annual rate of interest established from time to time by the Bank as the base rate it uses to determine rates of interest on Canadian dollar loans to customers in Canada and designated as Prime Rate.

IT IS AGREED that notwithstanding any change or changes in the name of the Customer partnership or any change or changes in the membership of the Customer partnership by death, retirement, introduction of a partner or partners, or otherwise, and notwithstanding any dissolution of the Customer partnership, the liability of the undersigned shall continue and the provisions hereof shall be applicable to all debts or liabilities incurred, before and after any such changes.

IT IS FURTHER AGREED that the undersigned shall be liable to the Bank in respect of all debts and liabilities, subject to the limitation, if any, set forth in the first paragraph of this Guarantee, stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, notwithstanding whether any such agreement or any provision thereof is invalid, void, illegal, or unenforceable and notwithstanding whether such agreement was properly completed, entered into or authorized. Subject to the limitation, if any, set forth in the first paragraph of this Guarantee, the undersigned shall indemnify and save the Bank harmless from any losses which may arise by virtue of any debts and liabilities stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, or any other agreement relating to any of the foregoing, being or becoming for any reason whatsoever in whole or in part (a) void, voidable, null, *ultra vires*, illegal, invalid, ineffective or otherwise unenforceable in accordance with its terms, or (b) released or discharged by operation of law (all of the foregoing being an "Indemnifiable Circumstance"). For greater certainty, the losses shall include the amount of all debts and liabilities owing to the Bank by the Customer which would have been payable by the Customer but for the Indemnifiable Circumstance. Nothing set out herein shall be interpreted as requiring any debts or liabilities which are hereby guaranteed to be documented by written agreement between the Bank and the Customer.

IT IS FURTHER AGREED that the Bank without the consent of the undersigned and without exonerating in whole or in part the undersigned, may grant time, renewals, extensions, indulgences, releases and discharges to, may abstain from taking, perfecting or realizing upon security from, may release security to, may accept compositions from, and may otherwise change the terms of any of the debts and liabilities hereby guaranteed and otherwise deal with the Customer and all other persons (including any other undersigned and any other guarantor) and security, as the Bank may see fit. No loss or diminution of any security received by the Bank from the Customer or others, whether the loss or diminution is due to the fault of the Bank or otherwise, shall in any way limit or lessen the liability of the undersigned under this Guarantee. All dividends, compositions, and amounts received by the Bank from the Customer or from any other person or estate capable of being applied by the Bank in reduction of the debts and liabilities hereby guaranteed, shall be regarded for all purposes as payments in gross, and the Bank shall be entitled to prove against the estate of the Customer upon any insolvency or winding up in respect of the whole of said debts and liabilities, and the undersigned shall have no right to be subrogated to the Bank in respect of any such proof until the Bank has received from such estate payment in full of its claim with interest.

AND IT IS FURTHER AGREED that this shall be a continuing guarantee, and shall guarantee any ultimate balance owing to the Bank, including all costs, charges and expenses which the Bank may incur in enforcing or obtaining payment of amounts due to the Bank from the Customer either alone or in conjunction with any other person or otherwise howsoever, or attempting to do so. The Bank shall not be obliged to seek recourse against the Customer or any other person or realize upon any security it may hold before being entitled to payment from the undersigned of all debts and liabilities hereby guaranteed. The undersigned hereby renounces the benefits of discussion and division. The undersigned renounces claiming or setting up against the Bank any right which such undersigned may have to be subrogated in any of the rights, hypothecs, privileges and other security held from time to time by the Bank. The undersigned may terminate the further liability of such terminating party under this continuing Guarantee by providing ninety days' prior written notice to be given to the Bank. The liability of such terminating party shall continue under this Guarantee during such ninety day period, notwithstanding the death or insanity of such terminating party. After the expiry of such ninety day period, the terminating party shall be released from this Guarantee with respect to debts and liabilities arising after the expiry of such ninety day period but shall remain liable under this Guarantee in respect of all debts and liabilities owing to the Bank prior to the expiry of such ninety day period and also in respect of any contingent or future liabilities incurred to or by the Bank on or before such date which mature thereafter. Termination by the undersigned or the executors, liquidators, administrators or legal representatives of such undersigned shall not terminate the liability hereunder of any other undersigned. If after such termination any payment from the Customer must be returned to the Customer, or any successor or representative of the Customer, for any reason (including the designation of such payment as a mistake or as a preference following the bankruptcy of the Customer), then this Guarantee shall continue after the termination as if such payment had not been

made. A written statement from any manager or acting manager of the Bank purporting to show the amount at any particular time due and payable to the Bank, and guaranteed by this Guarantee, shall be conclusive evidence as against the undersigned that such amount is at such time so due and payable to the Bank and is guaranteed hereby. Each of the executors, liquidators, administrators and legal representatives of the undersigned shall immediately give notice in writing to the Bank of the death of such undersigned.

THIS CONTRACT shall be construed in accordance with the laws of the Province of **British Columbia** and for the purpose of legal proceedings this contract shall be deemed to have been made in the said province and to be performed there, and the courts of that province shall have non-exclusive jurisdiction over all disputes which may arise under this contract, provided always that nothing herein contained shall prevent the Bank from proceeding at its election against the undersigned in the courts of any other province or country.

IF ANY PROVISION of this Guarantee is determined to be unenforceable, prohibited, invalid or illegal, it shall be severed from this Guarantee solely to the extent of such unenforceability, prohibition, invalidity or illegality and the remainder of such provision and the remainder of this Guarantee shall be unaffected thereby. The liability of the undersigned under this Guarantee shall not be terminated if this Guarantee is held to be unenforceable against any other undersigned.

ALL DEBTS AND LIABILITIES present and future of the Customer to the undersigned are hereby assigned (to the extent permitted by applicable law) to the Bank and postponed to the debts and liabilities of the Customer to the Bank and all such amounts paid to the undersigned or its assigns shall be received on behalf of and in trust for the Bank and shall immediately be paid over to the Bank.

THE UNDERSIGNED acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically embodied herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantees now or subsequently held by the Bank.

THE UNDERSIGNED represents and warrants that (i) it fully understands the provisions of this Guarantee and its obligations hereunder; (ii) it has been afforded the opportunity to engage independent legal counsel, at its own expense, to explain the provisions of this Guarantee and its obligations hereunder; and (iii) it has either engaged legal counsel in connection with its execution of this Guarantee or has decided, at its sole discretion, not to do so.

THE UNDERSIGNED agrees, without limitation of the rights of the Bank under applicable law, that the Bank may apply any amounts owing to, or sum standing to the credit of, the undersigned with any office, branch, subsidiary or affiliate of the Bank to the payment when due of any amount owing by the undersigned hereunder. For this purpose, the Bank may convert any such amount or sum into the currency of the amount owing hereunder at a rate of exchange at which the Bank could purchase the relevant currency on the relevant date acting in good faith.

THIS GUARANTEE shall remain in effect notwithstanding any change in the circumstances having led the undersigned to execute this Guarantee and notwithstanding the termination of or a change in the office or duties of such undersigned, or in any relationship between such undersigned and the Customer or such undersigned and the Customer's partnership.

THE UNDERSIGNED acknowledges and agrees that the Bank may make a claim or demand payment hereunder notwithstanding any limitation period regarding such claim or demand set forth in the Limitations Act, 2002 (Ontario) or under any other applicable law with similar effect and, to the maximum extent permitted by applicable law, any limitations periods set forth in such act or applicable law are hereby explicitly excluded or, if excluding such limitations periods is not permitted by such act or applicable law, are hereby extended to the maximum limitation period permitted by such act or applicable law. For greater certainty, the undersigned acknowledges and agrees that this Guarantee is a "business agreement" as defined under Section 22 of the Limitations Act, 2002 (Ontario).

IN THIS GUARANTEE, unless the context otherwise requires, references to the undersigned shall be interpreted as referring to each of the undersigned if there is more than one undersigned.

This clause applies to the Province of Québec only.

It is the express wish of the parties hereto that this agreement and any related documents be drawn up and executed in English. Les parties conviennent que la présente convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

[signature page follows]

Dated as of November 20, 2020.

ABK RESTORATION SERVICES LTD.

By: _____

Name: PAUL ROWE

Title: DIRECTOR

® Registered trade-marks of Bank of Montreal

ABK Guarantee

This is **Exhibit "F"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

THIS SECURITY AGREEMENT is made the 20th day of November, 2020.

BETWEEN:

ABK RESTORATION SERVICES LTD., a British Columbia company (Inc. No. BC1273411), having its chief executive office at 1020 - 885 West Georgia Street, Vancouver, British Columbia, V6C 3E8

(the "**Grantor**")

AND:

BANK OF MONTREAL, a Chartered Bank of Canada with head office in Montreal, Quebec, and having a branch office at 595 Burrard Street – 6th Floor, Vancouver, British Columbia, V7X 1L7

(the "**Bank**")

1. SECURITY INTEREST

1.1 For consideration the Grantor does hereby:

(a) mortgage and charge as and by way of a fixed and specific charge and assign and transfer to the Bank, and grant to the Bank a security interest in, all the Grantor's right, title and interest in and to all its presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom including:

(i) all equipment, including, without limiting the generality of the foregoing, machinery, tools, fixtures, furniture, furnishings, chattels, motor vehicles and other tangible personal property that is not Inventory, and all parts, components, attachments, accessories, accessions, replacements, substitutions, additions and improvements to any of the foregoing (all of which is hereinafter collectively called the "Equipment");

(ii) all inventory, including, without limiting the generality of the foregoing, goods acquired or held for sale or lease or furnished or to be furnished under contracts of rental or service, all raw materials, work in process, finished goods, returned goods, repossessed goods, and all packaging materials, supplies and containers relating to or used or consumed in connection with any of the foregoing (all of which is hereinafter collectively called the "Inventory");

(iii) all debts, accounts, claims, demands, monies and choses in action which now are, or which may at any time hereafter be, due or owing to or owned by the Grantor and all books, records, documents, papers and electronically recorded data recording, evidencing or relating to the said debts, accounts, claims, demands, monies and choses in action or any part thereof (all of which is hereinafter collectively called the "Accounts");

(iv) all documents of title, chattel paper, instruments, securities and money, and all other goods of the Grantor that are not Equipment, Inventory or Accounts;

(v) all contractual rights, licenses, goodwill, patents, trademarks, trade names, copyrights and other intellectual property of the Grantor, all other choses in action of the Grantor of every kind which now are, or which may at any time hereafter be, due or owing to or owned by the Grantor, and all other intangible property of the Grantor which is not Accounts, chattel paper, instruments, documents of title, securities or money; and

(vi) without limiting the generality of the foregoing, the personal property, if any, described in Schedule A hereto; and

(b) charge as and by way of a floating charge, and grant to the Bank a security interest in and to:

(i) all the Grantor's right, title and interest in and to all its presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures (all which is hereinafter collectively called the "Real Property"); and

(ii) all assets and undertakings of the Grantor, of whatsoever nature or kind and wheresoever situate, and all proceeds thereof and therefrom, other than such of its assets and undertakings as are otherwise validly and effectively subject to the charges and security interests in favour of the Bank created pursuant to this Clause 1.1.

1.2 The charges, assignments and transfers and security interests created pursuant to Clause 1.1 are hereinafter collectively called the "Security Interests" and the property subject to the Security Interests and all property, assets and undertakings, expressed to be charged, assigned or transferred or secured by any instruments supplemental hereto or in implementation hereof are hereinafter collectively called the "Collateral".

2. EXCEPTIONS

2.1 The last 10 days of the term created by any lease or agreement therefor are hereby excepted out of any charge or security interest created by this Security Agreement but the Grantor shall stand possessed of the reversion thereby remaining upon trust to assign and dispose thereof to any third party as the Bank shall direct.

2.2 The Security Interests granted hereby do not and shall not extend to, and Collateral shall not include, any agreement, right, franchise, licence of permit (the "**contractual rights**") to which the Grantor is a party or of which the Grantor has the benefit, to the extent that the creation of the Security Interests therein would constitute a breach of the terms of or permit any Person to terminate the contractual or legal rights, but the Grantor shall hold its interests therein in trust for the Bank and shall assign such contractual rights to the Bank forthwith upon obtaining the consent of the other party thereto. The Grantor agrees that it shall use all commercially reasonable efforts to obtain any consent required to permit any contractual rights to be subjected to the Security Interests.

3. ATTACHMENT

The Grantor acknowledges that the Security Interests hereby created attach upon the execution of this Security Agreement (or in the case of any after acquired property, upon the date of acquisition thereof), that value has been given, and that the Grantor has (or in the case of any after acquired property, will have upon the date of acquisition) rights in the Collateral.

4. PROHIBITIONS

Except as permitted under the Credit Agreement, without the prior written consent of the Bank the Grantor shall not have power to:

(a) create or permit to exist any security interest in, charge, encumbrance or lien over, or claim against any of its property, assets, or undertakings which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(b) grant, sell, or otherwise assign its chattel paper.

5. OBLIGATIONS SECURED

This Security Agreement and the Security Interests hereby created are in addition to and not in substitution for any other security interest now or hereafter held by the Bank from the Grantor or from any other person whomsoever and shall be general and continuing security for the payment of all indebtedness and liability of the Grantor to the Bank (including interest thereon), present and future, absolute or contingent, joint or several, direct or indirect, matured or not, extended or renewed, wheresoever and howsoever incurred, including without limitation, all indebtedness and liabilities under the Guarantee and the Credit Agreement, including Swap Obligations, and any ultimate balance thereof, including all advances on current or

running account, future advances and re-advances, and for the performance of all obligations of the Grantor to the Bank, whether or not contained in this Security Agreement (all of which indebtedness, liability and obligations are hereinafter collectively called the "Obligations").

6. REPRESENTATIONS AND WARRANTIES

The Grantor represents and warrants that the Grantor lawfully owns and possesses all presently held Collateral and has good title thereto, free from all security interests, charges, encumbrances, liens and claims, save only the charges or security interests, if any, consented to in writing by the Bank or shown in any Schedule hereto, and the Grantor has good right and lawful authority to grant a security interest in the Collateral as provided by this Security Agreement.

7. COVENANTS OF THE GRANTOR

7.1 The Grantor covenants that at all times while this Security Agreement remains in effect the Grantor will:

(a) defend the title to the Collateral for the benefit of the Bank against the claims and demands of all persons;

(b) fully and effectually maintain and keep maintained the Security Interests hereby created valid and effective;

(c) maintain the Collateral in good order and repair;

(d) forthwith pay:

(i) all taxes, assessments, rates, duties, levies, government fees, claims and dues lawfully levied, assessed or imposed upon it or the Collateral when due, unless the Grantor shall in good faith contest its obligations so to pay and shall furnish such security as the Bank may require; and

(ii) all security interests, charges, encumbrances, liens and claims which rank or could in any event rank in priority to any Security Interest created by this Security Agreement (except as permitted under the Credit Agreement);

(e) forthwith pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by the Bank in:

(i) inspecting the Collateral;

(ii) negotiating, preparing, perfecting and registering this Security Agreement and other documents, whether or not relating to this Security Agreement;

(iii) investigating title to the Collateral;

(iv) taking, recovering and keeping possession of the Collateral;

(v) all other actions and proceedings taken in connection with the preservation of the Collateral and the enforcement of this Security Agreement and of any other security interest held by the Bank as security for the Obligations;

(f) at the Bank's request at any time and from time to time execute and deliver such further and other documents and instruments and do all acts and things as the Bank in its absolute discretion requires in order to confirm and perfect, and maintain perfection of, the Security Interests hereby created in favour of the Bank upon any of the Collateral;

(g) notify the Bank promptly of:

(i) any change in the information contained herein relating to the Grantor, its business or the Collateral, including without limitation any change of name or address of the Grantor and any change in the present location of any Collateral;

(ii) the details of any material acquisition of Collateral;

(iii) any material loss or damage to Collateral;

(iv) any material default by any account debtor in payment or other performance of his obligations to the Grantor with respect to any Accounts; and

(v) the return to or repossession by the Grantor of Collateral where such return or repossession of Collateral is material in relation to the business of the Grantor;

(h) prevent Collateral, other than Inventory sold, leased, or otherwise disposed of as permitted hereby, from being or becoming an accession to other property not covered by this Security Agreement;

(i) carry on and conduct its business in a proper and business-like manner, including maintenance of proper books of account and records;

(j) deliver to the Bank from time to time promptly upon request:

(i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to Collateral;

(ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same;

(iii) all financial statements prepared by or for the Grantor regarding the Grantor's business;

(iv) such information concerning Collateral, the Grantor and the Grantor's business and affairs as the Bank may require; and

(k) observe and perform the additional covenants set out in Schedule B hereto, if any.

8. INSURANCE

8.1 The Grantor covenants that at all times while this Security Agreement is in effect the Grantor shall:

(a) maintain or cause to be maintained insurance on the Collateral with an insurer, of kinds, for amounts and payable to such person or persons, all as required by the Bank pursuant to the terms of the Credit Agreement;

(b) cause the insurance policy or policies required hereunder to be assigned to the Bank and have as part thereof a standard mortgage clause or a mortgage endorsement, as appropriate; and

(c) pay any premium in connection with such insurance, and deliver all such policies to the Bank, if it so requires.

8.2 If proceeds of any insurance required hereunder become payable, the Bank may, in its absolute discretion apply such proceeds to such part or parts of the Obligations as the Bank may see fit or the Bank may release any such insurance proceeds to the Grantor for the purpose of repairing, replacing or rebuilding, but any release of insurance proceeds to the Grantor shall not operate as a payment on account of the Obligations or in any way affect this Security Agreement.

8.3 The Grantor will forthwith, on the happening of loss or damage to the Collateral, notify the Bank thereof and furnish to the Bank at the Grantor's expense any necessary proof and do any necessary act to enable the Bank to obtain payment of the insurance proceeds, but nothing herein contained shall limit the Bank's right to submit to the insurer a proof of loss on its own behalf.

8.4 The Grantor hereby authorizes and directs the insurer under any policy of insurance required hereunder to include the name of the Bank as a loss payee on any cheque or draft which may be issued with respect to a claim under and by virtue of such insurance, and the production by the Bank to any insurer of a certified copy of this Security Agreement shall be its full and complete authority for so doing.

8.5 If the Grantor fails to maintain insurance as required by the Credit Agreement, the Bank may, but shall not be obliged to, maintain or effect such insurance coverage, or so much thereof as the Bank considers necessary for its protection.

9. PERFORMANCE OF OBLIGATIONS

If an Event of Default has occurred and is continuing, the Bank may, but shall not be obliged to, perform any or all of such obligations without prejudice to any other rights and remedies of the Bank hereunder, and any payments made and any costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred in connection therewith shall be payable by the Grantor to the Bank forthwith with interest until paid at the highest rate borne by any of the Obligations.

10. RESTRICTIONS ON SALE OR DISPOSAL OF COLLATERAL

10.1 Except as herein provided, without the written consent of the Bank the Grantor will not move or transfer the Collateral from the jurisdictions in which the Security Interests hereby created have been perfected.

10.2 Provided that the Grantor is not in default under this Security Agreement, at any time without the consent of the Bank the Grantor may lease, sell, license, consign or otherwise deal with items of Inventory in the ordinary course of its business and for the purposes of carrying on its business.

11. ENFORCEMENT

11.1 Upon an Event of Default the Bank may declare any or all of the Obligations to become immediately due and payable and the security hereby constituted will immediately become enforceable. To enforce and realize on the Security Interests created by this Security Agreement the Bank may take any action permitted by law or in equity, as it may deem expedient, and in particular and without limiting the generality of the foregoing, the Bank may do any of the following:

(a) appoint by instrument a receiver, receiver and manager or receiver manager (the person so appointed being hereinafter called the "Receiver") of the Collateral, with or without bond as the Bank may determine, and from time to time in its absolute discretion remove such Receiver and appoint another in its stead;

(b) enter upon any premises of the Grantor and take possession of the Collateral with power to exclude the Grantor, its agents and its servants therefrom, without becoming liable as a mortgagee in possession;

(c) preserve, protect and maintain the Collateral and make such replacements thereof and repairs and additions thereto as the Bank may deem advisable;

(d) sell, lease or otherwise dispose of all or any part of the Collateral, whether by public or private sale or lease or otherwise, in such manner, at such price as can be reasonably obtained therefor and on such terms as to credit and with such conditions of sale and stipulations as to title or conveyance or evidence of title or otherwise as to the Bank may seem reasonable, provided that if any sale, lease or other disposition is on credit the Grantor will not be entitled to be credited with the proceeds of such sale, lease or other disposition until the monies therefor are actually received; and

(e) exercise all of the rights and remedies of a secured party under the Act.

11.2 A Receiver appointed pursuant to this Security Agreement shall be the agent of the Grantor and not of the Bank and, to the extent permitted by law or to such lesser extent permitted by its appointment, shall have all the powers of the Bank hereunder, and in addition shall have power to carry on the business of the Grantor and for such purpose from time to time to borrow money either secured or unsecured, and if secured by a security interest on any Collateral, such security interest may rank before or pari passu with or behind any of the Security Interests created by this Security Agreement, and if it does not so specify such security interest shall rank in priority to the Security Interests created by this Security Agreement.

11.3 Subject to the claims, if any, of the creditors of the Grantor ranking in priority to this Security Agreement, all amounts realized from the disposition of Collateral pursuant to this Security Agreement will be applied as the Bank, in its absolute discretion, may direct as follows:

(a) in payment of all costs, charges and expenses (including legal fees and disbursements on a solicitor and his own client basis) incurred by the Bank in connection with or incidental to:

(i) the exercise by the Bank of all or any of the powers granted to it pursuant to this Security Agreement; and

(ii) the appointment of the Receiver and the exercise by the Receiver of all or any of the powers granted to it pursuant to this Security Agreement, including the Receiver's reasonable remuneration and all outgoings properly payable to the Receiver;

(b) in or toward payment to the Bank of all principal and other monies (except interest) due in respect of the Obligations; and

(c) in or toward payment to the Bank of all interest remaining unpaid in respect of the Obligations.

Subject to applicable law and the claims, if any, of other creditors of the Grantor, any surplus will be paid to the Grantor.

12. DEFICIENCY

If the amounts realized from the disposition of the Collateral are not sufficient to pay the Obligations in full, the Grantor will immediately pay to the Bank the amount of such deficiency

13. LIABILITY OF BANK

The Bank shall not be responsible or liable for any debts contracted by it, for damages to persons or property or for salaries or non-fulfillment of contracts during any period when the Bank shall manage the Collateral upon entry, as herein provided, nor shall the Bank be liable to account as a mortgagee in possession or for anything except actual receipts or be liable for any loss on realization or for any default or omission for which a mortgagee in possession may be liable. The Bank shall not be bound to do, observe or perform or to see to the observance or performance by the Grantor of any obligations or covenants imposed upon the Grantor nor shall the Bank, in the case of securities, instruments or chattel paper, be obliged to preserve rights against other persons, nor shall the Bank be obliged to keep any of the Collateral identifiable. The Grantor hereby waives any applicable provision of law permitted to be waived by it which imposes higher or greater obligations upon the Bank than aforesaid.

14. APPOINTMENT OF ATTORNEY

Effective upon the occurrence and during the continuation of an Event of Default, the Grantor hereby irrevocably appoints the Bank or the Receiver, as the case may be, with full power of substitution, to be the attorney of the Grantor for and in the name of the Grantor to sign, endorse or execute under seal or otherwise any deeds, documents, transfers, cheques, instruments, demands, assignments, assurances or consents that the Grantor is obliged to sign, endorse or execute and generally to use the name of the Grantor and to do all things as may be necessary or incidental to the exercise of all or any of the powers conferred on the Bank or the Receiver, as the case may be, pursuant to this Security Agreement.

15. ACCOUNTS

Upon an Event of Default, notwithstanding any other provision of this Security Agreement, the Bank may collect, realize, sell or otherwise deal with the Accounts or any part thereof in such manner, upon such terms and conditions and at such time or times as may seem to it advisable, and without notice to the Grantor, except as subject to the provisions of Part V of the Act. Upon an Event of Default, all monies or other forms of payment received by the Grantor in payment of any Account will be received and held by the Grantor in trust for the Bank.

16. APPROPRIATION OF PAYMENTS

Any and all payments made in respect of the Obligations from time to time and monies realized from any security interests held therefor (including monies collected in accordance with or realized on any enforcement of this Security Agreement) may be applied to such part or parts of the Obligations as the Bank may see fit, and the Bank may at all times and from time to time change any appropriation as the Bank may see fit.

17. CONSOLIDATION

In accordance with the *Property Law Act* (British Columbia), the doctrine of consolidation applies to this Security Agreement.

18. LIABILITY TO ADVANCE

Except to the extent that the Bank:

(a) by accepting bills of exchange drawn on it by the Grantor, or

(b) by issuing letters of credit or letters of guarantee on the application of the Grantor,

is required to advance monies on the maturity of such bills or pursuant to such letters of credit or letters of guarantee, as the case may be, none of the preparation, execution, perfection and registration of this Security Agreement or the advance of any monies shall bind the Bank to make any advance or loan or further advance or loan, or renew any note or extend any time for payment of any indebtedness or liability of the Grantor to the Bank.

19. WAIVER

The Bank may from time to time and at any time waive in whole or in part any right, benefit or default under any clause of this Security Agreement but any such waiver of any right, benefit or default on any occasion shall be deemed not to be a waiver of any such right, benefit or default thereafter, or of any other right, benefit or default, as the case may be. No waiver shall be effective unless it is in writing.

20. NOTICE

Notice may be given to either party by sending it through the post in prepaid mail or delivered to the party for whom it is intended, at the principal address of such party provided herein or at such other address as may be given in writing by such party to the other, and any notice if posted shall be deemed to have been given at the expiration of three business days after posting and if delivered, on delivery.

21. EXTENSIONS

The Bank may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges, refrain from perfecting or maintaining perfection of security interests, and otherwise deal with the Grantor, account debtors of the Grantor, sureties and others and with Collateral and other security interests as the Bank may see fit without prejudice to the liability of the Grantor or the Bank's right to hold and realize on the Security Interests created by this Security Agreement.

22. NO MERGER

This Security Agreement shall not operate so as to create any merger or discharge of any of the Obligations, or of any assignment, transfer, guarantee, lien, contract, promissory note, bill of exchange or security interest of any form held or which may hereafter be held by the Bank from the Grantor or from any other person whomsoever. The taking of a judgment with respect to any of the Obligations will not operate as a merger of any of the covenants contained in this Security Agreement.

23. RIGHTS CUMULATIVE

All rights and remedies of the Bank set out in this Security Agreement, and in any other security agreement held by the Bank from the Grantor or any other person whomsoever to secure payment and performance of the Obligations, are cumulative and no right or remedy contained herein or therein is intended to be exclusive but each is in addition to every other right or remedy contained herein or therein or in any future security agreement, or now or hereafter existing at law, in equity or by statute, or pursuant to any other agreement between the Grantor and the Bank that may be in effect from time to time.

24. ASSIGNMENT

The Bank may, without further notice to the Grantor, at any time assign, transfer or grant a security interest in this Security Agreement and the Security Interests created hereby. The Grantor expressly agrees that the assignee, transferee or secured party, as the case may be, shall have all of the Bank's rights and remedies under this Security Agreement and the Grantor will not assert any defense, counterclaim, right of set-off or otherwise any claim which it now has or hereafter acquires against the Bank in any action commenced by such assignee, transferee or secured party, as the case may be, and will pay the Obligations to the assignee, transferee or secured party, as the case may be, as the Obligations become due.

25. SATISFACTION AND DISCHARGE

Any partial payment or satisfaction of the Obligations, or any ceasing by the Grantor to be indebted to the Bank shall be deemed not to be a redemption or discharge of this Security Agreement. The Grantor shall be entitled to a release and discharge of this Security Agreement upon full payment and satisfaction of all Obligations, and upon written request by the Grantor and payment to the Bank of a discharge fee to be fixed by the Bank and payment of all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred by the Bank in connection with the Obligations and such release and discharge.

26. ENUREMENT

This Security Agreement shall enure to the benefit of the Bank and its successors and assigns, and shall be binding upon the successors and permitted assigns of the Grantor.

27. INTERPRETATION

27.1 In this Security Agreement:

(a) "Act" means the *Personal Property Security Act* (British Columbia) and all regulations thereunder, as amended from time to time;

(b) "Borrower" means Canstar Restorations Limited Partnership;

(c) "Collateral" has the meaning set out in Clause 1 hereof and any reference to Collateral shall, unless the context otherwise requires, be deemed to be a reference to Collateral as a whole or any part thereof;

(d) "Credit Agreement" means the amended and restated credit agreement from the Bank to, among others, the Borrower and the the Grantor dated on or about _____, 2020, and any modifications, supplements or replacements thereof;

(e) "Guarantee" means the unlimited guarantee dated on or about November 20, 2020, made by the Grantor in favour of the Bank of all of the obligations of the Borrower under the Credit Agreement;

(f) "Swap Obligations" means all liabilities and obligations to the Bank or any affiliate of the Bank arising out of any treasury risk management facility made or to be made available to the Borrower by the Bank or any affiliate of the Bank; and

(g) all capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Credit Agreement.

27.2 Words and expressions used herein that have been defined in the Act shall be interpreted in accordance with their respective meanings given in the Act unless otherwise defined herein or unless the context otherwise requires.

27.3 The invalidity or unenforceability of the whole or any part of any clause of this Security Agreement shall not affect the validity or enforceability of any other clause or the remainder of such clause.

27.4 The headings of the clauses of this Security Agreement have been inserted for reference only and do not define, limit, alter or enlarge the meaning of any provision of this Security Agreement.

27.5 This Security Agreement shall be governed by the laws of British Columbia.

28. COPY OF AGREEMENT AND FINANCING STATEMENT

The Grantor hereby:

(a) acknowledges receiving a copy of this Security Agreement; and

(b) waives all rights to receive from the Bank a copy of any financing statement or financing change statement filed, or any verification statement received, at any time in respect of this Security Agreement.

[*signature page follows*]

BMO Bank of Montreal

IN WITNESS WHEREOF the Grantor has executed this Security Agreement as of the date first written above.

ABK RESTORATION SERVICES LTD.
By its authorized signatory

Any Director or Officer

SCHEDULE A

1. General Collateral, other than Serial Numbered Goods (insert description of Equipment by item or kind)

   Equipment used for the operation of the business of the Grantor.

2. Serial Numbered Goods

   (a) 2012 Ford Transit VIN NM0LS7BN2CT112310
   (b) 2017 Ford Transit VIN 1FTYR2CM7HKB26973
   (c) 2006 GMC Cub Van VIN 1GDJG31U361117721
   (d) 2004 GMC Savana VIN 1GTGG25V741187246
   (e) 2004 Chevrolet Express VIN 1GCGG25V241168300
   (f) 2008 Chevrolet Express VIN 1GCGG25C281210310
   (g) 2019 Ford Transit VIN 1FTYR2CM6KKA81113
   (h) 2002 GMC Savana VIN 1GTGG25R521218090
   (i) 2014 Honda Fit VIN LUCGE8H78E3004041
   (j) 2015 Honda Fit VIN 3HGGK5H57FM105289
   (k) 2010 Chevrolet Express VIN 1GC2GUAA3A1138680
   (l) 2017 Ford Transit VIN 1FTYR2CM5HKA92497
   (m) 2017 Ford Transit VIN 1FTYR2CM4HKB23710
   (n) 2019 Ford Transit VIN 1FTYR2CM2KKA29753

SCHEDULE B

Additional Covenants

NIL

This is **Exhibit "G"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "ABK Restoration Services Ltd."

Search Date and Time: August 5, 2026 at 11:05:35 am Pacific time
Account Name: LAWSON LUNDELL
Folio Number: 167322

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3 Matches in 3 Registrations in Report | Exact Matches: 3 (*) | Total Search Report Pages: 9

	Base Registration	Base Registration Date	Debtor Name	Page
1	820421Q	December 11, 2024	* ABK RESTORATION SERVICES LTD	2
2	144733R	April 2, 2025	* ABK RESTORATION SERVICES LTD	4
3	704162R	December 31, 2025	* ABK RESTORATION SERVICES LTD.	6

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 820421Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	December 11, 2024 at 11:03:42 am Pacific time
Current Expiry Date and Time:	December 11, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:05:35 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

ABK RESTORATION SERVICES LTD

Address

103-197 WARREN AVENUE EAST
PENTICTON BC
V2A 8N8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2024	FORD / TRANSIT-250 CA	1FTBR1C8XRKB04745

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 144733R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	April 2, 2025 at 9:46:20 am Pacific time
Current Expiry Date and Time:	April 2, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:05:35 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

ABK RESTORATION SERVICES LTD

Address

103-197 WARREN AVENUE EAST
PENTICTON BC
V2A 8N8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2023	FORD / TRANSIT-150 CA	1FTYE1C89PKB82680

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 704162R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	December 31, 2025 at 8:40:11 am Pacific time
Current Expiry Date and Time:	December 31, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:05:35 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST
6TH FLOOR
VANCOUVER BC
V7X 1A0 Canada

Debtor Information

ABK RESTORATION SERVICES LTD.

Address

2230-885 W GEORGIA ST
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:04:51 pm Pacific time
Registration Number: 812986R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:15:36 pm Pacific time
Registration Number: 716259R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

This is **Exhibit "H"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

Guarantee for Indebtedness of a Partnership

To BANK OF MONTREAL:

IN CONSIDERATION of Bank of Montreal (the "Bank") dealing with **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** (including its general partner **CANSTAR RESTORATIONS GP INC.**, the "Customer"), the undersigned hereby jointly and severally (solidarily in the Province of Québec) guarantees payment to the Bank of all present and future debts and liabilities in any currency, direct, indirect, contingent or otherwise, matured or not, including interest thereon, now or at any time due or owing to the Bank from or by the Customer and whether arising from dealings between the Bank and the Customer or from other dealings or proceedings by which the Bank may be or become in any manner whatever a creditor of the Customer, wherever incurred and whether incurred by the Customer as principal or surety, alone or jointly with any other person, or otherwise howsoever. The liability of the undersigned (or each undersigned, if more than one) under this Guarantee is unlimited plus interest thereon at a rate of **FIVE (5.0%)** per cent per annum above the Bank's prime interest rate in effect from time to time, from and including the date of demand until payment and legal or other costs, charges and expenses. The liability of the undersigned to make payment under this Guarantee shall arise immediately after demand for payment under this Guarantee has been made in writing by the Bank on the undersigned or any one of them, if more than one. The term "prime interest rate" means the floating annual rate of interest established from time to time by the Bank as the base rate it uses to determine rates of interest on Canadian dollar loans to customers in Canada and designated as Prime Rate.

IT IS AGREED that notwithstanding any change or changes in the name of the Customer partnership or any change or changes in the membership of the Customer partnership by death, retirement, introduction of a partner or partners, or otherwise, and notwithstanding any dissolution of the Customer partnership, the liability of the undersigned shall continue and the provisions hereof shall be applicable to all debts or liabilities incurred, before and after any such changes.

IT IS FURTHER AGREED that the undersigned shall be liable to the Bank in respect of all debts and liabilities, subject to the limitation, if any, set forth in the first paragraph of this Guarantee, stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, notwithstanding whether any such agreement or any provision thereof is invalid, void, illegal, or unenforceable and notwithstanding whether such agreement was properly completed, entered into or authorized. Subject to the limitation, if any, set forth in the first paragraph of this Guarantee, the undersigned shall indemnify and save the Bank harmless from any losses which may arise by virtue of any debts and liabilities stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, or any other agreement relating to any of the foregoing, being or becoming for any reason whatsoever in whole or in part (a) void, voidable, null, *ultra vires*, illegal, invalid, ineffective or otherwise unenforceable in accordance with its terms, or (b) released or discharged by operation of law (all of the foregoing being an "Indemnifiable Circumstance"). For greater certainty, the losses shall include the amount of all debts and liabilities owing to the Bank by the Customer which would have been payable by the Customer but for the Indemnifiable Circumstance. Nothing set out herein shall be interpreted as requiring any debts or liabilities which are hereby guaranteed to be documented by written agreement between the Bank and the Customer.

IT IS FURTHER AGREED that the Bank without the consent of the undersigned and without exonerating in whole or in part the undersigned, may grant time, renewals, extensions, indulgences, releases and discharges to, may abstain from taking, perfecting or realizing upon security from, may release security to, may accept compositions from, and may otherwise change the terms of any of the debts and liabilities hereby guaranteed and otherwise deal with the Customer and all other persons (including any other undersigned and any other guarantor) and security, as the Bank may see fit. No loss or diminution of any security received by the Bank from the Customer or others, whether the loss or diminution is due to the fault of the Bank or otherwise, shall in any way limit or lessen the liability of the undersigned under this Guarantee. All dividends, compositions, and amounts received by the Bank from the Customer or from any other person or estate capable of being applied by the Bank in reduction of the debts and liabilities hereby guaranteed, shall be regarded for all purposes as payments in gross, and the Bank shall be entitled to prove against the estate of the Customer upon any insolvency or winding up in respect of the whole of said debts and liabilities, and the undersigned shall have no right to be subrogated to the Bank in respect of any such proof until the Bank has received from such estate payment in full of its claim with interest.

AND IT IS FURTHER AGREED that this shall be a continuing guarantee, and shall guarantee any ultimate balance owing to the Bank, including all costs, charges and expenses which the Bank may incur in enforcing or obtaining payment of amounts due to the Bank from the Customer either alone or in conjunction with any other person or otherwise howsoever, or attempting to do so. The Bank shall not be obliged to seek recourse against the Customer or any other person or realize upon any security it may hold before being entitled to payment from the undersigned of all debts and liabilities hereby guaranteed. The undersigned hereby renounces the benefits of discussion and division. The undersigned renounces claiming or setting up against the Bank any right which such undersigned may have to be subrogated in any of the rights, hypothecs, privileges and other security held from time to time by the Bank. The undersigned may terminate the further liability of such terminating party under this continuing Guarantee by providing ninety days' prior written notice to be given to the Bank. The liability of such terminating party shall continue under this Guarantee during such ninety day period, notwithstanding the death or insanity of such terminating party. After the expiry of such ninety day period, the terminating party shall be released from this Guarantee with respect to debts and liabilities arising after the expiry of such ninety day period but shall remain liable under this Guarantee in respect of all debts and liabilities owing to the Bank prior to the expiry of such ninety day period and also in respect of any contingent or future liabilities incurred to or by the Bank on or before such date which mature thereafter. Termination by the undersigned or the executors, liquidators, administrators or legal representatives of such undersigned shall not terminate the liability hereunder of any other undersigned. If after such termination any payment from the Customer must be returned to the Customer, or any successor or representative of the Customer, for any reason (including the designation of such payment as a mistake or as a preference following the bankruptcy of the Customer), then this Guarantee shall continue after the termination as if such payment had not been

made. A written statement from any manager or acting manager of the Bank purporting to show the amount at any particular time due and payable to the Bank, and guaranteed by this Guarantee, shall be conclusive evidence as against the undersigned that such amount is at such time so due and payable to the Bank and is guaranteed hereby. Each of the executors, liquidators, administrators and legal representatives of the undersigned shall immediately give notice in writing to the Bank of the death of such undersigned.

THIS CONTRACT shall be construed in accordance with the laws of the Province of **British Columbia** and for the purpose of legal proceedings this contract shall be deemed to have been made in the said province and to be performed there, and the courts of that province shall have non-exclusive jurisdiction over all disputes which may arise under this contract, provided always that nothing herein contained shall prevent the Bank from proceeding at its election against the undersigned in the courts of any other province or country.

IF ANY PROVISION of this Guarantee is determined to be unenforceable, prohibited, invalid or illegal, it shall be severed from this Guarantee solely to the extent of such unenforceability, prohibition, invalidity or illegality and the remainder of such provision and the remainder of this Guarantee shall be unaffected thereby. The liability of the undersigned under this Guarantee shall not be terminated if this Guarantee is held to be unenforceable against any other undersigned.

ALL DEBTS AND LIABILITIES present and future of the Customer to the undersigned are hereby assigned (to the extent permitted by applicable law) to the Bank and postponed to the debts and liabilities of the Customer to the Bank and all such amounts paid to the undersigned or its assigns shall be received on behalf of and in trust for the Bank and shall immediately be paid over to the Bank.

THE UNDERSIGNED acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically embodied herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantees now or subsequently held by the Bank.

THE UNDERSIGNED represents and warrants that (i) it fully understands the provisions of this Guarantee and its obligations hereunder; (ii) it has been afforded the opportunity to engage independent legal counsel, at its own expense, to explain the provisions of this Guarantee and its obligations hereunder; and (iii) it has either engaged legal counsel in connection with its execution of this Guarantee or has decided, at its sole discretion, not to do so.

THE UNDERSIGNED agrees, without limitation of the rights of the Bank under applicable law, that the Bank may apply any amounts owing to, or sum standing to the credit of, the undersigned with any office, branch, subsidiary or affiliate of the Bank to the payment when due of any amount owing by the undersigned hereunder. For this purpose, the Bank may convert any such amount or sum into the currency of the amount owing hereunder at a rate of exchange at which the Bank could purchase the relevant currency on the relevant date acting in good faith.

THIS GUARANTEE shall remain in effect notwithstanding any change in the circumstances having led the undersigned to execute this Guarantee and notwithstanding the termination of or a change in the office or duties of such undersigned, or in any relationship between such undersigned and the Customer or such undersigned and the Customer's partnership.

THE UNDERSIGNED acknowledges and agrees that the Bank may make a claim or demand payment hereunder notwithstanding any limitation period regarding such claim or demand set forth in the Limitations Act, 2002 (Ontario) or under any other applicable law with similar effect and, to the maximum extent permitted by applicable law, any limitations periods set forth in such act or applicable law are hereby explicitly excluded or, if excluding such limitations periods is not permitted by such act or applicable law, are hereby extended to the maximum limitation period permitted by such act or applicable law. For greater certainty, the undersigned acknowledges and agrees that this Guarantee is a "business agreement" as defined under Section 22 of the Limitations Act, 2002 (Ontario).

IN THIS GUARANTEE, unless the context otherwise requires, references to the undersigned shall be interpreted as referring to each of the undersigned if there is more than one undersigned.

This clause applies to the Province of Québec only.

It is the express wish of the parties hereto that this agreement and any related documents be drawn up and executed in English. Les parties conviennent que la présente convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

[signature page follows]

Dated as of November 20, 2020.

NORHAZ SOLUTIONS INC.

By: _____

Name: PAUL ROWE

Title: DIRECTOR

® Registered trade-marks of Bank of Montreal

NorHaz Guarantee

This is **Exhibit "I"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

THIS SECURITY AGREEMENT is made the 20th day of November, 2020.

BETWEEN:

NORHAZ SOLUTIONS INC., a Canadian federal corporation (Corporation No. 1247584-7), having its chief executive office at 1020 - 885 West Georgia Street, Vancouver, British Columbia, V6C 3E8

(the "**Grantor**")

AND:

BANK OF MONTREAL, a Chartered Bank of Canada with head office in Montreal, Quebec, and having a branch office at 595 Burrard Street – 6th Floor, Vancouver, British Columbia, V7X 1L7

(the "**Bank**")

1. SECURITY INTEREST

1.1 For consideration the Grantor does hereby:

(a) mortgage and charge as and by way of a fixed and specific charge and assign and transfer to the Bank, and grant to the Bank a security interest in, all the Grantor's right, title and interest in and to all its presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom including:

(i) all equipment, including, without limiting the generality of the foregoing, machinery, tools, fixtures, furniture, furnishings, chattels, motor vehicles and other tangible personal property that is not Inventory, and all parts, components, attachments, accessories, accessions, replacements, substitutions, additions and improvements to any of the foregoing (all of which is hereinafter collectively called the "Equipment");

(ii) all inventory, including, without limiting the generality of the foregoing, goods acquired or held for sale or lease or furnished or to be furnished under contracts of rental or service, all raw materials, work in process, finished goods, returned goods, repossessed goods, and all packaging materials, supplies and containers relating to or used or consumed in connection with any of the foregoing (all of which is hereinafter collectively called the "Inventory");

(iii) all debts, accounts, claims, demands, monies and choses in action which now are, or which may at any time hereafter be, due or owing to or owned by the Grantor and all books, records, documents, papers and electronically recorded data recording, evidencing or relating to the said debts, accounts, claims, demands, monies and choses in action or any part thereof (all of which is hereinafter collectively called the "Accounts");

(iv) all documents of title, chattel paper, instruments, securities and money, and all other goods of the Grantor that are not Equipment, Inventory or Accounts;

(v) all contractual rights, licenses, goodwill, patents, trademarks, trade names, copyrights and other intellectual property of the Grantor, all other choses in action of the Grantor of every kind which now are, or which may at any time hereafter be, due or owing to or owned by the Grantor, and all other intangible property of the Grantor which is not Accounts, chattel paper, instruments, documents of title, securities or money; and

(vi) without limiting the generality of the foregoing, the personal property, if any, described in Schedule A hereto; and

(b) charge as and by way of a floating charge, and grant to the Bank a security interest in and to:

(i) all the Grantor's right, title and interest in and to all its presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures (all which is hereinafter collectively called the "Real Property"); and

(ii) all assets and undertakings of the Grantor, of whatsoever nature or kind and wheresoever situate, and all proceeds thereof and therefrom, other than such of its assets and undertakings as are otherwise validly and effectively subject to the charges and security interests in favour of the Bank created pursuant to this Clause 1.1.

1.2 The charges, assignments and transfers and security interests created pursuant to Clause 1.1 are hereinafter collectively called the "Security Interests" and the property subject to the Security Interests and all property, assets and undertakings, expressed to be charged, assigned or transferred or secured by any instruments supplemental hereto or in implementation hereof are hereinafter collectively called the "Collateral".

2. EXCEPTIONS

2.1 The last 10 days of the term created by any lease or agreement therefor are hereby excepted out of any charge or security interest created by this Security Agreement but the Grantor shall stand possessed of the reversion thereby remaining upon trust to assign and dispose thereof to any third party as the Bank shall direct.

2.2 The Security Interests granted hereby do not and shall not extend to, and Collateral shall not include, any agreement, right, franchise, licence of permit (the "**contractual rights**") to which the Grantor is a party or of which the Grantor has the benefit, to the extent that the creation of the Security Interests therein would constitute a breach of the terms of or permit any Person to terminate the contractual or legal rights, but the Grantor shall hold its interests therein in trust for the Bank and shall assign such contractual rights to the Bank forthwith upon obtaining the consent of the other party thereto. The Grantor agrees that it shall use all commercially reasonable efforts to obtain any consent required to permit any contractual rights to be subjected to the Security Interests.

3. ATTACHMENT

The Grantor acknowledges that the Security Interests hereby created attach upon the execution of this Security Agreement (or in the case of any after acquired property, upon the date of acquisition thereof), that value has been given, and that the Grantor has (or in the case of any after acquired property, will have upon the date of acquisition) rights in the Collateral.

4. PROHIBITIONS

Except as permitted under the Credit Agreement, without the prior written consent of the Bank the Grantor shall not have power to:

(a) create or permit to exist any security interest in, charge, encumbrance or lien over, or claim against any of its property, assets, or undertakings which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(b) grant, sell, or otherwise assign its chattel paper.

5. OBLIGATIONS SECURED

This Security Agreement and the Security Interests hereby created are in addition to and not in substitution for any other security interest now or hereafter held by the Bank from the Grantor or from any other person whomsoever and shall be general and continuing security for the payment of all indebtedness and liability of the Grantor to the Bank (including interest thereon), present and future, absolute or contingent, joint or several, direct or indirect, matured or not, extended or renewed, wheresoever and howsoever incurred, including without limitation, all indebtedness and liabilities under the Guarantee and the Credit Agreement, including Swap Obligations, and any ultimate balance thereof, including all advances on current or running account, future advances and re-advances, and for the performance of all obligations of the Grantor to the Bank,

whether or not contained in this Security Agreement (all of which indebtedness, liability and obligations are hereinafter collectively called the "Obligations").

6. REPRESENTATIONS AND WARRANTIES

The Grantor represents and warrants that the Grantor lawfully owns and possesses all presently held Collateral and has good title thereto, free from all security interests, charges, encumbrances, liens and claims, save only the charges or security interests, if any, consented to in writing by the Bank or shown in any Schedule hereto, and the Grantor has good right and lawful authority to grant a security interest in the Collateral as provided by this Security Agreement.

7. COVENANTS OF THE GRANTOR

7.1 The Grantor covenants that at all times while this Security Agreement remains in effect the Grantor will:

(a) defend the title to the Collateral for the benefit of the Bank against the claims and demands of all persons;

(b) fully and effectually maintain and keep maintained the Security Interests hereby created valid and effective;

(c) maintain the Collateral in good order and repair;

(d) forthwith pay:

(i) all taxes, assessments, rates, duties, levies, government fees, claims and dues lawfully levied, assessed or imposed upon it or the Collateral when due, unless the Grantor shall in good faith contest its obligations so to pay and shall furnish such security as the Bank may require; and

(ii) all security interests, charges, encumbrances, liens and claims which rank or could in any event rank in priority to any Security Interest created by this Security Agreement (except as permitted under the Credit Agreement);

(e) forthwith pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by the Bank in:

(i) inspecting the Collateral;

(ii) negotiating, preparing, perfecting and registering this Security Agreement and other documents, whether or not relating to this Security Agreement;

(iii) investigating title to the Collateral;

(iv) taking, recovering and keeping possession of the Collateral;

(v) all other actions and proceedings taken in connection with the preservation of the Collateral and the enforcement of this Security Agreement and of any other security interest held by the Bank as security for the Obligations;

(f) at the Bank's request at any time and from time to time execute and deliver such further and other documents and instruments and do all acts and things as the Bank in its absolute discretion requires in order to confirm and perfect, and maintain perfection of, the Security Interests hereby created in favour of the Bank upon any of the Collateral;

(g) notify the Bank promptly of:

(i) any change in the information contained herein relating to the Grantor, its business or the Collateral, including without limitation any change of name or address of the Grantor and any change in the present location of any Collateral;

(ii) the details of any material acquisition of Collateral;

(iii) any material loss or damage to Collateral;

(iv) any material default by any account debtor in payment or other performance of his obligations to the Grantor with respect to any Accounts; and

(v) the return to or repossession by the Grantor of Collateral where such return or repossession of Collateral is material in relation to the business of the Grantor;

(h) prevent Collateral, other than Inventory sold, leased, or otherwise disposed of as permitted hereby, from being or becoming an accession to other property not covered by this Security Agreement;

(i) carry on and conduct its business in a proper and business-like manner, including maintenance of proper books of account and records;

(j) deliver to the Bank from time to time promptly upon request:

(i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to Collateral;

(ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same;

(iii) all financial statements prepared by or for the Grantor regarding the Grantor's business;

(iv) such information concerning Collateral, the Grantor and the Grantor's business and affairs as the Bank may require; and

(k) observe and perform the additional covenants set out in Schedule B hereto, if any.

8. INSURANCE

8.1 The Grantor covenants that at all times while this Security Agreement is in effect the Grantor shall:

(a) maintain or cause to be maintained insurance on the Collateral with an insurer, of kinds, for amounts and payable to such person or persons, all as required by the Bank pursuant to the terms of the Credit Agreement;

(b) cause the insurance policy or policies required hereunder to be assigned to the Bank and have as part thereof a standard mortgage clause or a mortgage endorsement, as appropriate; and

(c) pay any premium in connection with such insurance, and deliver all such policies to the Bank, if it so requires.

8.2 If proceeds of any insurance required hereunder become payable, the Bank may, in its absolute discretion apply such proceeds to such part or parts of the Obligations as the Bank may see fit or the Bank may release any such insurance proceeds to the Grantor for the purpose of repairing, replacing or rebuilding, but any release of insurance proceeds to the Grantor shall not operate as a payment on account of the Obligations or in any way affect this Security Agreement.

8.3 The Grantor will forthwith, on the happening of loss or damage to the Collateral, notify the Bank thereof and furnish to the Bank at the Grantor's expense any necessary proof and do any necessary act to enable the Bank to obtain payment of the insurance proceeds, but nothing herein contained shall limit the Bank's right to submit to the insurer a proof of loss on its own behalf.

8.4 The Grantor hereby authorizes and directs the insurer under any policy of insurance required hereunder to include the name of the Bank as a loss payee on any cheque or draft which may be issued with respect to a claim under and by virtue of such insurance, and the production by the Bank to any insurer of a certified copy of this Security Agreement shall be its full and complete authority for so doing.

8.5 If the Grantor fails to maintain insurance as required by the Credit Agreement, the Bank may, but shall not be obliged to, maintain or effect such insurance coverage, or so much thereof as the Bank considers necessary for its protection.

9. PERFORMANCE OF OBLIGATIONS

If an Event of Default has occurred and is continuing, the Bank may, but shall not be obliged to, perform any or all of such obligations without prejudice to any other rights and remedies of the Bank hereunder, and any payments made and any costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred in connection therewith shall be payable by the Grantor to the Bank forthwith with interest until paid at the highest rate borne by any of the Obligations.

10. RESTRICTIONS ON SALE OR DISPOSAL OF COLLATERAL

10.1 Except as herein provided, without the written consent of the Bank the Grantor will not move or transfer the Collateral from the jurisdictions in which the Security Interests hereby created have been perfected.

10.2 Provided that the Grantor is not in default under this Security Agreement, at any time without the consent of the Bank the Grantor may lease, sell, license, consign or otherwise deal with items of Inventory in the ordinary course of its business and for the purposes of carrying on its business.

11. ENFORCEMENT

11.1 Upon an Event of Default the Bank may declare any or all of the Obligations to become immediately due and payable and the security hereby constituted will immediately become enforceable. To enforce and realize on the Security Interests created by this Security Agreement the Bank may take any action permitted by law or in equity, as it may deem expedient, and in particular and without limiting the generality of the foregoing, the Bank may do any of the following:

(a) appoint by instrument a receiver, receiver and manager or receiver manager (the person so appointed being hereinafter called the "Receiver") of the Collateral, with or without bond as the Bank may determine, and from time to time in its absolute discretion remove such Receiver and appoint another in its stead;

(b) enter upon any premises of the Grantor and take possession of the Collateral with power to exclude the Grantor, its agents and its servants therefrom, without becoming liable as a mortgagee in possession;

(c) preserve, protect and maintain the Collateral and make such replacements thereof and repairs and additions thereto as the Bank may deem advisable;

(d) sell, lease or otherwise dispose of all or any part of the Collateral, whether by public or private sale or lease or otherwise, in such manner, at such price as can be reasonably obtained therefor and on such terms as to credit and with such conditions of sale and stipulations as to title or conveyance or evidence of title or otherwise as to the Bank may seem reasonable, provided that if any sale, lease or other disposition is on credit the Grantor will not be entitled to be credited with the proceeds of such sale, lease or other disposition until the monies therefor are actually received; and

(e) exercise all of the rights and remedies of a secured party under the Act.

11.2 A Receiver appointed pursuant to this Security Agreement shall be the agent of the Grantor and not of the Bank and, to the extent permitted by law or to such lesser extent permitted by its appointment, shall have all the powers of the Bank hereunder, and in addition shall have power to carry on the business of the Grantor and for such purpose from time to time to borrow money either secured or unsecured, and if secured by a security interest on any Collateral, such security interest may rank before or pari passu with or behind any of the Security Interests created by this Security Agreement, and if it does not so specify such security interest shall rank in priority to the Security Interests created by this Security Agreement.

11.3 Subject to the claims, if any, of the creditors of the Grantor ranking in priority to this Security Agreement, all amounts realized from the disposition of Collateral pursuant to this Security Agreement will be applied as the Bank, in its absolute discretion, may direct as follows:

(a) in payment of all costs, charges and expenses (including legal fees and disbursements on a solicitor and his own client basis) incurred by the Bank in connection with or incidental to:

(i) the exercise by the Bank of all or any of the powers granted to it pursuant to this Security Agreement; and

(ii) the appointment of the Receiver and the exercise by the Receiver of all or any of the powers granted to it pursuant to this Security Agreement, including the Receiver's reasonable remuneration and all outgoings properly payable to the Receiver;

(b) in or toward payment to the Bank of all principal and other monies (except interest) due in respect of the Obligations; and

(c) in or toward payment to the Bank of all interest remaining unpaid in respect of the Obligations.

Subject to applicable law and the claims, if any, of other creditors of the Grantor, any surplus will be paid to the Grantor.

12. DEFICIENCY

If the amounts realized from the disposition of the Collateral are not sufficient to pay the Obligations in full, the Grantor will immediately pay to the Bank the amount of such deficiency

13. LIABILITY OF BANK

The Bank shall not be responsible or liable for any debts contracted by it, for damages to persons or property or for salaries or non-fulfillment of contracts during any period when the Bank shall manage the Collateral upon entry, as herein provided, nor shall the Bank be liable to account as a mortgagee in possession or for anything except actual receipts or be liable for any loss on realization or for any default or omission for which a mortgagee in possession may be liable. The Bank shall not be bound to do, observe or perform or to see to the observance or performance by the Grantor of any obligations or covenants imposed upon the Grantor nor shall the Bank, in the case of securities, instruments or chattel paper, be obliged to preserve rights against other persons, nor shall the Bank be obliged to keep any of the Collateral identifiable. The Grantor hereby waives any applicable provision of law permitted to be waived by it which imposes higher or greater obligations upon the Bank than aforesaid.

14. APPOINTMENT OF ATTORNEY

Effective upon the occurrence and during the continuation of an Event of Default, the Grantor hereby irrevocably appoints the Bank or the Receiver, as the case may be, with full power of substitution, to be the attorney of the Grantor for and in the name of the Grantor to sign, endorse or execute under seal or otherwise any deeds, documents, transfers, cheques, instruments, demands, assignments, assurances or consents that the Grantor is obliged to sign, endorse or execute and generally to use the name of the Grantor and to do all things as may be necessary or incidental to the exercise of all or any of the powers conferred on the Bank or the Receiver, as the case may be, pursuant to this Security Agreement.

15. ACCOUNTS

Upon an Event of Default, notwithstanding any other provision of this Security Agreement, the Bank may collect, realize, sell or otherwise deal with the Accounts or any part thereof in such manner, upon such terms and conditions and at such time or times as may seem to it advisable, and without notice to the Grantor, except as subject to the provisions of Part V of the Act. Upon an Event of Default, all monies or other forms of payment received by the Grantor in payment of any Account will be received and held by the Grantor in trust for the Bank.

16. APPROPRIATION OF PAYMENTS

Any and all payments made in respect of the Obligations from time to time and monies realized from any security interests held therefor (including monies collected in accordance with or realized on any enforcement of this Security Agreement) may be applied to such part or parts of the Obligations as the Bank may see fit, and the Bank may at all times and from time to time change any appropriation as the Bank may see fit.

17. CONSOLIDATION

In accordance with the *Property Law Act* (British Columbia), the doctrine of consolidation applies to this Security Agreement.

18. LIABILITY TO ADVANCE

Except to the extent that the Bank:

(a) by accepting bills of exchange drawn on it by the Grantor, or

(b) by issuing letters of credit or letters of guarantee on the application of the Grantor,

is required to advance monies on the maturity of such bills or pursuant to such letters of credit or letters of guarantee, as the case may be, none of the preparation, execution, perfection and registration of this Security Agreement or the advance of any monies shall bind the Bank to make any advance or loan or further advance or loan, or renew any note or extend any time for payment of any indebtedness or liability of the Grantor to the Bank.

19. WAIVER

The Bank may from time to time and at any time waive in whole or in part any right, benefit or default under any clause of this Security Agreement but any such waiver of any right, benefit or default on any occasion shall be deemed not to be a waiver of any such right, benefit or default thereafter, or of any other right, benefit or default, as the case may be. No waiver shall be effective unless it is in writing.

20. NOTICE

Notice may be given to either party by sending it through the post in prepaid mail or delivered to the party for whom it is intended, at the principal address of such party provided herein or at such other address as may be given in writing by such party to the other, and any notice if posted shall be deemed to have been given at the expiration of three business days after posting and if delivered, on delivery.

21. EXTENSIONS

The Bank may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges, refrain from perfecting or maintaining perfection of security interests, and otherwise deal with the Grantor, account debtors of the Grantor, sureties and others and with Collateral and other security interests as the Bank may see fit without prejudice to the liability of the Grantor or the Bank's right to hold and realize on the Security Interests created by this Security Agreement.

22. NO MERGER

This Security Agreement shall not operate so as to create any merger or discharge of any of the Obligations, or of any assignment, transfer, guarantee, lien, contract, promissory note, bill of exchange or security interest of any form held or which may hereafter be held by the Bank from the Grantor or from any other person whomsoever. The taking of a judgment with respect to any of the Obligations will not operate as a merger of any of the covenants contained in this Security Agreement.

23. RIGHTS CUMULATIVE

All rights and remedies of the Bank set out in this Security Agreement, and in any other security agreement held by the Bank from the Grantor or any other person whomsoever to secure payment and performance of the Obligations, are cumulative and no right or remedy contained herein or therein is intended to be exclusive but each is in addition to every other right or remedy contained herein or therein or in any future security agreement, or now or hereafter existing at law, in equity or by statute, or pursuant to any other agreement between the Grantor and the Bank that may be in effect from time to time.

24. ASSIGNMENT

The Bank may, without further notice to the Grantor, at any time assign, transfer or grant a security interest in this Security Agreement and the Security Interests created hereby. The Grantor expressly agrees that the assignee, transferee or secured party, as the case may be, shall have all of the Bank's rights and remedies under this Security Agreement and the Grantor will not assert any defense, counterclaim, right of set-off or otherwise any claim which it now has or hereafter acquires against the

Bank in any action commenced by such assignee, transferee or secured party, as the case may be, and will pay the Obligations to the assignee, transferee or secured party, as the case may be, as the Obligations become due.

25. SATISFACTION AND DISCHARGE

Any partial payment or satisfaction of the Obligations, or any ceasing by the Grantor to be indebted to the Bank shall be deemed not to be a redemption or discharge of this Security Agreement. The Grantor shall be entitled to a release and discharge of this Security Agreement upon full payment and satisfaction of all Obligations, and upon written request by the Grantor and payment to the Bank of a discharge fee to be fixed by the Bank and payment of all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred by the Bank in connection with the Obligations and such release and discharge.

26. ENUREMENT

This Security Agreement shall enure to the benefit of the Bank and its successors and assigns, and shall be binding upon the successors and permitted assigns of the Grantor.

27. INTERPRETATION

27.1 In this Security Agreement:

(a) "Act" means the *Personal Property Security Act* (British Columbia) and all regulations thereunder, as amended from time to time;

(b) "Borrower" means Canstar Restorations Limited Partnership;

(c) "Collateral" has the meaning set out in Clause 1 hereof and any reference to Collateral shall, unless the context otherwise requires, be deemed to be a reference to Collateral as a whole or any part thereof;

(d) "Credit Agreement" means the amended and restated credit agreement from the Bank to, among others, the Borrower and the Grantor dated on or about _____, 2020, and any modifications, supplements or replacements thereof;

(e) "Guarantee" means the unlimited guarantee dated on or about November 20, 2020, made by the Grantor in favour of the Bank of all of the obligations of the Borrower under the Credit Agreement;

(f) "Swap Obligations" means all liabilities and obligations to the Bank or any affiliate of the Bank arising out of any treasury risk management facility made or to be made available to the Borrower by the Bank or any affiliate of the Bank; and

(g) all capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Credit Agreement.

27.2 Words and expressions used herein that have been defined in the Act shall be interpreted in accordance with their respective meanings given in the Act unless otherwise defined herein or unless the context otherwise requires.

27.3 The invalidity or unenforceability of the whole or any part of any clause of this Security Agreement shall not affect the validity or enforceability of any other clause or the remainder of such clause.

27.4 The headings of the clauses of this Security Agreement have been inserted for reference only and do not define, limit, alter or enlarge the meaning of any provision of this Security Agreement.

27.5 This Security Agreement shall be governed by the laws of British Columbia.

28. COPY OF AGREEMENT AND FINANCING STATEMENT

The Grantor hereby:

(a) acknowledges receiving a copy of this Security Agreement; and

(b) waives all rights to receive from the Bank a copy of any financing statement or financing change statement filed, or any verification statement received, at any time in respect of this Security Agreement.

[*signature page follows*]

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

IN WITNESS WHEREOF the Grantor has executed this Security Agreement as of the date first written above.

NORHAZ SOLUTIONS INC.
By its authorized signatory

Any Director or Officer

SCHEDULE A

1. General Collateral, other than Serial Numbered Goods (insert description of Equipment by item or kind)

   Equipment used for the operation of the business of the Grantor.

2. Serial Numbered Goods

   (a) 2015 GMC Sierra VIN 1GTV2TEH0FZ210800
   (b) 2015 GMC Sierra VIN 1GTV2TECXFZ311573
   (c) 2015 GMC Sierra VIN 1GT521CG4FZ513741
   (d) 2016 GMC Canyon VIN 1GTH6BEA1G1101034
   (e) 2016 Mercedes-Benz Sprinter VIN WD3BE8DDXGP198684
   (f) 2018 Ford T250 VIN 1FTYR2CM7JKA14759
   (g) 2018 Ford Transit 250 VIN 1FTYR2CM9JKA18084
   (h) 2017 Dodge Ram 5500 VIN 3C7WRNFL4HG520257
   (i) 2016 Hurricane Tandem VIN HT500-0365
   (j) 2011 Rambler Trailer VIN 5NHURM622BT614084
   (k) 2016 Mirage Trailer VIN 5M3BE1013G1071156
   (l) 2018 Titan Dump Trailer VIN 4TGF12208J1080144

SCHEDULE B

Additional Covenants

NIL

This is **Exhibit "J"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "NorHaz Solutions Inc."

Search Date and Time: August 5, 2026 at 11:02:49 am Pacific time
Account Name: LAWSON LUNDELL
Folio Number: 167322

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2	144720R	April 2, 2025	* NORHAZ SOLUTIONS INC	8

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 606634M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 20, 2020 at 10:21:52 am Pacific time
Current Expiry Date and Time:	November 20, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:02:49 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST., 6TH FLOOR
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

NORHAZ SOLUTIONS INC

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2015	GMC / SIERRA	1GTV2TEH0FZ210800
Motor Vehicle (MV)	2015	GMC / SIERRA	1GTV2TECXFZ311573
Motor Vehicle (MV)	2015	GMC / SIERRA	1GT521CG4FZ513741
Motor Vehicle (MV)	2016	MERCEDES-BENZ / SPRINTER	WD3BE8DDXGP198684
Motor Vehicle (MV)	2018	FORD / T250	1FTYR2CM7JKA14759
Motor Vehicle (MV)	2018	FORD / TRANSIT 250	1FTYR2CM9JKA18084
Motor Vehicle (MV)	2017	DODGE / RAM 5500	3C7WRNFL4HG520257
Trailer (TR)	2016	HURRICANE TANDEM / -	HT500-0365
Trailer (TR)	2011	RAMBLER TRAILER / -	5NHURM622BT614084
Trailer (TR)	2016	MIRAGE / TRAILER	5M3BE1013G1071156
Trailer (TR)	2018	TITAN DUMP TRAILER / -	4TGF12208J1080144

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND. . NOTE: NORHAZ SOLUTIONS INC. IS A FEDERAL CANADIAN CORPORATION WITH CORPORATION NUMBER 1247584-7, BEING THE ,SUCCESSOR BY AMALGAMATION OF 12454262 CANADA INC. (CORPORATION NUMBER 1245426-2) AND NORHAZ SOLUTIONS INC. (CORPORATION NUMBER 932186-1).

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:09:14 pm Pacific time
Registration Number: 812999R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:09:49 pm Pacific time
Registration Number: 716195R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

RENEWAL

Registration Date and Time: November 14, 2025 at 1:48:34 pm Pacific time
Registration Number: 618002R
Registration Life: 5 Years
New Expiration Date and Time: November 20, 2030 at 11:59:59 pm Pacific time

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Registering Party Information

D + H LIMITED PARTNERSHIP

Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR
MISSISSAUGA ON
L4Z 1H8 Canada

AMENDMENT

Registration Date and Time: June 11, 2025 at 12:18:08 pm Pacific time
Registration Number: 299829R
Description: Release charge on Motor Vehicle – 1GTH6BEA1G1101034

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV) DELETED	2016	GMC / CANYON	1GTH6BEA1G1101034

Registering Party Information

D + H LIMITED PARTNERSHIP

Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR
MISSISSAUGA ON
L4Z 1H8 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 144720R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	April 2, 2025 at 9:44:54 am Pacific time
Current Expiry Date and Time:	April 2, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:02:49 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

NORHAZ SOLUTIONS INC

Address

15827 INDUSTRIAL AVE
SUMMERLAND BC
V0H 1Z6 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2024	FORD / TRANSIT-250 CA	1FTBR1C80RKA78639

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

This is **Exhibit "K"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

Guarantee for Indebtedness of an Incorporated Company

To BANK OF MONTREAL:

IN CONSIDERATION of Bank of Montreal ((together with BMO Bank N.A. and Bank of Montreal's other affiliates and their respective successors who are owed any present or future debts, liabilities or obligations by the Customer, collectively, the "Bank") dealing with **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** (including its general partner **CANSTAR RESTORATIONS GP INC.**, the "Customer"), the undersigned hereby jointly and severally (solidarily in the Province of Quebec) guarantees payment to the Bank of all present and future debts and liabilities in any currency, direct, indirect, contingent or otherwise, matured or not, including interest thereon, now or at any time, due or owing to the Bank from or by the Customer or by any successor of the Customer, whether arising from dealings between the Bank and the Customer or from other dealings or proceedings by which the Bank may be or become in any manner whatever a creditor of the Customer, wherever incurred and whether incurred by the Customer as principal or surety, alone or jointly with any other person, or otherwise howsoever. Notwithstanding anything else to the contrary and to the extend legally permitted, this guarantee is granted to and held by the Bank as agent for itself, BMO Bank N.A. and the Bank's other affiliates and their respective successors who are owed any present or future debts, liabilities and obligations by the Customer, it being agreed by the undersigned that all such present and future debts, liabilities and obligations owed to Bank of Montreal and any of its affiliates are guaranteed by this agreement (subject only to any limitation in the immediately following sentence). The liability of the undersigned (or each undersigned, if more one), under this Guarantee, is unlimited plus interest thereon at a rate of **FIVE (5.0%)** per cent per annum above the Bank's prime interest rate in effect from time to time, from and including the date of demand until payment, and legal or other costs, charges and expenses. The liability of the undersigned to make payment under this Guarantee shall arise immediately after demand for payment under this Guarantee has been made in writing by the Bank on the undersigned or any one of them, if more than one. The term "prime interest rate" means the floating annual rate of interest established from time to time by the Bank as the base rate it uses to determine rates of interest on Canadian dollar loans to customers in Canada and designated as Prime Rate.

IT IS AGREED that no change in the name, objects, capital stock, ownership, control or constitution of the Customer shall in any way affect the liability of the undersigned with respect to transactions occurring either before or after any such change. If the Customer amalgamates with one or more other corporations this Guarantee shall continue and apply to all debts and liabilities owing to the Bank by the corporation continuing from the amalgamation . The Bank shall not be required to inquire into or confirm the powers of the Customer or any of its directors or other agents acting or purporting to act on its behalf, and all amounts, liabilities, advances, renewals and credits in fact incurred, borrowed or obtained from the Bank shall be deemed to form part of the debts and liabilities hereby guaranteed, notwithstanding whether incurring such debts or liabilities exceeded the powers of the Customer or of its directors or agents, or was in any way irregular, defective or improper.

IT IS FURTHER AGREED that the undersigned shall be liable to the Bank in respect of all debts and liabilities, subject to the limitation, if any, set forth in the first paragraph of this Guarantee, stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, notwithstanding whether any such agreement or any provision thereof is invalid, void, illegal, or unenforceable and notwithstanding whether such agreement was properly completed, entered into or authorized . Subject to the limitation, if any, set forth in the first paragraph of this Guarantee, the undersigned shall indemnify and save the Bank harmless from any losses which may arise by virtue of any debts and liabilities stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, or any other agreement relating to any of the foregoing, being or becoming for any reason whatsoever in whole or in part (a) void, voidable, null, *ultra vires,* illegal, invalid, ineffective or otherwise unenforceable in accordance with its terms, or (b) released or discharged by operation of law (all of the foregoing being an "Indemnifiable Circumstance"). For greater certainty, the losses shall include the amount of all debts and liabilities owing to the Bank by the Customer which would have been payable by the Customer but for the Indemnifiable Circumstance. Nothing set out herein shall be interpreted as requiring any debts or liabilities which are hereby guaranteed to be documented by written agreement between the Bank and the Customer.

IT IS FURTHER AGREED that the Bank, without the consent of the undersigned and without exonerating in whole or in part the undersigned, may grant time, renewals, extensions, indulgences, releases and discharges to, may abstain from taking, perfecting or realizing upon security from, may release security to, may accept compositions from, and may otherwise change the terms of any of the debts and liabilities hereby guaranteed and otherwise deal with, the Customer and all other persons (including any other undersigned and any other guarantor) and security, as the Bank may see fit. No loss or diminution of any security received by the Bank from the Customer or others, whether the loss or diminution is due to the fault of the Bank or otherwise, shall in any way limit or lessen the liability of the undersigned under this Guarantee. All dividends, compositions, and amounts received by the Bank from the Customer or from any other person or estate capable of being applied by the Bank in reduction of the debts and liabilities hereby guaranteed, shall be regarded for all purposes as payments in gross, and the Bank shall be entitled to prove against the estate of the Customer upon any insolvency or winding-up in respect of the whole of said debts and liabilities, and the undersigned shall have no right to be subrogated to the Bank in respect of any such proof until the Bank has received from such estate payment in full of its claim with interest.

AND IT IS FURTHER AGREED that this shall be a continuing guarantee, and shall guarantee any ultimate balance owing to the Bank, including all costs, charges and expenses which the Bank may incur in enforcing or obtaining payment of amounts due to the Bank from the Customer either alone or in conjunction with any other person or otherwise howsoever, or attempting to do so. The Bank shall not be obliged to seek recourse against the Customer or any other person or realize upon any security it may hold before being entitled to payment from the undersigned of all debts and liabilities hereby guaranteed. The undersigned hereby renounces the benefits of discussion and division. The undersigned renounces claiming or setting up against the Bank any right which such undersigned may have to be subrogated in any of the rights, hypothecs, privileges and other security held from time to time by the Bank. The undersigned may terminate the further liability of such terminating party under this continuing Guarantee by providing ninety days' prior written notice to be given to the Bank. The liability of such terminating party shall continue under this Guarantee during such 90-day period, notwithstanding the death or insanity of such terminating party. After the expiry of such 90-day period, the terminating party shall be released from this Guarantee with respect to debts and liabilities arising after the expiry of such 90-day period but shall remain liable under this Guarantee in respect of all debts and liabilities owing to the Bank prior to the expiry of such 90-day period and also in respect of any contingent or future liabilities incurred to or by the Bank on or before such date which mature thereafter. Termination by the undersigned or the executors, liquidators, administrators or legal representatives of such undersigned shall not terminate the liability hereunder of any other undersigned. If after such termination any payment from the Customer must be returned to the Customer, or any successor or representative of the Customer, for any reason (including the designation of such payment as a mistake or as a preference following the bankruptcy of the Customer), then this Guarantee shall continue after the termination as if such payment had not been made. A written statement from any manager or acting manager of the Bank purporting to show the amount at any particular time due and payable to the Bank,

and guaranteed by this Guarantee, shall be conclusive evidence as against the undersigned that such amount is at such time so due and payable to the Bank and is guaranteed hereby. Each of the executors, liquidators , administrators and legal representatives of the undersigned shall immediately give notice in writing to the Bank of the death of such undersigned.

Insert name of Canadian Province in which Customer's account with the Bank is kept at the time Guarantee is given

THIS CONTRACT shall be construed in accordance with the laws of the Province of **British Columbia** and for the purpose of legal proceedings this contract shall be deemed to have been made in the said province and to be performed there, and the courts of that province shall have non-exclusive jurisdiction over all disputes which may arise under this contract, provided always that nothing herein contained shall prevent the Bank from proceeding at its election against the undersigned in the courts of any other province or country.

IF ANY PROVISION of this Guarantee is determined to be unenforceable, prohibited, invalid or illegal, it shall be severed from this Guarantee solely to the extent of such unenforceability, prohibition, invalidity or illegality and the remainder of such provision and the remainder of this Guarantee shall be unaffected thereby. The liability of the undersigned under this Guarantee shall not be terminated if this Guarantee is held to be unenforceable against any other undersigned.

ALL DEBTS AND LIABILITIES present and future of the Customer to the undersigned are hereby assigned (to the extent permitted by applicable law) to the Bank and postponed to the debts and liabilities of the Customer to the Bank and all such amounts paid to the undersigned or its assigns shall be received on behalf of and in trust for the Bank and shall immediately be paid over to the Bank.

THE UNDERSIGNED acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically embodied herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantees now or subsequently held by the Bank.

THE UNDERSIGNED represents and warrants that (i) it fully understands the provisions of this Guarantee and its obligations hereunder; (ii) it has been afforded the opportunity to engage independent legal counsel, at its own expense, to explain the provisions of this Guarantee and its obligations hereunder; and (iii) it has either engaged legal counsel in connection with its execution of this Guarantee or has decided, at its sole discretion, not to do so.

THE UNDERSIGNED agrees, without limitation of the rights of the Bank under applicable law, that the Bank may apply any amounts owing to, or sum standing to the credit of, the undersigned with any office, branch, subsidiary or affiliate of the Bank to the payment when due of any amount owing by the undersigned hereunder. For this purpose, the Bank may convert any such amount or sum into the currency of the amount owing hereunder at a rate of exchange at which the Bank could purchase the relevant currency on the relevant date acting in good faith.

THIS GUARANTEE shall remain in effect notwithstanding any change in the circumstances having led the undersigned to execute this Guarantee and notwithstanding the termination of or a change in the office or duties of such undersigned or in any relationship between such undersigned and the Customer.

THE UNDERSIGNED acknowledges and agrees that the Bank may make a claim or demand payment hereunder notwithstanding any limitation period regarding such claim or demand set forth in the *Limitations Act, 2002* (Ontario) or under any other applicable law with similar effect and, to the maximum extent permitted by applicable law, any limitations periods set forth in such act or applicable law are hereby explicitly excluded or, if excluding such limitations periods is not permitted by such act or applicable law, are hereby extended to the maximum limitation period permitted by such act or applicable law. For greater certainty, the undersigned acknowledges and agrees that this Guarantee is a "business agreement" as defined under Section 22 of the *Limitations Act, 2002* (Ontario).

IN THIS GUARANTEE, unless the context otherwise requires, references to the undersigned shall be interpreted as referring to each of the undersigned if there is more than one undersigned and, for the avoidance of doubt, references to the Bank and obligations owed to the Bank by the Customer shall be interpreted as referring to Bank of Montreal, BMO Bank N.A. and Bank of Montreal's other affiliates and their successors and obligations owing to any of them by the Customer.

This clause applies to the Province of Quebec only

It is the express wish of the parties hereto that this agreement and any related documents be drawn up and executed in English. Les parties conviennent que la présente convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

[signature page follows]

DATED as of September 14th, 2023.

UNIVERSAL RESTORATION SYSTEMS LTD.
by its authorized signatory:

Any director or officer

® Registered trade-marks of Bank of Montreal

This is **Exhibit "L"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

THIS SECURITY AGREEMENT is made the 14th day of September, 2023.

BETWEEN:

UNIVERSAL RESTORATION SYSTEMS LTD.,
a British Columbia company (No. BC1438088),
having its chief executive office at 1020 - 885 W Georgia Street, V6C 3E8
Vancouver, British Columbia, Canada;

(the "**Grantor**")

AND:

BANK OF MONTREAL, a Chartered Bank of Canada with head office in Montreal, Quebec, and having a branch office at 595 Burrard Street – 6th Floor, Vancouver, British Columbia, V7X 1L7

(together with BMO Bank N.A. and Bank of Montreal's other affiliates and their respective successors who are owed any present or future debts, liabilities or obligations by the Borrower, collectively the "Bank")

1. **SECURITY INTEREST**

1.1 For consideration the Borrower does hereby:

(a) mortgage and charge as and by way of a fixed and specific charge, and assign and transfer to the Bank, and grant to the Bank a security interest in, all the Borrower's right, title and interest in and to all its presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom including:

(i) all equipment, including, without limiting the generality of the foregoing, machinery, tools, fixtures, furniture, furnishings, chattels, motor vehicles and other tangible personal property that is not Inventory, and all parts, components, attachments, accessories, accessions, replacements, substitutions, additions and improvements to any of the foregoing (all of which is hereinafter collectively called the "Equipment");

(ii) all inventory, including, without limiting the generality of the foregoing, goods acquired or held for sale or lease or furnished or to be furnished under contracts of rental or service, all raw materials, work in process, finished goods, returned goods, repossessed goods, and all packaging materials, supplies and containers relating to or used or consumed in connection with any of the foregoing (all of which is hereinafter collectively called the "Inventory");

(iii) all debts, accounts, claims, demands, monies and choses in action which now are, or which may at anytime hereafter be, due or owing to or owned by the Borrower and all books, records, documents, papers and electronically recorded data recording, evidencing or relating to the said debts, accounts, claims, demands, monies and choses in action or any part thereof (all of which is hereinafter collectively called the "Accounts");

(iv) all documents of title, chattel paper, instruments, securities and money, and all other goods of the Borrower that are not Equipment, Inventory or Accounts;

(v) all contractual rights, licenses, goodwill, patents, trademarks, trade names, copyrights and other intellectual property of the Borrower, all other choses in action of the Borrower of every kind which now are, or which may at any time hereafter be, due or owing to or owned by the Borrower, and all other intangible property of the Borrower which is not Accounts, chattel paper, instruments, documents of title, securities or money; and

(vi) without limiting the generality of the foregoing, the personal property, if any, described in Schedule A hereto; and

(b) charge as and by way of a floating charge, and grant to the Bank and its affiliates a security interest in and to:

(i) all the Borrower's right, title and interest in and to all its presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures (all which is hereinafter collectively called the "Real Property"); and

(ii) all assets and undertakings of the Borrower, of whatsoever nature or kind and wheresoever situate, and all proceeds thereof and therefrom, other than such of its assets and undertakings as are otherwise validly and effectively subject to the charges and security interests in favour of the Bank created pursuant to this Clause 1.1.

1.2 The charges, assignments and transfers and security interests created pursuant to Clause 1.1 are hereinafter collectively called the "Security Interests" and the property subject to the Security Interests and all property, assets and undertakings, expressed to be charged, assigned or transferred or secured by any instruments supplemental hereto or in implementation hereof are hereinafter collectively called the "Collateral".

2. EXCEPTIONS

2.1 The last 10 days of the term created by any lease or agreement therefore are hereby excepted out of any charge or security interest created by this Security Agreement but the Borrower shall stand possessed of the reversion thereby remaining upon trust to assign and dispose thereof to any third party as the Bank shall direct.

3. ATTACHMENT

The Borrower acknowledges that the Security Interests hereby created attach upon the execution of this Security Agreement (or in the case of any after acquired property, upon the date of acquisition thereof), that value has been given, and that the Borrower has (or in the case of any after acquired property, will have upon the date of acquisition) rights in the Collateral.

4. PROHIBITIONS

Without the prior written consent of the Bank the Borrower shall not have power to:

(a) create or permit to exist any security interest in, charge, encumbrance or lien over, or claim against any of its property, assets, or undertakings which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(b) grant, sell, or otherwise assign its chattel paper.

5. OBLIGATIONS SECURED

This Security Agreement and the Security Interests hereby created are in addition to and not in substitution for any other security interest now or hereafter held by the Bank from the Borrower or from any other person whomsoever and shall be general and continuing security for the payment of all indebtedness and liability of the Borrower to the Bank, BMO Bank N.A. and the Bank's other affiliates and their respective successors (including interest thereon), present and future, absolute or contingent, joint or several, direct or indirect, matured or not, extended or renewed, wheresoever and howsoever incurred, and any ultimate balance thereof, including all advances on current or running account, future advances and re-advances, and for the performance of all obligations of the Borrower to the Bank, whether or not contained in this Security Agreement (all of which indebtedness, liability and obligations are hereinafter collectively called the "Obligations"). Notwithstanding anything else to the contrary and to the extend legally permitted, the security interests granted by this Security Agreement shall be given to and held by the Bank as agent for itself, BMO Bank N.A. and the Bank's other affiliates and their respective successors as continuing *pari passu* collateral security for all present and future debts, liabilities and obligations owed by the Borrower to any of them.

6. REPRESENTATIONS AND WARRANTIES

6.1 The Borrower represents and warrants that this Security Agreement is granted in accordance with resolutions of the directors (and of the shareholders as applicable) of the Borrower or, if the Borrower is a partnership, of the partners, of the Borrower, and all other matters and things have been done and performed so as to authorize and make the execution and delivery of this Security Agreement, and the performance of the Borrower's obligations hereunder, legal, valid and binding.

6.2 The Borrower represents and warrants that the Borrower lawfully owns and possesses all presently held Collateral and has good title thereto, free from all security interests, charges, encumbrances, liens and claims, save only the charges or security interests, if any, consented to in writing by the Bank or shown in any Schedule hereto, and the Borrower has good right and lawful authority to grant a security interest in the Collateral as provided by this Security Agreement.

7. COVENANTS OF THE BORROWER

7.1 The Borrower covenants that at all times while this Security Agreement remains in effect the Borrower will:

(a) defend the title to the Collateral for the benefit of the Bank against the claims and demands of all persons;

(b) fully and effectually maintain and keep maintained the Security Interests hereby created valid and effective;

(c) maintain the Collateral in good order and repair;

(d) forthwith pay:

(i) all taxes, assessments, rates, duties, levies, government fees, claims and dues lawfully levied, assessed or imposed upon it or the Collateral when due, unless the Borrower shall in good faith contest its obligations so to pay and shall furnish such security as the Bank may require; and

(ii) all security interests, charges, encumbrances, liens and claims which rank or could in any event rank in priority to any Security Interest created by this Security Agreement;

(e) forthwith pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by the Bank in:

(i) inspecting the Collateral;

(ii) negotiating, preparing, perfecting and registering this Security Agreement and other documents, whether or not relating to this Security Agreement;

(iii) investigating title to the Collateral;

(iv) taking, recovering and keeping possession of the Collateral;

(v) all other actions and proceedings taken in connection with the preservation of the Collateral and the enforcement of this Security Agreement and of any other security interest held by the Bank as security for the Obligations;

(f) at the Bank's request at any time and from time to time execute and deliver such further and other documents and instruments and do all acts and things as the Bank in its absolute discretion requires in order to confirm and perfect, and maintain perfection of, the Security Interests hereby created in favour of the Bank upon any of the Collateral;

(g) notify the Bank promptly of:

(i) any change in the information contained herein relating to the Borrower, its business or the Collateral, including without limitation any change of name or address of the Borrower and any change in the present location of any Collateral;

(ii) the details of any material acquisition of Collateral;

(iii) any material loss or damage to Collateral;

(iv) any material default by any account debtor in payment or other performance of his obligations to the Borrower with respect to any Accounts; and

(v) the return to or repossession by the Borrower of Collateral where such return or repossession of Collateral is material in relation to the business of the Borrower;

(h) prevent Collateral, other than Inventory sold, leased, or otherwise disposed of as permitted hereby, from being or becoming an accession to other property not covered by this Security Agreement;

(i) carry on and conduct its business in a proper and business-like manner, including maintenance of proper books of account and records;

(j) permit the Bank and its representatives, at all reasonable times, access to all its property, assets and undertakings and to all its books of account and records for the purpose of inspection and render all assistance necessary for such inspection;

(k) deliver to the Bank from time to time promptly upon request:

(i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to Collateral;

(ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same;

(iii) all financial statements prepared by or for the Borrower regarding the Borrower's business;

(iv) such information concerning Collateral, the Borrower and the Borrower's business and affairs as the Bank may require; and

(l) observe and perform the additional covenants set out in Schedule B hereto, if any.

7.2 The Borrower covenants that at all times while this Security Agreement remains in effect, without the prior written consent of the Bank, it will not:

(a) declare or pay any dividends;

(b) purchase or redeem any of its shares or otherwise reduce its share capital;

(c) become guarantor of any obligation; or

(d) become an endorser in respect of any obligation or otherwise become liable upon any note or other obligation other than bills of exchange deposited to the bank account of the Borrower.

8. **INSURANCE**

8.1 The Borrower covenants that at all times while this Security Agreement is in effect the Borrower shall:

(a) maintain or cause to be maintained insurance on the Collateral with an insurer, of kinds, for amounts and payable to such person or persons, all as the Bank may require, and in particular maintain insurance on the Collateral to the full insurable value against loss or damage by fire including extended coverage endorsement and in the case of motor vehicles, maintain insurance against theft;

(b) cause the insurance policy or policies required hereunder to be assigned to the Bank and have as part thereof a standard mortgage clause or a mortgage endorsement, as appropriate; and

(c) pay any premium in connection with such insurance, and deliver all such policies to the Bank, if it so requires.

8.2 If proceeds of any insurance required hereunder become payable, the Bank may, in its absolute discretion apply such proceeds to such part or parts of the Obligations as the Bank may see fit or the Bank may release any such insurance proceeds to the Borrower for the purpose of repairing, replacing or rebuilding, but any release of insurance proceeds to the Borrower shall not operate as a payment on account of the Obligations or in any way affect this Security Agreement.

8.3 The Borrower will forthwith, on the happening of loss or damage to the Collateral, notify the Bank thereof and furnish to the Bank at the Borrower's expense any necessary proof and do any necessary act to enable the Bank to obtain payment of the insurance proceeds, but nothing herein contained shall limit the Bank's right to submit to the insurer a proof of loss on its own behalf.

8.4 The Borrower hereby authorizes and directs the insurer under any policy of insurance required hereunder to include the name of the Bank as a loss payee on any cheque or draft which may be issued with respect to a claim under and by virtue of such insurance, and the production by the Bank to any insurer of a certified copy of this Security Agreement shall be its full and complete authority for so doing.

8.5 If the Borrower fails to maintain insurance as required by Clause 8.1, the Bank may, but shall not be obliged to, maintain or effect such insurance coverage, or so much thereof as the Bank considers necessary for its protection.

9. PERFORMANCE OF OBLIGATIONS

If the Borrower fails to perform its obligations hereunder, the Bank may, but shall not be obliged to, perform any or all of such obligations without prejudice to any other rights and remedies of the Bank hereunder, and any payments made and any costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred in connection therewith shall be payable by the Borrower to the Bank forthwith with interest until paid at the highest rate borne by any of the Obligations.

10. RESTRICTIONS ON SALE OR DISPOSAL OF COLLATERAL

10.1 Except as herein provided, without the prior written consent of the Bank the Borrower will not:

(a) sell, lease or otherwise dispose of the Collateral;

(b) release, surrender or abandon possession of the Collateral; or

(c) move or transfer the Collateral from the jurisdictions in which the Security Interests hereby created have been perfected.

10.2 Provided that the Borrower is not in default under this Security Agreement, at any time without the consent of the Bank the Borrower may lease, sell, license, consign or otherwise deal with items of Inventory in the ordinary course of its business and for the purposes of carrying on its business.

11. DEFAULT

11.1 The Borrower shall be in default under this Security Agreement, unless waived by the Bank, in any of the following events:

(a) the Borrower makes default in payment when due of any indebtedness or liability of the Borrower to the Bank; or

(b) the Borrower is in breach of any term, condition, obligation or covenant to the Bank, or any statement, certificate, representation or warranty made by the Borrower to the Bank is or proves to be, at the time it was made or deemed made, untrue, incorrect, incomplete or inaccurate, whether or not contained in this Security Agreement; or

(c) the Borrower declares itself to be insolvent or admits in writing its inability to pay its debts generally as they become due, or makes an assignment for the benefit of its creditors, is declared bankrupt, makes a proposal or otherwise takes advantage of provisions for relief under the *Bankruptcy and Insolvency Act*, the *Companies Creditors' Arrangement Act* or similar legislation in any jurisdiction, or makes an authorized assignment; or

(d) a receiver, receiver and manager or receiver manager of all or any part of the Collateral is appointed; or

(e) an order is made or an effective resolution is passed for winding up the Borrower; or

(f) the Borrower ceases or threatens to cease to carry on all or a substantial part of its business; or

(g) an order of execution against the Collateral or any part thereof remains unsatisfied for a period of 10 days; or

(h) without the prior written consent of the Bank, the Borrower creates or permits to exist any security interest in, charge, encumbrance, lien on or claim against any of the Collateral which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(i) the holder of any other security interest, charge, encumbrance or lien or claim against any of the Collateral does anything to enforce or realize on such security interest, charge, encumbrance, lien or claim; or

(j) the Borrower enters into an amalgamation, a merger or other similar arrangement with any other person or

(k) the Bank in good faith believes and has commercially reasonable grounds to believe that the prospect of payment or performance of any of the Obligations is impaired or that any of the Collateral is or is about to be placed in jeopardy; or

(l) should any event occur or fail to occur which, either singly or in the aggregate, would reasonably be expected to have a material adverse effect (i) on the business, assets, results of operations, prospects or condition (financial or otherwise) of the Borrower, (ii) on the ability of the Borrower to discharge any of its Obligations, or (iii) on the validity or enforceability of the rights, remedies or recourses of the Bank under this Security Agreement or any other documentation relating to the Obligations.

11.2 For the purposes of Section 203 of the *Land Title Act* (British Columbia), the floating charge created by this Security Agreement over Real Property shall become a fixed charge thereon upon the earliest of:

(a) the occurrence of an event described in Clause 11.1 (c), (d), (e) or (f); or

(b) the Bank taking any action pursuant to Clause 12 to enforce and realize on the Security Interests created by this Security Agreement.

12. ENFORCEMENT

12.1 Upon any default under this Security Agreement the Bank may declare any or all of the Obligations to become immediately due and payable and the security hereby constituted will immediately become enforceable. To enforce and realize on the Security Interests created by this Security Agreement the Bank may take any action permitted by law or in equity, as it may deem expedient, and in particular and without limiting the generality of the foregoing, the Bank may do any of the following:

(a) appoint by instrument a receiver, receiver and manager or receiver manager (the person so appointed being hereinafter called the "Receiver") of the Collateral, with or without bond as the Bank may determine, and from time to time in its absolute discretion remove such Receiver and appoint another in its stead;

(b) enter upon any premises of the Borrower and take possession of the Collateral with power to exclude the Borrower, its agents and its servants therefrom, without becoming liable as a mortgage in possession;

(c) preserve, protect and maintain the Collateral and make such replacements thereof and repairs and additions thereto as the Bank may deem advisable;

(d) sell, lease or otherwise dispose of all or any part of the Collateral, whether by public or private sale or lease or otherwise, in such manner, at such price as can be reasonably obtained therefor and on such terms as to credit and with such conditions of sale and stipulations as to title or conveyance or evidence of title or otherwise as to the Bank may seem reasonable, provided that if any sale, lease or other disposition is on credit the Borrower will not be entitled to be credited with the proceeds of such sale, lease or other disposition until the monies therefore are actually received; and

(e) exercise all of the rights and remedies of a secured party under the Act.

12.2 A Receiver appointed pursuant to this Security Agreements shall be the agent of the Borrower and not of the Bank and, to the extent permitted by law or to such lesser extent permitted by its appointment, shall have all the powers of the Bank hereunder, and in addition shall have power to carry on the business of the Borrower and for such purpose from time to time to borrow money either secured or unsecured, and if secured by a security interest on any Collateral, such security interest may rank before or pari passu with or behind any of the Security Interests created by this Security Agreement, and if it does not so specify such security interest shall rank in priority to the Security Interests created by this Security Agreement.

12.3 Subject to the claims, if any, of the creditors of the Borrower ranking in priority to this Security Agreement, all amounts realized from the disposition of Collateral pursuant to this Security Agreement will be applied as the Bank, in its absolute discretion, may direct as follows:

(a) in payment of all costs, charges and expenses (including legal fees and disbursements on a solicitor and his own client basis) incurred by the Bank in connection with or incidental to:

(i) the exercise by the Bank of all or any of the powers granted to it pursuant to this Security Agreement; and

(ii) the appointment of the Receiver and the exercise by the Receiver of all or any of the powers granted to it pursuant to this Security Agreement, including the Receiver's reasonable remuneration and all outgoings properly payable by the Receiver;

(b) in or toward payment to the Bank of all principal and other monies (except interest) due in respect of the Obligations;

(c) in or toward payment to the Bank of all interest remaining unpaid in respect of the Obligations.

Subject to applicable law and the claims, if any, of other creditors of the Borrower, any surplus will be paid to the Borrower.

13. **DEFICIENCY**

If the amounts realized from the disposition of the Collateral are not sufficient to pay the Obligations in full, the Borrower will immediately pay to the Bank the amount of such deficiency.

14. **LIABILITY OF BANK**

The Bank shall not be responsible or liable for any debts contracted by it, for damages to persons or property or for salaries or non-fulfillment of contracts during any period when the Bank shall manage the Collateral upon entry, as herein provided, nor shall the Bank be liable to account as a mortgagee in possession or for anything except actual receipts or be liable for any loss on realization or for any default or omission for which a mortgagee in possession may be liable. The Bank shall not be bound to do, observe or perform or to see to the observance or performance by the Borrower of any obligations or covenants imposed upon the Borrower nor shall the Bank, in the case of securities, instruments or chattel paper, be obliged to preserve rights against other persons, nor shall the Bank be obliged to keep any of the Collateral identifiable. The Borrower hereby waives any applicable provision of law permitted to be waived by it which imposes higher or greater obligations upon the Bank than aforesaid.

15. **APPOINTMENT OF ATTORNEY**

The Borrower hereby irrevocably appoints the Bank or the Receiver, as the case may be, with full power of substitution, to be the attorney of the Borrower for and in the name of the Borrower to sign, endorse or execute under seal or otherwise any deeds, documents, transfers, cheques, instruments, demands, assignments, assurances or consents that the Borrower is obliged to sign, endorse or execute and generally to use the name of the Borrower and to do all things as may be necessary or incidental to the exercise of all or any of the powers conferred on the Bank or the Receiver, as the case may be, pursuant to this Security Agreement.

16. **ACCOUNTS**

Notwithstanding any other provision of this Security Agreement, the Bank may collect, realize, sell or otherwise deal with the Accounts or any part thereof in such manner, upon such terms and conditions and at such time or times, whether before or after default, as may seem to it advisable, and without notice to the Borrower, except in the case of disposition after default and then subject to the provisions of Part V of the Act. All monies or other forms of payment received by the Borrower in payment of any Account will be received and held by the Borrower in trust for the Bank.

17. **APPROPRIATION OF PAYMENTS**

Any and all payments made in respect of the Obligations from time to time and monies realized from any security interests held therefore (including monies collected in accordance with or realized on any enforcement of this Security Agreement) may be applied to such part or parts of the Obligations as the Bank may see fit, and the Bank may at all times and from time to time change any appropriation as the Bank may see fit.

18. **CONSOLIDATION**

In accordance with the *Property Law Act* (British Columbia), the doctrine of consolidation applies to this Security Agreement.

19. **LIABILITY TO ADVANCE**

Except to the extent that the Bank:

(a) by accepting bills of exchange drawn on it by the Borrower, or

(b) by issuing letters of credit or letters of guarantee on the application of the Borrower,

is required to advance monies on the maturity of such bills or pursuant to such letters of credit or letters of guarantee, as the case may be, none of the preparation, execution, perfection and registration of this Security Agreement or the advance of any monies shall bind the Bank to make any advance or loan or further advance

or loan, or renew any note or extend any time for payment of any indebtedness or liability of the Borrower to the Bank.

20. **WAIVER**

The Bank may from time to time and at any time waive in whole or in part any right, benefit or default under any clause of this Security Agreement but any such waiver of any right, benefit or default on any occasion shall be deemed not to be a waiver of any such right, benefit or default thereafter, or of any other right, benefit or default, as the case may be. No waiver shall be effective unless it is in writing.

21. **NOTICE**

Notice may be given to either party by sending it through the post in prepaid mail or delivered to the party for whom it is intended, at the principal address of such party provided herein or at such other address as may be given in writing by such party to the other, and any notice if posted shall be deemed to have been given at the expiration of three business days after posting and if delivered, on delivery.

22. **EXTENSIONS**

The Bank may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges, refrain from perfecting or maintaining perfection of security interests, and otherwise deal with the Borrower, account debtors of the Borrower, sureties and others and with Collateral and other security interests as the Bank may see fit without prejudice to the liability of the Borrower or the Bank's right to hold and realize on the Security Interests created by this Security Agreement.

23. **NO MERGER**

This Security Agreement shall not operate so as to create any merger or discharge of any of the Obligations, or of any assignment , transfer, guarantee, lien, contract, promissory note, bill of exchange or security interest of any form held or which may hereafter be held by the Bank from the Borrower or from any other person whomsoever. The taking of a judgment with respect to any of the Obligations will not operate as a merger of any of the covenants contained in this Security Agreement.

24. **RIGHTS CUMULATIVE**

All rights and remedies of the Bank set out in this Security Agreement, and in any other security agreement held by the Bank from the Borrower or any other person whomsoever to secure payment and performance of the Obligations, are cumulative and no right or remedy contained herein or therein is intended to be exclusive but each is in addition to every other right or remedy contained herein or therein or in any future security agreement, or now or hereafter existing at law, in equity or by statute, or pursuant to any other agreement between the Borrower and the Bank that may be in effect from time to time.

25. **ASSIGNMENT**

The Bank may, without further notice to the Borrower, at any time assign, transfer or grant a security interest in this Security Agreement and the Security Interests created hereby. The Borrower expressly agrees that the assignee, transferee or secured party, as the case may be, shall have all of the Bank's rights and remedies under this Security Agreement and the Borrower will not assert any defense, counterclaim, right of set-off or otherwise any claim which it now has or hereafter acquires against the Bank in any action commenced by such assignee, transferee or secured party, as the case may be, and will pay the Obligations to the assignee, transferee or secured party, as the case may be, as the Obligations become due.

26. **SATISFACTION AND DISCHARGE**

Any partial payment or satisfaction of the Obligations, or any ceasing by the Borrower to be indebted to the Bank shall be deemed not to be a redemption or discharge of this Security Agreement. The Borrower shall be entitled to a release and discharge of this Security Agreement upon full payment and satisfaction of all Obligations, and upon written request by the Borrower and payment to the Bank of a discharge fee to be fixed by the Bank and payment of all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred by the Bank in connection with the Obligations and such release and discharge.

27. **ENUREMENT**

This Security Agreement shall enure to the benefit of the Bank and its successors and assigns, and shall be binding upon the successors and permitted assigns of the Borrower.

28. **INTERPRETATION**

28.1 In this Security Agreement:

(a) "Collateral" has the meaning set out in Clause 1 hereof and any reference to Collateral shall, unless the context otherwise requires, be deemed to be a reference to Collateral as a whole or any part thereof;

(b) "the Act" means the *Personal Property Security Act* (British Columbia) and all regulations thereunder, as amended from time to time.

28.2 Words and expressions used herein that have been defined in the Act shall be interpreted in accordance with their respective meanings given in the Act unless otherwise defined herein or unless the context otherwise requires.

28.3 The invalidity or unenforceability of the whole or any part of any clause of this Security Agreement shall not affect the validity or enforceability of any other clause or the remainder of such clause.

28.4 The headings of the clauses of this Security Agreement have been inserted for reference only and do not define, limit, alter or enlarge the meaning of any provision of this Security Agreement.

28.5 This Security Agreement shall be governed by the laws of British Columbia.

29. **COPY OF AGREEMENT AND FINANCING STATEMENT**

The Borrower hereby:

(a) acknowledges receiving a copy of this Security Agreement; and

(b) waives all rights to receive from the Bank a copy of any financing statement or financing change statement filed, or any verification statement received, at any time in respect of this Security Agreement.

IN WITNESS WHEREOF the Additional Guarantor has executed this Security Agreement this 14th day of September, 2023.

UNIVERSAL RESTORATION SYSTEMS LTD.

By its authorized signatory

SCHEDULE A

1. General Collateral, other than Serial Numbered Goods (insert description of Equipment by item or kind)

   Nil.

2. Serial Numbered Goods

   Nil.

SCHEDULE B

Additional Covenants

NIL.

This is **Exhibit "M"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "Universal Restoration Systems Ltd."

Search Date and Time: August 5, 2026 at 11:03:50 am Pacific time
Account Name: LAWSON LUNDELL
Folio Number: 167322

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PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

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BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 880650L

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 7, 2019 at 1:58:48 pm Pacific time
Current Expiry Date and Time:	November 7, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD

Address

2233ARGENTIA RD STE303 E TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

3675 OPIE CRESCENT PO BOX3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	RAM / 1500 CLASSIC ST	1C6RR7ST9KS672912

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

COLLATERAL CLASSIFICATIONS: CONSUMER GOODS, MOTOR VEHICLE INCL. DATE OF MATURITY - NOFIXED AMOUNT SECURED - 36718

Original Registering Party

ADDISON LEASING OF CANADA LTD

Address

2233ARGENTIA RD STE303 E TOWER
MISSISSAUGA ON
L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	October 22, 2025 at 7:03:33 am Pacific time
Registration Number:	570347R
Registration Life:	1 Year
New Expiration Date and Time:	November 7, 2026 at 11:59:59 pm Pacific time

Registering Party Information

ADDISON LEASING OF CANADA LTD.	**Address** 2233 ARGENTIA RD, SUITE 303, EAST TOWER MISSISSAUGA ON L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 418149M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	August 21, 2020 at 11:08:01 am Pacific time
Current Expiry Date and Time:	August 21, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA RD #303 E TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

3675 OPIE CRESCENT PO BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2020	RAM / PROMASTER 3500	3C6URVJG8LE134127

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

COLLATERAL CLASSIFICATIONS: CONSUMER GOODS MOTOR VEHICLES INCL. AMOUNT SECURED - 34191 DATE OF MATURITY - NOFIXED

Original Registering Party

ADDISON LEASING OF CANADA LTD	**Address** 2233 ARGENTIA RD #303 E TOWER MISSISSAUGA ON L5N 2X7 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	July 9, 2026 at 9:24:24 am Pacific time
Registration Number:	189204S
Registration Life:	1 Year
New Expiration Date and Time:	August 21, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ADDISON LEASING OF CANADA LTD	**Address** 2233 ARGENTIA RD, SUITE 303, EAST TOWER MISSISSAUGA ON L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 518283M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 8, 2020 at 9:40:11 am Pacific time
Current Expiry Date and Time:	October 8, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA RD #303 E TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

3675 OPIE CRESCENT PO BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2020	RAM / PROMASTER 3500	3C6URVJG4LE141124
Motor Vehicle (MV)	2020	RAM / PROMASTER 3500	3C6URVJG6LE141125

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

COLLATERAL CLASSIFICATIONS: CONSUMER GOODS MOTOR VEHICLES INCL. AMOUNT SECURED - 68382 DATE OF MATURITY - NOFIXED

Original Registering Party

ADDISON LEASING OF CANADA LTD	**Address** 2233 ARGENTIA RD #303 E TOWER MISSISSAUGA ON L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 850302N

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	July 11, 2022 at 8:25:18 am Pacific time
Current Expiry Date and Time:	July 11, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ENTERPRISE FLEET MANAGEMENT CANADA, INC

Address

13160 88 AVE
SURREY BC
V3W 3K3 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRES
PRINCE GEORGE BC
V2N 1B9 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2022	CHEVROLET / SILVERADO	2GC4YLE73N1228572

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ENTERPRISE FLEET MANAGEMENT, INC	**Address** 9315 OLIVE BLVD ST. LOUIS MO 63132 United States of America

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	July 10, 2026 at 9:03:50 am Pacific time
Registration Number:	191582S
Registration Life:	1 Year
New Expiration Date and Time:	July 11, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ENTERPRISE FLEET MANAGEMENT, INC	**Address** 2281 BALL DRIVE ST. LOUIS MO 63146 United States of America

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 383886P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	February 28, 2023 at 12:21:52 pm Pacific time
Current Expiry Date and Time:	February 28, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303 EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

3675 OPIE CRES P.O. BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	CHEVROLET / SILVERADO 3500H	1GC4KYCG5JF192663

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

AMOUNT SECURED: 15378

Original Registering Party

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303 EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

RENEWAL

Registration Date and Time:	January 16, 2026 at 8:53:30 am Pacific time
Registration Number:	731446R
Registration Life:	1 Year
New Expiration Date and Time:	February 28, 2027 at 11:59:59 pm Pacific time

Registering Party Information

ADDISON LEASING OF CANADA LTD.	**Address** 2233 ARGENTIA RD, SUITE 303, EAST TOWER MISSISSAUGA ON L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 722870P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	August 11, 2023 at 3:05:00 pm Pacific time
Current Expiry Date and Time:	August 11, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303 EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

3675 OPIE CRESCENT P.O. BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	RAM / PROMASTER 3500	3C6URVHG4KE538451

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

Amount Secured 35299

Original Registering Party

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303 EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 724521P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	August 14, 2023 at 8:45:41 am Pacific time
Current Expiry Date and Time:	August 14, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ENTERPRISE FLEET MANAGEMENT CANADA, INC.

Address

13160 88 AVE
SURREY BC
V3W 3K3 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRES
PRINCE GEORGE BC
V2N 1B9 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2023	FORD / ESCAPE	1FMCU9MZ3PUA56270

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ENTERPRISE FLEET MANAGEMENT, INC	**Address** 2281 BALL DRIVE ST. LOUIS MO 63146 United States of America

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 750079P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	August 25, 2023 at 12:06:43 pm Pacific time
Current Expiry Date and Time:	August 25, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

UNIVERSAL RESTORATION SYSTEMS LTD.	**Address** 3675 OPIE CRES PRINCE GEORGE BC V2N 1B9 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.	**Address** 3675 OPIE CRES PRINCE GEORGE BC V2N 1B9 Canada

Vehicle Collateral

None

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

MONEYS OR AMOUNTS THAT MAY FROM TIME TO TIME BE ON DEPOSIT IN THE NAME OF DEBTOR WITH OR OWED TO DEBTOR BY SECURED PARTY, ROYAL BANK MORTGAGE CORPORATION, THE ROYAL TRUST COMPANY OR ROYAL TRUST CORPORATION OF CANADA OR ANY TWO OR MORE OF THEM, AND IN THE DEBTOR'S RIGHTS IN THOSE MONEYS OR THOSE AMOUNTS. PROCEEDS: ALL PROCEEDS INCLUDING, WITHOUT LIMITATION, GOODS (INCLUDING INVENTORY AND EQUIPMENT (EQUIPMENT INCLUDES, WITHOUT LIMITATION, MACHINERY, TOOLS, APPARATUS, PLANT, FURNITURE, FIXTURES, AIRCRAFT AND VEHICLES OF WHATSOEVER NATURE AND KIND) BUT EXCLUDING CONSUMER GOODS), MONEY, CHATTEL PAPER, DOCUMENTS OF TITLE, INSTRUMENTS AND SECURITIES.

Original Registering Party

D + H LIMITED PARTNERSHIP

Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR
MISSISSAUGA ON
L4Z 1H8 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 784141P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	September 12, 2023 at 4:22:28 pm Pacific time
Current Expiry Date and Time:	September 12, 2028 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD STREET, 6TH FLOOR
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

885 WEST GEORGIA STREET, #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

All of the Debtor's present and after-acquired personal property and an uncrystallized floating charge on land.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 814335P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	September 27, 2023 at 9:03:09 am Pacific time
Current Expiry Date and Time:	September 27, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ENTERPRISE FLEET MANAGEMENT CANADA, INC.

Address

13160 88 AVE
SURREY BC
V3W 3K3 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRES
PRINCE GEORGE BC
V2N 1B9 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2023	RAM / PROMASTER	3C6MRVHG4PE570744

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ENTERPRISE FLEET MANAGEMENT, INC	**Address** 2281 BALL DRIVE ST. LOUIS MO 63146 United States of America

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 932497P

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 27, 2023 at 9:20:44 am Pacific time
Current Expiry Date and Time:	November 27, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ENTERPRISE FLEET MANAGEMENT CANADA, INC.

Address

13160 88 AVE
SURREY BC
V3W 3K3 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRESCENT
PRINCE GEORGE BC
V2N 1B9 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2023	FORD / F-250	1FT7X2BA5PED80543

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ENTERPRISE FLEET MANAGEMENT, INC

Address

2281 BALL DRIVE
ST. LOUIS MO
63146 United States of America

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 848145Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	December 27, 2024 at 6:52:30 am Pacific time
Current Expiry Date and Time:	December 27, 2029 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

PO BOX 3038 STN B
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2024	FORD / TRANSIT-250 CA	1FTBR2C81RKB22038

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 124559R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	March 25, 2025 at 7:21:43 am Pacific time
Current Expiry Date and Time:	March 25, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD.

Address

2233 ARGENTIA RD, SUITE 303
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRESCENT P.O. BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2015	RAM / PROMASTER	ZFBERFCT9F6A43297

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ADDISON LEASING OF CANADA

Address

2233 ARGENTIA ROAD, SUITE 303
MISSISSAUGA ON
L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 531930R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 1, 2025 at 7:35:41 am Pacific time
Current Expiry Date and Time:	October 1, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD.

Address

2233 ARGENTIA RD, SUITE 303, EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRESCENT P.BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	RAM / 1500 CLASSIC ST	1C6RR7ST5KS519783
Motor Vehicle (MV)	2018	RAM / PROMASTER	ZFBERFDB1J6L45839

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

None.

Original Registering Party

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303
MISSISSAUGA ON
L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 531996R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 1, 2025 at 8:08:05 am Pacific time
Current Expiry Date and Time:	October 1, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD.

Address

2233 ARGENTIA RD, SUITE 303, EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRESCENT P.BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	RAM / 1500 CLASSIC ST	1C6RR7ST7KS519784

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303
MISSISSAUGA ON
L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 532000R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 1, 2025 at 8:09:29 am Pacific time
Current Expiry Date and Time:	October 1, 2026 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ADDISON LEASING OF CANADA LTD.

Address

2233 ARGENTIA RD, SUITE 303, EAST TOWER
MISSISSAUGA ON
L5N 2X7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRESCENT P.BOX 3038
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2018	RAM / 1500 CLASSIC ST	1C6RR7KG6JS290306

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ADDISON LEASING OF CANADA LTD

Address

2233 ARGENTIA ROAD SUITE 303
MISSISSAUGA ON
L5N 2X7 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 565228R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	October 20, 2025 at 8:42:02 am Pacific time
Current Expiry Date and Time:	October 20, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

PO BOX 3038 STN B
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2025	FORD / TRANSIT-250 CA	1FTBR1C82SKA39153

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 704158R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	December 31, 2025 at 8:39:14 am Pacific time
Current Expiry Date and Time:	December 31, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST
6TH FLOOR
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

2230-885 W GEORGIA ST
#1020
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:03:01 pm Pacific time
Registration Number: 812982R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:14:16 pm Pacific time
Registration Number: 716243R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 952601R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	May 6, 2026 at 7:52:24 am Pacific time
Current Expiry Date and Time:	May 6, 2027 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

ENTERPRISE FLEET MANAGEMENT CANADA, INC.

Address

13160 88 AVE
SURREY BC
V3W 3K3 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

3675 OPIE CRES
PRINCE GEORGE BC
V2N 1B9 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2019	RAM / PROMASTER	3C6URVHG1KE566286

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

ENTERPRISE FLEET MANAGEMENT, INC

Address

2281 BALL DRIVE
ST. LOUIS MO
63146 United States of America

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 130170S

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	June 10, 2026 at 9:02:47 am Pacific time
Current Expiry Date and Time:	June 10, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:50 am Pacific time)

Secured Party Information

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD

Address

PO BOX 3038 STN B
PRINCE GEORGE BC
V2N 4T8 Canada

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2026	FORD / TRANSIT-250 CA	1FTBR2CGXTKA47533

General Collateral

None.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

FOSS NATIONAL LEASING LTD.

Address

801-125 COMMERCE VALLEY DR. W.
MARKHAM ON
L3T 7W4 Canada

This is **Exhibit "N"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

Guarantee for Indebtedness of an Incorporated Company

To BANK OF MONTREAL:

IN CONSIDERATION of Bank of Montreal ((together with BMO Bank N.A. and Bank of Montreal's other affiliates and their respective successors who are owed any present or future debts, liabilities or obligations by the Customer, collectively, the "Bank") dealing with **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** (including its general partner **CANSTAR RESTORATIONS GP INC.**, the "Customer"), the undersigned hereby jointly and severally (solidarily in the Province of Quebec) guarantees payment to the Bank of all present and future debts and liabilities in any currency, direct, indirect, contingent or otherwise, matured or not, including interest thereon, now or at any time, due or owing to the Bank from or by the Customer or by any successor of the Customer, whether arising from dealings between the Bank and the Customer or from other dealings or proceedings by which the Bank may be or become in any manner whatever a creditor of the Customer, wherever incurred and whether incurred by the Customer as principal or surety, alone or jointly with any other person, or otherwise howsoever. Notwithstanding anything else to the contrary and to the extend legally permitted, this guarantee is granted to and held by the Bank as agent for itself, BMO Bank N.A. and the Bank's other affiliates and their respective successors who are owed any present or future debts, liabilities and obligations by the Customer, it being agreed by the undersigned that all such present and future debts, liabilities and obligations owed to Bank of Montreal and any of its affiliates are guaranteed by this agreement (subject only to any limitation in the immediately following sentence). The liability of the undersigned (or each undersigned, if more one), under this Guarantee, is unlimited plus interest thereon at a rate of **FIVE (5.0%)** per cent per annum above the Bank's prime interest rate in effect from time to time, from and including the date of demand until payment, and legal or other costs, charges and expenses. The liability of the undersigned to make payment under this Guarantee shall arise immediately after demand for payment under this Guarantee has been made in writing by the Bank on the undersigned or any one of them, if more than one. The term "prime interest rate" means the floating annual rate of interest established from time to time by the Bank as the base rate it uses to determine rates of interest on Canadian dollar loans to customers in Canada and designated as Prime Rate.

IT IS AGREED that no change in the name, objects, capital stock, ownership, control or constitution of the Customer shall in any way affect the liability of the undersigned with respect to transactions occurring either before or after any such change. If the Customer amalgamates with one or more other corporations this Guarantee shall continue and apply to all debts and liabilities owing to the Bank by the corporation continuing from the amalgamation . The Bank shall not be required to inquire into or confirm the powers of the Customer or any of its directors or other agents acting or purporting to act on its behalf, and all amounts, liabilities, advances, renewals and credits in fact incurred, borrowed or obtained from the Bank shall be deemed to form part of the debts and liabilities hereby guaranteed, notwithstanding whether incurring such debts or liabilities exceeded the powers of the Customer or of its directors or agents, or was in any way irregular, defective or improper.

IT IS FURTHER AGREED that the undersigned shall be liable to the Bank in respect of all debts and liabilities, subject to the limitation, if any, set forth in the first paragraph of this Guarantee, stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, notwithstanding whether any such agreement or any provision thereof is invalid, void, illegal, or unenforceable and notwithstanding whether such agreement was properly completed, entered into or authorized . Subject to the limitation, if any, set forth in the first paragraph of this Guarantee, the undersigned shall indemnify and save the Bank harmless from any losses which may arise by virtue of any debts and liabilities stated to be owing to the Bank by the Customer under any agreement entered into by the Customer with respect to such debts and liabilities, or any other agreement relating to any of the foregoing, being or becoming for any reason whatsoever in whole or in part (a) void, voidable, null, *ultra vires,* illegal, invalid, ineffective or otherwise unenforceable in accordance with its terms, or (b) released or discharged by operation of law (all of the foregoing being an "Indemnifiable Circumstance"). For greater certainty, the losses shall include the amount of all debts and liabilities owing to the Bank by the Customer which would have been payable by the Customer but for the Indemnifiable Circumstance. Nothing set out herein shall be interpreted as requiring any debts or liabilities which are hereby guaranteed to be documented by written agreement between the Bank and the Customer.

IT IS FURTHER AGREED that the Bank, without the consent of the undersigned and without exonerating in whole or in part the undersigned, may grant time, renewals, extensions, indulgences, releases and discharges to, may abstain from taking, perfecting or realizing upon security from, may release security to, may accept compositions from, and may otherwise change the terms of any of the debts and liabilities hereby guaranteed and otherwise deal with, the Customer and all other persons (including any other undersigned and any other guarantor) and security, as the Bank may see fit. No loss or diminution of any security received by the Bank from the Customer or others, whether the loss or diminution is due to the fault of the Bank or otherwise, shall in any way limit or lessen the liability of the undersigned under this Guarantee. All dividends, compositions, and amounts received by the Bank from the Customer or from any other person or estate capable of being applied by the Bank in reduction of the debts and liabilities hereby guaranteed, shall be regarded for all purposes as payments in gross, and the Bank shall be entitled to prove against the estate of the Customer upon any insolvency or winding-up in respect of the whole of said debts and liabilities, and the undersigned shall have no right to be subrogated to the Bank in respect of any such proof until the Bank has received from such estate payment in full of its claim with interest.

AND IT IS FURTHER AGREED that this shall be a continuing guarantee, and shall guarantee any ultimate balance owing to the Bank, including all costs, charges and expenses which the Bank may incur in enforcing or obtaining payment of amounts due to the Bank from the Customer either alone or in conjunction with any other person or otherwise howsoever, or attempting to do so. The Bank shall not be obliged to seek recourse against the Customer or any other person or realize upon any security it may hold before being entitled to payment from the undersigned of all debts and liabilities hereby guaranteed. The undersigned hereby renounces the benefits of discussion and division. The undersigned renounces claiming or setting up against the Bank any right which such undersigned may have to be subrogated in any of the rights, hypothecs, privileges and other security held from time to time by the Bank. The undersigned may terminate the further liability of such terminating party under this continuing Guarantee by providing ninety days' prior written notice to be given to the Bank. The liability of such terminating party shall continue under this Guarantee during such 90-day period, notwithstanding the death or insanity of such terminating party. After the expiry of such 90-day period, the terminating party shall be released from this Guarantee with respect to debts and liabilities arising after the expiry of such 90-day period but shall remain liable under this Guarantee in respect of all debts and liabilities owing to the Bank prior to the expiry of such 90-day period and also in respect of any contingent or future liabilities incurred to or by the Bank on or before such date which mature thereafter. Termination by the undersigned or the executors, liquidators, administrators or legal representatives of such undersigned shall not terminate the liability hereunder of any other undersigned. If after such termination any payment from the Customer must be returned to the Customer, or any successor or representative of the Customer, for any reason (including the designation of such payment as a mistake or as a preference following the bankruptcy of the Customer), then this Guarantee shall continue after the termination as if such payment had not been made. A written statement from any manager or acting manager of the Bank purporting to show the amount at any particular time due and payable to the Bank,

and guaranteed by this Guarantee, shall be conclusive evidence as against the undersigned that such amount is at such time so due and payable to the Bank and is guaranteed hereby. Each of the executors, liquidators , administrators and legal representatives of the undersigned shall immediately give notice in writing to the Bank of the death of such undersigned.

Insert name of Canadian Province in which Customer's account with the Bank is kept at the time Guarantee is given

THIS CONTRACT shall be construed in accordance with the laws of the Province of **British Columbia** and for the purpose of legal proceedings this contract shall be deemed to have been made in the said province and to be performed there, and the courts of that province shall have non-exclusive jurisdiction over all disputes which may arise under this contract, provided always that nothing herein contained shall prevent the Bank from proceeding at its election against the undersigned in the courts of any other province or country.

IF ANY PROVISION of this Guarantee is determined to be unenforceable, prohibited, invalid or illegal, it shall be severed from this Guarantee solely to the extent of such unenforceability, prohibition, invalidity or illegality and the remainder of such provision and the remainder of this Guarantee shall be unaffected thereby. The liability of the undersigned under this Guarantee shall not be terminated if this Guarantee is held to be unenforceable against any other undersigned.

ALL DEBTS AND LIABILITIES present and future of the Customer to the undersigned are hereby assigned (to the extent permitted by applicable law) to the Bank and postponed to the debts and liabilities of the Customer to the Bank and all such amounts paid to the undersigned or its assigns shall be received on behalf of and in trust for the Bank and shall immediately be paid over to the Bank.

THE UNDERSIGNED acknowledges that this Guarantee has been delivered free of any conditions and that no representations have been made to the undersigned affecting the liability of the undersigned under this Guarantee save as may be specifically embodied herein and agrees that this Guarantee is in addition to and not in substitution for any other guarantees now or subsequently held by the Bank.

THE UNDERSIGNED represents and warrants that (i) it fully understands the provisions of this Guarantee and its obligations hereunder; (ii) it has been afforded the opportunity to engage independent legal counsel, at its own expense, to explain the provisions of this Guarantee and its obligations hereunder; and (iii) it has either engaged legal counsel in connection with its execution of this Guarantee or has decided, at its sole discretion, not to do so.

THE UNDERSIGNED agrees, without limitation of the rights of the Bank under applicable law, that the Bank may apply any amounts owing to, or sum standing to the credit of, the undersigned with any office, branch, subsidiary or affiliate of the Bank to the payment when due of any amount owing by the undersigned hereunder. For this purpose, the Bank may convert any such amount or sum into the currency of the amount owing hereunder at a rate of exchange at which the Bank could purchase the relevant currency on the relevant date acting in good faith.

THIS GUARANTEE shall remain in effect notwithstanding any change in the circumstances having led the undersigned to execute this Guarantee and notwithstanding the termination of or a change in the office or duties of such undersigned or in any relationship between such undersigned and the Customer.

THE UNDERSIGNED acknowledges and agrees that the Bank may make a claim or demand payment hereunder notwithstanding any limitation period regarding such claim or demand set forth in the *Limitations Act, 2002* (Ontario) or under any other applicable law with similar effect and, to the maximum extent permitted by applicable law, any limitations periods set forth in such act or applicable law are hereby explicitly excluded or, if excluding such limitations periods is not permitted by such act or applicable law, are hereby extended to the maximum limitation period permitted by such act or applicable law. For greater certainty, the undersigned acknowledges and agrees that this Guarantee is a "business agreement" as defined under Section 22 of the *Limitations Act, 2002* (Ontario).

IN THIS GUARANTEE, unless the context otherwise requires, references to the undersigned shall be interpreted as referring to each of the undersigned if there is more than one undersigned and, for the avoidance of doubt, references to the Bank and obligations owed to the Bank by the Customer shall be interpreted as referring to Bank of Montreal, BMO Bank N.A. and Bank of Montreal's other affiliates and their successors and obligations owing to any of them by the Customer.

This clause applies to the Province of Quebec only

It is the express wish of the parties hereto that this agreement and any related documents be drawn up and executed in English. Les parties conviennent que la présente convention et tous les documents s'y rattachant soient rédigés et signés en anglais.

[signature page follows]

DATED as of May 2, 2024.

L.U.N.A RESTORATIONS INC.
by its authorized signatory:

DocuSigned by:

22D80E0503E94C3...

Any director or officer

® Registered trade-marks of Bank of Montreal

This is **Exhibit "O"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

British Columbia – P.P.S.A.
General Security Agreement with Floating Charge
(For Corporations Only)

THIS SECURITY AGREEMENT is made the 2nd day of May, 2024.

BETWEEN:

L.U.N.A RESTORATIONS INC.,
a British Columbia company (No. BC 1478953),
having its chief executive office at SUITE 1020 - 885 WEST GEORGIA STREET, V6C 3E8
Vancouver, British Columbia, Canada;

(the "**Grantor**")

AND:

BANK OF MONTREAL, a Chartered Bank of Canada with head office in Montreal, Quebec, and having a branch office at 595 Burrard Street – 6th Floor, Vancouver, British Columbia, V7X 1L7

(together with BMO Bank N.A. and Bank of Montreal's other affiliates and their respective successors who are owed any present or future debts, liabilities or obligations by the Borrower, collectively the "Bank")

1. **SECURITY INTEREST**

1.1 For consideration the Borrower does hereby:

(a) mortgage and charge as and by way of a fixed and specific charge, and assign and transfer to the Bank, and grant to the Bank a security interest in, all the Borrower's right, title and interest in and to all its presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom including:

(i) all equipment, including, without limiting the generality of the foregoing, machinery, tools, fixtures, furniture, furnishings, chattels, motor vehicles and other tangible personal property that is not Inventory, and all parts, components, attachments, accessories, accessions, replacements, substitutions, additions and improvements to any of the foregoing (all of which is hereinafter collectively called the "Equipment");

(ii) all inventory, including, without limiting the generality of the foregoing, goods acquired or held for sale or lease or furnished or to be furnished under contracts of rental or service, all raw materials, work in process, finished goods, returned goods, repossessed goods, and all packaging materials, supplies and containers relating to or used or consumed in connection with any of the foregoing (all of which is hereinafter collectively called the "Inventory");

(iii) all debts, accounts, claims, demands, monies and choses in action which now are, or which may at anytime hereafter be, due or owing to or owned by the Borrower and all books, records, documents, papers and electronically recorded data recording, evidencing or relating to the said debts, accounts, claims, demands, monies and choses in action or any part thereof (all of which is hereinafter collectively called the "Accounts");

(iv) all documents of title, chattel paper, instruments, securities and money, and all other goods of the Borrower that are not Equipment, Inventory or Accounts;

(v) all contractual rights, licenses, goodwill, patents, trademarks, trade names, copyrights and other intellectual property of the Borrower, all other choses in action of the Borrower of every kind which now are, or which may at any time hereafter be, due or owing to or owned by the Borrower, and all other intangible property of the Borrower which is not Accounts, chattel paper, instruments, documents of title, securities or money; and

(vi) without limiting the generality of the foregoing, the personal property, if any, described in Schedule A hereto; and

(b) charge as and by way of a floating charge, and grant to the Bank and its affiliates a security interest in and to:

(i) all the Borrower's right, title and interest in and to all its presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures (all which is hereinafter collectively called the "Real Property"); and

(ii) all assets and undertakings of the Borrower, of whatsoever nature or kind and wheresoever situate, and all proceeds thereof and therefrom, other than such of its assets and undertakings as are otherwise validly and effectively subject to the charges and security interests in favour of the Bank created pursuant to this Clause 1.1.

1.2 The charges, assignments and transfers and security interests created pursuant to Clause 1.1 are hereinafter collectively called the "Security Interests" and the property subject to the Security Interests and all property, assets and undertakings, expressed to be charged, assigned or transferred or secured by any instruments supplemental hereto or in implementation hereof are hereinafter collectively called the "Collateral".

2. **EXCEPTIONS**

2.1 The last 10 days of the term created by any lease or agreement therefore are hereby excepted out of any charge or security interest created by this Security Agreement but the Borrower shall stand possessed of the reversion thereby remaining upon trust to assign and dispose thereof to any third party as the Bank shall direct.

3. **ATTACHMENT**

The Borrower acknowledges that the Security Interests hereby created attach upon the execution of this Security Agreement (or in the case of any after acquired property, upon the date of acquisition thereof), that value has been given, and that the Borrower has (or in the case of any after acquired property, will have upon the date of acquisition) rights in the Collateral.

4. **PROHIBITIONS**

Without the prior written consent of the Bank the Borrower shall not have power to:

(a) create or permit to exist any security interest in, charge, encumbrance or lien over, or claim against any of its property, assets, or undertakings which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(b) grant, sell, or otherwise assign its chattel paper.

5. **OBLIGATIONS SECURED**

This Security Agreement and the Security Interests hereby created are in addition to and not in substitution for any other security interest now or hereafter held by the Bank from the Borrower or from any other person whomsoever and shall be general and continuing security for the payment of all indebtedness and liability of the Borrower to the Bank, BMO Bank N.A. and the Bank's other affiliates and their respective successors (including interest thereon), present and future, absolute or contingent, joint or several, direct or indirect, matured or not, extended or renewed, wheresoever and howsoever incurred, and any ultimate balance thereof, including all advances on current or running account, future advances and re-advances, and for the performance of all obligations of the Borrower to the Bank, whether or not contained in this Security Agreement (all of which indebtedness, liability and obligations are hereinafter collectively called the "Obligations"). Notwithstanding anything else to the contrary and to the extend legally permitted, the security interests granted by this Security Agreement shall be given to and held by the Bank as agent for itself, BMO Bank N.A. and the Bank's other affiliates and their respective successors as continuing *pari passu* collateral security for all present and future debts, liabilities and obligations owed by the Borrower to any of them.

6. **REPRESENTATIONS AND WARRANTIES**

6.1 The Borrower represents and warrants that this Security Agreement is granted in accordance with resolutions of the directors (and of the shareholders as applicable) of the Borrower or, if the Borrower is a partnership, of the partners, of the Borrower, and all other matters and things have been done and performed so as to authorize and make the execution and delivery of this Security Agreement, and the performance of the Borrower's obligations hereunder, legal, valid and binding.

6.2 The Borrower represents and warrants that the Borrower lawfully owns and possesses all presently held Collateral and has good title thereto, free from all security interests, charges, encumbrances, liens and claims, save only the charges or security interests, if any, consented to in writing by the Bank or shown in any Schedule hereto, and the Borrower has good right and lawful authority to grant a security interest in the Collateral as provided by this Security Agreement.

7. **COVENANTS OF THE BORROWER**

7.1 The Borrower covenants that at all times while this Security Agreement remains in effect the Borrower will:

(a) defend the title to the Collateral for the benefit of the Bank against the claims and demands of all persons;

(b) fully and effectually maintain and keep maintained the Security Interests hereby created valid and effective;

(c) maintain the Collateral in good order and repair;

(d) forthwith pay:

(i) all taxes, assessments, rates, duties, levies, government fees, claims and dues lawfully levied, assessed or imposed upon it or the Collateral when due, unless the Borrower shall in good faith contest its obligations so to pay and shall furnish such security as the Bank may require; and

(ii) all security interests, charges, encumbrances, liens and claims which rank or could in any event rank in priority to any Security Interest created by this Security Agreement;

(e) forthwith pay all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) which may be incurred by the Bank in:

(i) inspecting the Collateral;

(ii) negotiating, preparing, perfecting and registering this Security Agreement and other documents, whether or not relating to this Security Agreement;

(iii) investigating title to the Collateral;

(iv) taking, recovering and keeping possession of the Collateral;

(v) all other actions and proceedings taken in connection with the preservation of the Collateral and the enforcement of this Security Agreement and of any other security interest held by the Bank as security for the Obligations;

(f) at the Bank's request at any time and from time to time execute and deliver such further and other documents and instruments and do all acts and things as the Bank in its absolute discretion requires in order to confirm and perfect, and maintain perfection of, the Security Interests hereby created in favour of the Bank upon any of the Collateral;

(g) notify the Bank promptly of:

(i) any change in the information contained herein relating to the Borrower, its business or the Collateral, including without limitation any change of name or address of the Borrower and any change in the present location of any Collateral;

(ii) the details of any material acquisition of Collateral;

(iii) any material loss or damage to Collateral;

(iv) any material default by any account debtor in payment or other performance of his obligations to the Borrower with respect to any Accounts; and

(v) the return to or repossession by the Borrower of Collateral where such return or repossession of Collateral is material in relation to the business of the Borrower;

(h) prevent Collateral, other than Inventory sold, leased, or otherwise disposed of as permitted hereby, from being or becoming an accession to other property not covered by this Security Agreement;

(i) carry on and conduct its business in a proper and business-like manner, including maintenance of proper books of account and records;

(j) permit the Bank and its representatives, at all reasonable times, access to all its property, assets and undertakings and to all its books of account and records for the purpose of inspection and render all assistance necessary for such inspection;

(k) deliver to the Bank from time to time promptly upon request:

(i) any documents of title, instruments, securities and chattel paper constituting, representing or relating to Collateral;

(ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same;

(iii) all financial statements prepared by or for the Borrower regarding the Borrower's business;

(iv) such information concerning Collateral, the Borrower and the Borrower's business and affairs as the Bank may require; and

(l) observe and perform the additional covenants set out in Schedule B hereto, if any.

7.2 The Borrower covenants that at all times while this Security Agreement remains in effect, without the prior written consent of the Bank, it will not:

(a) declare or pay any dividends;

(b) purchase or redeem any of its shares or otherwise reduce its share capital;

(c) become guarantor of any obligation; or

(d) become an endorser in respect of any obligation or otherwise become liable upon any note or other obligation other than bills of exchange deposited to the bank account of the Borrower.

8. **INSURANCE**

8.1 The Borrower covenants that at all times while this Security Agreement is in effect the Borrower shall:

(a) maintain or cause to be maintained insurance on the Collateral with an insurer, of kinds, for amounts and payable to such person or persons, all as the Bank may require, and in particular maintain insurance on the Collateral to the full insurable value against loss or damage by fire including extended coverage endorsement and in the case of motor vehicles, maintain insurance against theft;

(b) cause the insurance policy or policies required hereunder to be assigned to the Bank and have as part thereof a standard mortgage clause or a mortgage endorsement, as appropriate; and

(c) pay any premium in connection with such insurance, and deliver all such policies to the Bank, if it so requires.

8.2 If proceeds of any insurance required hereunder become payable, the Bank may, in its absolute discretion apply such proceeds to such part or parts of the Obligations as the Bank may see fit or the Bank may release any such insurance proceeds to the Borrower for the purpose of repairing, replacing or rebuilding, but any release of insurance proceeds to the Borrower shall not operate as a payment on account of the Obligations or in any way affect this Security Agreement.

8.3 The Borrower will forthwith, on the happening of loss or damage to the Collateral, notify the Bank thereof and furnish to the Bank at the Borrower's expense any necessary proof and do any necessary act to enable the Bank to obtain payment of the insurance proceeds, but nothing herein contained shall limit the Bank's right to submit to the insurer a proof of loss on its own behalf.

8.4 The Borrower hereby authorizes and directs the insurer under any policy of insurance required hereunder to include the name of the Bank as a loss payee on any cheque or draft which may be issued with respect to a claim under and by virtue of such insurance, and the production by the Bank to any insurer of a certified copy of this Security Agreement shall be its full and complete authority for so doing.

8.5 If the Borrower fails to maintain insurance as required by Clause 8.1, the Bank may, but shall not be obliged to, maintain or effect such insurance coverage, or so much thereof as the Bank considers necessary for its protection.

9. **PERFORMANCE OF OBLIGATIONS**

If the Borrower fails to perform its obligations hereunder, the Bank may, but shall not be obliged to, perform any or all of such obligations without prejudice to any other rights and remedies of the Bank hereunder, and any payments made and any costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred in connection therewith shall be payable by the Borrower to the Bank forthwith with interest until paid at the highest rate borne by any of the Obligations.

10. **RESTRICTIONS ON SALE OR DISPOSAL OF COLLATERAL**

10.1 Except as herein provided, without the prior written consent of the Bank the Borrower will not:

(a) sell, lease or otherwise dispose of the Collateral;

(b) release, surrender or abandon possession of the Collateral; or

(c) move or transfer the Collateral from the jurisdictions in which the Security Interests hereby created have been perfected.

10.2 Provided that the Borrower is not in default under this Security Agreement, at any time without the consent of the Bank the Borrower may lease, sell, license, consign or otherwise deal with items of Inventory in the ordinary course of its business and for the purposes of carrying on its business.

11. **DEFAULT**

11.1 The Borrower shall be in default under this Security Agreement, unless waived by the Bank, in any of the following events:

(a) the Borrower makes default in payment when due of any indebtedness or liability of the Borrower to the Bank; or

(b) the Borrower is in breach of any term, condition, obligation or covenant to the Bank, or any statement, certificate, representation or warranty made by the Borrower to the Bank is or proves to be, at the time it was made or deemed made, untrue, incorrect, incomplete or inaccurate, whether or not contained in this Security Agreement; or

(c) the Borrower declares itself to be insolvent or admits in writing its inability to pay its debts generally as they become due, or makes an assignment for the benefit of its creditors, is declared bankrupt, makes a proposal or otherwise takes advantage of provisions for relief under the *Bankruptcy and Insolvency Act*, the *Companies Creditors' Arrangement Act* or similar legislation in any jurisdiction, or makes an authorized assignment; or

(d) a receiver, receiver and manager or receiver manager of all or any part of the Collateral is appointed; or

(e) an order is made or an effective resolution is passed for winding up the Borrower; or

(f) the Borrower ceases or threatens to cease to carry on all or a substantial part of its business; or

(g) an order of execution against the Collateral or any part thereof remains unsatisfied for a period of 10 days; or

(h) without the prior written consent of the Bank, the Borrower creates or permits to exist any security interest in, charge, encumbrance, lien on or claim against any of the Collateral which ranks or could in any event rank in priority to or pari passu with any of the Security Interests created by this Security Agreement; or

(i) the holder of any other security interest, charge, encumbrance or lien or claim against any of the Collateral does anything to enforce or realize on such security interest, charge, encumbrance, lien or claim; or

(j) the Borrower enters into an amalgamation, a merger or other similar arrangement with any other person or

(k) the Bank in good faith believes and has commercially reasonable grounds to believe that the prospect of payment or performance of any of the Obligations is impaired or that any of the Collateral is or is about to be placed in jeopardy; or

(l) should any event occur or fail to occur which, either singly or in the aggregate, would reasonably be expected to have a material adverse effect (i) on the business, assets, results of operations, prospects or condition (financial or otherwise) of the Borrower, (ii) on the ability of the Borrower to discharge any of its Obligations, or (iii) on the validity or enforceability of the rights, remedies or recourses of the Bank under this Security Agreement or any other documentation relating to the Obligations.

11.2 For the purposes of Section 203 of the *Land Title Act* (British Columbia), the floating charge created by this Security Agreement over Real Property shall become a fixed charge thereon upon the earliest of:

(a) the occurrence of an event described in Clause 11.1 (c), (d), (e) or (f); or

(b) the Bank taking any action pursuant to Clause 12 to enforce and realize on the Security Interests created by this Security Agreement.

12. ENFORCEMENT

12.1 Upon any default under this Security Agreement the Bank may declare any or all of the Obligations to become immediately due and payable and the security hereby constituted will immediately become enforceable. To enforce and realize on the Security Interests created by this Security Agreement the Bank may take any action permitted by law or in equity, as it may deem expedient, and in particular and without limiting the generality of the foregoing, the Bank may do any of the following:

(a) appoint by instrument a receiver, receiver and manager or receiver manager (the person so appointed being hereinafter called the "Receiver") of the Collateral, with or without bond as the Bank may determine, and from time to time in its absolute discretion remove such Receiver and appoint another in its stead;

(b) enter upon any premises of the Borrower and take possession of the Collateral with power to exclude the Borrower, its agents and its servants therefrom, without becoming liable as a mortgage in possession;

(c) preserve, protect and maintain the Collateral and make such replacements thereof and repairs and additions thereto as the Bank may deem advisable;

(d) sell, lease or otherwise dispose of all or any part of the Collateral, whether by public or private sale or lease or otherwise, in such manner, at such price as can be reasonably obtained therefor and on such terms as to credit and with such conditions of sale and stipulations as to title or conveyance or evidence of title or otherwise as to the Bank may seem reasonable, provided that if any sale, lease or other disposition is on credit the Borrower will not be entitled to be credited with the proceeds of such sale, lease or other disposition until the monies therefore are actually received; and

(e) exercise all of the rights and remedies of a secured party under the Act.

12.2 A Receiver appointed pursuant to this Security Agreements shall be the agent of the Borrower and not of the Bank and, to the extent permitted by law or to such lesser extent permitted by its appointment, shall have all the powers of the Bank hereunder, and in addition shall have power to carry on the business of the Borrower and for such purpose from time to time to borrow money either secured or unsecured, and if secured by a security interest on any Collateral, such security interest may rank before or pari passu with or behind any of the Security Interests created by this Security Agreement, and if it does not so specify such security interest shall rank in priority to the Security Interests created by this Security Agreement.

12.3 Subject to the claims, if any, of the creditors of the Borrower ranking in priority to this Security Agreement, all amounts realized from the disposition of Collateral pursuant to this Security Agreement will be applied as the Bank, in its absolute discretion, may direct as follows:

(a) in payment of all costs, charges and expenses (including legal fees and disbursements on a solicitor and his own client basis) incurred by the Bank in connection with or incidental to:

(i) the exercise by the Bank of all or any of the powers granted to it pursuant to this Security Agreement; and

(ii) the appointment of the Receiver and the exercise by the Receiver of all or any of the powers granted to it pursuant to this Security Agreement, including the Receiver's reasonable remuneration and all outgoings properly payable by the Receiver;

(b) in or toward payment to the Bank of all principal and other monies (except interest) due in respect of the Obligations;

(c) in or toward payment to the Bank of all interest remaining unpaid in respect of the Obligations.

Subject to applicable law and the claims, if any, of other creditors of the Borrower, any surplus will be paid to the Borrower.

13. **DEFICIENCY**

If the amounts realized from the disposition of the Collateral are not sufficient to pay the Obligations in full, the Borrower will immediately pay to the Bank the amount of such deficiency.

14. **LIABILITY OF BANK**

The Bank shall not be responsible or liable for any debts contracted by it, for damages to persons or property or for salaries or non-fulfillment of contracts during any period when the Bank shall manage the Collateral upon entry, as herein provided, nor shall the Bank be liable to account as a mortgagee in possession or for anything except actual receipts or be liable for any loss on realization or for any default or omission for which a mortgagee in possession may be liable. The Bank shall not be bound to do, observe or perform or to see to the observance or performance by the Borrower of any obligations or covenants imposed upon the Borrower nor shall the Bank, in the case of securities, instruments or chattel paper, be obliged to preserve rights against other persons, nor shall the Bank be obliged to keep any of the Collateral identifiable. The Borrower hereby waives any applicable provision of law permitted to be waived by it which imposes higher or greater obligations upon the Bank than aforesaid.

15. **APPOINTMENT OF ATTORNEY**

The Borrower hereby irrevocably appoints the Bank or the Receiver, as the case may be, with full power of substitution, to be the attorney of the Borrower for and in the name of the Borrower to sign, endorse or execute under seal or otherwise any deeds, documents, transfers, cheques, instruments, demands, assignments, assurances or consents that the Borrower is obliged to sign, endorse or execute and generally to use the name of the Borrower and to do all things as may be necessary or incidental to the exercise of all or any of the powers conferred on the Bank or the Receiver, as the case may be, pursuant to this Security Agreement.

16. **ACCOUNTS**

Notwithstanding any other provision of this Security Agreement, the Bank may collect, realize, sell or otherwise deal with the Accounts or any part thereof in such manner, upon such terms and conditions and at such time or times, whether before or after default, as may seem to it advisable, and without notice to the Borrower, except in the case of disposition after default and then subject to the provisions of Part V of the Act. All monies or other forms of payment received by the Borrower in payment of any Account will be received and held by the Borrower in trust for the Bank.

17. **APPROPRIATION OF PAYMENTS**

Any and all payments made in respect of the Obligations from time to time and monies realized from any security interests held therefore (including monies collected in accordance with or realized on any enforcement of this Security Agreement) may be applied to such part or parts of the Obligations as the Bank may see fit, and the Bank may at all times and from time to time change any appropriation as the Bank may see fit.

18. **CONSOLIDATION**

In accordance with the *Property Law Act* (British Columbia), the doctrine of consolidation applies to this Security Agreement.

19. **LIABILITY TO ADVANCE**

Except to the extent that the Bank:

(a) by accepting bills of exchange drawn on it by the Borrower, or

(b) by issuing letters of credit or letters of guarantee on the application of the Borrower,

is required to advance monies on the maturity of such bills or pursuant to such letters of credit or letters of guarantee, as the case may be, none of the preparation, execution, perfection and registration of this Security Agreement or the advance of any monies shall bind the Bank to make any advance or loan or further advance

or loan, or renew any note or extend any time for payment of any indebtedness or liability of the Borrower to the Bank.

20. **WAIVER**

The Bank may from time to time and at any time waive in whole or in part any right, benefit or default under any clause of this Security Agreement but any such waiver of any right, benefit or default on any occasion shall be deemed not to be a waiver of any such right, benefit or default thereafter, or of any other right, benefit or default, as the case may be. No waiver shall be effective unless it is in writing.

21. **NOTICE**

Notice may be given to either party by sending it through the post in prepaid mail or delivered to the party for whom it is intended, at the principal address of such party provided herein or at such other address as may be given in writing by such party to the other, and any notice if posted shall be deemed to have been given at the expiration of three business days after posting and if delivered, on delivery.

22. **EXTENSIONS**

The Bank may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges, refrain from perfecting or maintaining perfection of security interests, and otherwise deal with the Borrower, account debtors of the Borrower, sureties and others and with Collateral and other security interests as the Bank may see fit without prejudice to the liability of the Borrower or the Bank's right to hold and realize on the Security Interests created by this Security Agreement.

23. **NO MERGER**

This Security Agreement shall not operate so as to create any merger or discharge of any of the Obligations, or of any assignment , transfer, guarantee, lien, contract, promissory note, bill of exchange or security interest of any form held or which may hereafter be held by the Bank from the Borrower or from any other person whomsoever. The taking of a judgment with respect to any of the Obligations will not operate as a merger of any of the covenants contained in this Security Agreement.

24. **RIGHTS CUMULATIVE**

All rights and remedies of the Bank set out in this Security Agreement, and in any other security agreement held by the Bank from the Borrower or any other person whomsoever to secure payment and performance of the Obligations, are cumulative and no right or remedy contained herein or therein is intended to be exclusive but each is in addition to every other right or remedy contained herein or therein or in any future security agreement, or now or hereafter existing at law, in equity or by statute, or pursuant to any other agreement between the Borrower and the Bank that may be in effect from time to time.

25. **ASSIGNMENT**

The Bank may, without further notice to the Borrower, at any time assign, transfer or grant a security interest in this Security Agreement and the Security Interests created hereby. The Borrower expressly agrees that the assignee, transferee or secured party, as the case may be, shall have all of the Bank's rights and remedies under this Security Agreement and the Borrower will not assert any defense, counterclaim, right of set-off or otherwise any claim which it now has or hereafter acquires against the Bank in any action commenced by such assignee, transferee or secured party, as the case may be, and will pay the Obligations to the assignee, transferee or secured party, as the case may be, as the Obligations become due.

26. **SATISFACTION AND DISCHARGE**

Any partial payment or satisfaction of the Obligations, or any ceasing by the Borrower to be indebted to the Bank shall be deemed not to be a redemption or discharge of this Security Agreement. The Borrower shall be entitled to a release and discharge of this Security Agreement upon full payment and satisfaction of all Obligations, and upon written request by the Borrower and payment to the Bank of a discharge fee to be fixed by the Bank and payment of all costs, charges, expenses and legal fees and disbursements (on a solicitor and his own client basis) incurred by the Bank in connection with the Obligations and such release and discharge.

27. **ENUREMENT**

This Security Agreement shall enure to the benefit of the Bank and its successors and assigns, and shall be binding upon the successors and permitted assigns of the Borrower.

28. **INTERPRETATION**

28.1 In this Security Agreement:

(a) "Collateral" has the meaning set out in Clause 1 hereof and any reference to Collateral shall, unless the context otherwise requires, be deemed to be a reference to Collateral as a whole or any part thereof;

(b) "the Act" means the *Personal Property Security Act* (British Columbia) and all regulations thereunder, as amended from time to time.

28.2 Words and expressions used herein that have been defined in the Act shall be interpreted in accordance with their respective meanings given in the Act unless otherwise defined herein or unless the context otherwise requires.

28.3 The invalidity or unenforceability of the whole or any part of any clause of this Security Agreement shall not affect the validity or enforceability of any other clause or the remainder of such clause.

28.4 The headings of the clauses of this Security Agreement have been inserted for reference only and do not define, limit, alter or enlarge the meaning of any provision of this Security Agreement.

28.5 This Security Agreement shall be governed by the laws of British Columbia.

29. **COPY OF AGREEMENT AND FINANCING STATEMENT**

The Borrower hereby:

(a) acknowledges receiving a copy of this Security Agreement; and

(b) waives all rights to receive from the Bank a copy of any financing statement or financing change statement filed, or any verification statement received, at any time in respect of this Security Agreement.

[*Signature Page Follows*[

IN WITNESS WHEREOF the Grantor has executed this Security Agreement this 2nd day of May, 2024.

L.U.N.A RESTORATIONS INC.

DocuSigned by:

22D80E0563E94C3...

By its authorized signatory

SCHEDULE A

1. General Collateral, other than Serial Numbered Goods (insert description of Equipment by item or kind)

See attached chart.

2. Serial Numbered Goods

See attached chart.

Branch	Item	Model	Serial number (if available)	Notes
Calgary	Dryer	B&C Technologies DE-75-TN-21-N000L50-ABA	004582	
Calgary	Esporta	ES-3300	ES-0236	Year: 2012
Calgary	Forklift	Daewoo GC 15S-2	CS-00146	
Calgary	Truck Mount	Cleanco-ESTEAM	CP475594	installed in unit 172
Edmonton	Dryer	B&C Technologies DE-75-TR23-N000L20-ABA	006703	
Edmonton	Dryer	B&C Technologies DE-50-TN-21-N000L20-ABA	004886	
Edmonton	Esporta	ES-3300	ES 0217	
Edmonton	Washer	B&C Technologies SP-40-ED-21ANN-ABA	005149	
Edmonton	Forklift	Hyster	H177B43077A	Year: 2003
Edmonton	Truck Mount	Prochem Apex GTX		installed in unit 188
Edmonton	Truck Mount	Prochem Apex		installed in unit 268
Edmonton	Thermal Camera	Flir E49001		
Regina	Forklift	Clark CGC25	C 365LI-0041-9525FB	Year: 2000
Regina	Esporta	ES-3300	ES-0218	
Regina	Truck Mount	E450 Prochem Apex	10010720000027	installed in unit 132
Regina	Truck Mount	Prochem Apex GTX	10011390000109	installed in unit 187
Regina	Truck Mount	Prochem Apex GTX	10011390000268	installed in unit 252
Regina	Commerical Dryer	Wazcomat TD77GAS N4650GZS	60750/0103856	
Regina	Dry Ice Blaster	VIA DL500110	08-110170	
Regina	Pressure Washer	Hotsy Diesel Dynablast H4035DGF	20130474	
Saskatoon	Pressure Pump	Dynablast Hotwater H4035DGF	20090121	
Saskatoon	Esporta	ES-3300	ES-0244	
Saskatoon	Forklift	Toyota 42-3FGC20	40 3FGC20-61137	Year: 1972
Saskatoon	Forklift	Toyota 5FBCU30	60350	Year: 2015
Saskatoon	50 Dryer	Huebsch Originator JTB50CG	104002137	

Saskatoon	75 Dryer	Huebsch Originator JTB75CG	DTCK0004013823	
Saskatoon	Dryer	Huebsch HT075NE0F3G2W01	1011390000570	
Saskatoon	Floor Scrubber	Hurricane Model XTT-50		
Saskatoon	Insulation Blower	Nikro CH11S	3424510831	
Saskatoon	Truck Mount	Prochem Apex	AFDXE4P68D426161	installed in unit 130
Saskatoon	Truck Mount	Prochem Apex	1GTZ7UBA5EE1109412	installed in unit 227
Saskatoon	Truck Mount	Prochem Apex	10011390000570	installed in unit 277

Unit	Location	Division	Year	Make	Model	VIN
172	Calgary	Emergency	2010	GMC	Savana Cargo Van	1GTZGGA66A1124106
216	Calgary	Emergency	2013	Dodge	Grand Caravan SE/SXT	2C4RDGBGXDR573062
275	Calgary	Construction	2016	Ford	Transit Van	1FTYR2CG4GKA12888
280	Calgary	Emergency	2016	Dodge	Grand Caravan	2C4RDGBG3GR309248
294	Calgary	Emergency	2017	Dodge	Grand Caravan	2C4RDGBG9HR809190
298	Calgary	Emergency	2016	Ford	Econoline Cube Van	1FDWE4FL1GDC24588
299	Calgary	Emergency	2016	Chevrolet	Express Cargo Van	1GCWGBFF9G1192827
318	Calgary	Construction	2018	Ford	Escape U9G	1FMCJ9GD3JUD31255
321	Calgary	Construction	2020	Ford	F-156 4x4 Supercrew 145	1FTEW1E43LKD99906
326	Calgary	Emergency	2020	Ford	Escape 4 Dr	1FMCU9F62LUB87994
352	Calgary	Construction	2023	RAM	1500	1C6SRFVT1PN516943
354	Calgary	Construction	2023	RAM	1500	1C6SRFVT5PN533549
158	Edmonton	Asbestos/Mold	2008	Ford	E450 Cutaway	1FDXE45P98DA30952
182	Edmonton	Emergency	2012	Ford	E450 Cutaway	1FDXE4FS1CDA09587
188	Edmonton	Emergency	2011	GMC	Savana 2500 RWD Ext Cargo Van Std	1GTW7GCG8B1166075
242	Edmonton	Emergency	2014	Ford	Econoline Van	1FTNS2EL8EDA35769
251	Edmonton	Asbestos	2014	Ford	Econoline Van	1FTNS2EL9EDB18353
258	Edmonton	Construction	2014	Ford	F150 Regular CAB 4X4	1FTMF1EM3EKF63864

263	Edmonton	Emergency	2015	Ford	Transit 250 Van	1FTNR2CG0FKA51253
268	Edmonton	Emergency	2015	Ford	Econoline 16' Cube Van	1FDXE4FS1FGA28578
272	Edmonton	Construction	2015	Ford	Transit 250 Van	1FTNR2CMXFKA85626
276	Edmonton	Construction	2015	Dodge	Grand Caravan SE/SXT	2C4RDGBG9FR679439
285	Edmonton	Construction	2017	Dodge	SLT Quad Cab 4x4	1C6RR7GT9HS543537
286	Edmonton	Asbestos	2016	Ford	250 Transit Van	1FTYR2CG0GKB23339
300	Edmonton	Construction	2017	Chevrolet	Express Cargo Van	1GCWGAFF9H1128587
302	Edmonton	Asbestos	2016	Ford	F150 XLT 4WD SuperCrew	1FTFW1EF2GFC40380
317	Edmonton	Emergency	2018	Ford	Transit Van T-250	1FTYR2XM4JKA82110
324	Edmonton	Branch Manager	2020	Ram	1500 DT6X98	1C6SRFLT8LN412933
330	Edmonton	Construction	2021	Ford	F-150	1FTFW1E81MFD06320
335	Edmonton	Construction	2020	Ford	F-150	1FTEW1E5XLKD99717
338	Edmonton	Safety	2018	GMC	Canyon	1GTG6CEN3J1212499
341	Edmonton	Construction	2021	Jeep	Grand Cherokee Laredo	1C44JFAG6MC684401
342	Edmonton	Construction	2021	GMC	Canyon Elevation Crew	1GTGCEN4M1194633
343	Edmonton	Construction	2023	Nissan	Rogue	5N1AT3AB6FC691746
344	Edmonton	Construction	2022	GMC	Canyon	1GTG6CEN6N1295724
346	Edmonton	Asbestos	2020	Ford	F-150	1FTEX1EP8LKE52428
347	Edmonton	Construction	2021	GMC	Canyon	1GTG6CEN7M1194643
350	Edmonton	Construction	2023	Ford	F150 Pickup	1FTFW1E58PKE99714
351	Edmonton	Construction	2023	RAM	1500	1C6RR7FG1PS586286
353	Edmonton	Construction	2023	Chrysler	Grand Caravan	2C4RC1ZG1PR508482
86	Regina	Shop	2004	Southland	Trailer	2S9PM239X41013753
112	Regina	Shop	2007	Southland	Trailer	2S9JM239661017341
132	Regina	Emergency	2008	Ford	E450	1FDXE45P98DA34855
187	Regina	Emergency	2012	Ford	E350 SD Cargo Van	1FTSS3EL8CDA50021
225	Regina	Shop	2014	GMC	Savana 3500 Cargo Van	1GTZ7UBA1E1110251
244	Regina	Emergency	2014	Ford	Econoline Van E450	1FDXE4FS6EDA89312
249	Regina	Safety	2014	Ford	F150 4x4 Regular Cab	1FTMF1EM3EKE60279

250	Regina	Shop	2014	Ford	F150 4x4 Regular Cab	1FTMF1EM1EKE99503
252	Regina	Cleaning	2014	Ford	Econoline Van	1FDXE4FS0EDB02832
255	Regina	Construction	2014	Ford	F150 4x4 Supercrew	1FTFW1EF9EFC53267
287	Regina	Construction	2017	Dodge	Ram 1500 SLT	1C6RR7GT4HS647532
303	Regina	Emergency	2018	Dodge	Grand Caravan SE/SXT	2C4RDGBG9JR164028
309	Regina	Construction	2019	Ford	F150 4x4 Supercrew	1FTFW1E41KFA01121
322	Regina	Construction	2020	Chrysler	RAM 1500 Big Horn Sport	1C6SRFFT8LN227387
328	Regina	Safety	2020	Ford	Transit T 250	1FTLR1Y89LKA70401
332	Regina	Construction	2019	Ford	F-150 XLT	1FTEW1E58KKD39790
333	Regina	Construction	2020	Ford	F-250	1FT7W2B62LEC93935
334	Regina	Construction	2018	Ford	F-150	1FTEW1E59JFC32724
339	Regina	Construction	2018	GMC	Canyon	1GTG6CEN2J1263332
345	Regina	Const & Emerg	2020	GMC	Sierra 2500HD	1GT59LE75LF214194
113	Saskatoon	Shop	2008	Southland	Trailer	2S9JM239981020964
123	Saskatoon	Shop	2007	Southland	Trailer	2S9JM239971019554
130	Saskatoon	Emergency	2008	Ford	E450	1FDXE45P68DA62161
227	Saskatoon	Emergency	2014	GMC	Savana 3500 Cargo Van	1GTZ7UBA5E1109412
246	Saskatoon	Emergency	2014	Ford	E450 Econoline E450	1FDWE4FL4EDB18293
261	Saskatoon	Emergency	2015	Dodge	Grand Caravan	2C4RDGBG6FR516103
266	Saskatoon	Construction	2015	Ford	F250 4x4 Crew cab	1FT7W2B60FEB08656
277	Saskatoon	Emergency	2016	Ford	Transit Van	1FTBW3XG5GKA30850
308	Saskatoon	Construction	2018	Ford	Ford Transit Van	1FTYR2ZMXJKA82402
310	Saskatoon	Emergency	2019	Ford	F150 4WD Supercrew	1FTEW1E43KKC56257
315	Saskatoon	Construction	2019	Ford	Explorer XLT 4WD	1FM5K8DH9KGA20574
316	Saskatoon	Emergency	2019	Ford	F150 4x4 Supercrew 145	1FTEW1E51KFC50927
320	Saskatoon	Construction	2020	Ford	F-150 Supercrew	1FTEW1E44LKG29169
323	Saskatoon	Construction	2020	Ford	F-153 4x4 Regular Cab	1FTMF1E51LKE75532
325	Saskatoon	Construction	2019	Chevrolet	Express Cargo Van	1GCWGAFPXK1200512
327	Saskatoon	Construction	2020	Chevrolet	Express Cargo Van	1GCWGAFPXL1196995

329	Saskatoon	Construction	2021	Ford	F-150	1FTEX1EP0MKE01975
331	Saskatoon	Construction	2019	Ford	F-150	1FTEW1E40KFC36752
336	Saskatoon	Emergency	2019	Dodge	Grand Caravan	2C4RDGEG9KR683562
337	Saskatoon	Emergency	2018	Ram	Promaster Cargo Van	3C6URVJGXJE105662
340	Saskatoon	Construction	2020	Ford	Transit Cargo Van	1FTB41C8XLKB47862
348	Saskatoon	Construction	2021	Ford	F150 Supercrew	1FTFW1E89MKD74713
349	Saskatoon	Emergency	2020	Dodge	Grand Caravan	2C4RDGEG8LR253782

SCHEDULE B

Additional Covenants

NIL.

This is **Exhibit "P"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Business Debtor - "L.U.N.A. Restorations Inc."

Search Date and Time: August 5, 2026 at 11:03:22 am Pacific time
Account Name: LAWSON LUNDELL
Folio Number: 167322

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3	704158R	December 31, 2025	* L.U.N.A RESTORATIONS INC.	17
4	704162R	December 31, 2025	* L.U.N.A RESTORATIONS INC.	21
5	716267R	January 7, 2026	* L.U.N.A RESTORATIONS INC.	25

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 606634M

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	November 20, 2020 at 10:21:52 am Pacific time
Current Expiry Date and Time:	November 20, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:22 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST., 6TH FLOOR
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

NORHAZ SOLUTIONS INC

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2015	GMC / SIERRA	1GTV2TEH0FZ210800
Motor Vehicle (MV)	2015	GMC / SIERRA	1GTV2TECXFZ311573
Motor Vehicle (MV)	2015	GMC / SIERRA	1GT521CG4FZ513741
Motor Vehicle (MV)	2016	MERCEDES-BENZ / SPRINTER	WD3BE8DDXGP198684
Motor Vehicle (MV)	2018	FORD / T250	1FTYR2CM7JKA14759
Motor Vehicle (MV)	2018	FORD / TRANSIT 250	1FTYR2CM9JKA18084
Motor Vehicle (MV)	2017	DODGE / RAM 5500	3C7WRNFL4HG520257
Trailer (TR)	2016	HURRICANE TANDEM / -	HT500-0365
Trailer (TR)	2011	RAMBLER TRAILER / -	5NHURM622BT614084
Trailer (TR)	2016	MIRAGE / TRAILER	5M3BE1013G1071156
Trailer (TR)	2018	TITAN DUMP TRAILER / -	4TGF12208J1080144

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND. . NOTE: NORHAZ SOLUTIONS INC. IS A FEDERAL CANADIAN CORPORATION WITH CORPORATION NUMBER 1247584-7, BEING THE ,SUCCESSOR BY AMALGAMATION OF 12454262 CANADA INC. (CORPORATION NUMBER 1245426-2) AND NORHAZ SOLUTIONS INC. (CORPORATION NUMBER 932186-1).

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

LAWSON LUNDELL LLP

Address

1600 925 WEST GEORGIA STREET
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:09:14 pm Pacific time
Registration Number: 812999R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:09:49 pm Pacific time
Registration Number: 716195R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

RENEWAL

Registration Date and Time: November 14, 2025 at 1:48:34 pm Pacific time
Registration Number: 618002R
Registration Life: 5 Years
New Expiration Date and Time: November 20, 2030 at 11:59:59 pm Pacific time

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Registering Party Information

D + H LIMITED PARTNERSHIP

Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR
MISSISSAUGA ON
L4Z 1H8 Canada

AMENDMENT

Registration Date and Time: June 11, 2025 at 12:18:08 pm Pacific time
Registration Number: 299829R
Description: Release charge on Motor Vehicle – 1GTH6BEA1G1101034

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV) DELETED	2016	GMC / CANYON	1GTH6BEA1G1101034

Registering Party Information

D + H LIMITED PARTNERSHIP

Address

2 ROBERT SPECK PARKWAY, 15TH FLOOR
MISSISSAUGA ON
L4Z 1H8 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 353458Q

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	May 2, 2024 at 10:45:58 am Pacific time
Current Expiry Date and Time:	May 2, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:22 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

6TH FLOOR, 595 BURRARD STREET
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA STREET, #1020
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Vehicle Collateral

Type	Year	Make/Model	Serial/VIN/DOT Number
Motor Vehicle (MV)	2012	FORKLIFT / DAEWOO GC 15S-2	CS-00146
Motor Vehicle (MV)	2003	FORKLIFT / HYSTER	H177B43077A
Motor Vehicle (MV)	2000	FORKLIFT / CLARK CGC25	C 365LI-0041-9525FB
Motor Vehicle (MV)	1972	FORKLIFT / TOYOTA 42-3FGC20	40 3FGC20-61137
Motor Vehicle (MV)	2015	FORKLIFT / TOYOTA 5FBCU30	60350
Motor Vehicle (MV)	2010	GMC / SAVANA CARGO VAN	1GTZGGA66A1124106
Motor Vehicle (MV)	2013	DODGE / GRAND CARAVAN SE/SXT	2C4RDGBGXDR573062
Motor Vehicle (MV)	2016	FORD / TRANSIT VAN	1FTYR2CG4GKA12888
Motor Vehicle (MV)	2016	DODGE / GRAND CARAVAN	2C4RDGBG3GR309248
Motor Vehicle (MV)	2017	DODGE / GRAND CARAVAN	2C4RDGBG9HR809190
Motor Vehicle (MV)	2016	FORD / ECONOLINE CUBE VAN	1FDWE4FL1GDC24588
Motor Vehicle (MV)	2016	CHEVROLET / EXPRESS CARGO VAN	1GCWGBFF9G1192827
Motor Vehicle (MV)	2018	FORD / ESCAPE U9G	1FMCJ9GD3JUD31255
Motor Vehicle (MV)	2020	FORD / F-156 4X4 SUPERCREW 145	1FTEW1E43LKD99906
Motor Vehicle (MV)	2020	FORD / ESCAPE 4 DR	1FMCU9F62LUB87994
Motor Vehicle (MV)	2023	RAM / 1500	1C6SRFVT1PN516943
Motor Vehicle (MV)	2023	RAM / 1500	1C6SRFVT5PN533549

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Motor Vehicle (MV)	2008	FORD / E450 CUTAWAY	1FDXE45P98DA30952
Motor Vehicle (MV)	2012	FORD / E450 CUTAWAY	1FDXE4FS1CDA09587
Motor Vehicle (MV)	2011	GMC / SAVANA 2500 RWD EXT CARGO VAN STD	1GTW7GCG8B1166075
Motor Vehicle (MV)	2014	FORD / ECONOLINE VAN	1FTNS2EL8EDA35769
Motor Vehicle (MV)	2014	FORD / F150 REGULAR CAB 4X4	1FTMF1EM3EKF63864
Motor Vehicle (MV)	2015	FORD / TRANSIT 250 VAN	1FTNR2CG0FKA51253
Motor Vehicle (MV)	2015	FORD / ECONOLINE 16' CUBE VAN	1FDXE4FS1FGA28578
Motor Vehicle (MV)	2015	FORD / TRANSIT 250 VAN	1FTNR2CMXFKA85626
Motor Vehicle (MV)	2015	DODGE / GRAND CARAVAN SE/SXT	2C4RDGBG9FR679439
Motor Vehicle (MV)	2017	DODGE / SLT QUAD CAB 4X4	1C6RR7GT9HS543537
Motor Vehicle (MV)	2016	FORD / 250 TRANSIT VAN	1FTYR2CG0GKB23339
Motor Vehicle (MV)	2017	CHEVROLET / EXPRESS CARGO VAN	1GCWGAFF9H1128587
Motor Vehicle (MV)	2016	FORD / F150 XLT 4WD SUPERCREW	1FTFW1EF2GFC40380
Motor Vehicle (MV)	2018	FORD / TRANSIT VAN T-250	1FTYR2XM4JKA82110
Motor Vehicle (MV)	2020	RAM / 1500 DT6X98	1C6SRFLT8LN412933
Motor Vehicle (MV)	2021	FORD / F-150	1FTFW1E81MFD06320
Motor Vehicle (MV)	2020	FORD / F-150	1FTEW1E5XLKD99717
Motor Vehicle (MV)	2018	GMC / CANYON	1GTG6CEN3J1212499
Motor Vehicle (MV)	2021	JEEP / GRAND CHEROKEE LAREDO	1C44JFAG6MC684401

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Motor Vehicle (MV)	2021	GMC / CANYON ELEVATION CREW	1GTGCEN4M1194633
Motor Vehicle (MV)	2023	NISSAN / ROGUE	5N1AT3AB6FC691746
Motor Vehicle (MV)	2022	GMC / CANYON	1GTG6CEN6N1295724
Motor Vehicle (MV)	2020	FORD / F-150	1FTEX1EP8LKE52428
Motor Vehicle (MV)	2021	GMC / CANYON	1GTG6CEN7M1194643
Motor Vehicle (MV)	2023	FORD / F150 PICKUP	1FTFW1E58PKE99714
Motor Vehicle (MV)	2023	RAM / 1500	1C6RR7FG1PS586286
Motor Vehicle (MV)	2023	CHRYSLER / GRAND CARAVAN	2C4RC1ZG1PR508482
Motor Vehicle (MV)	2004	SOUTHLAND / TRAILER	2S9PM239X41013753
Motor Vehicle (MV)	2007	SOUTHLAND / TRAILER	2S9JM239661017341
Motor Vehicle (MV)	2008	FORD / E450	1FDXE45P98DA34855
Motor Vehicle (MV)	2012	FORD / E350 SD CARGO VAN	1FTSS3EL8CDA50021
Motor Vehicle (MV)	2014	GMC / SAVANA 3500 CARGO VAN	1GTZ7UBA1E1110251
Motor Vehicle (MV)	2014	FORD / ECONOLINE VAN E450	1FDXE4FS6EDA89312
Motor Vehicle (MV)	2014	FORD / F150 4X4 REGULAR CAB	1FTMF1EM3EKE60279
Motor Vehicle (MV)	2014	FORD / F150 4X4 REGULAR CAB	1FTMF1EM1EKE99503
Motor Vehicle (MV)	2014	FORD / ECONOLINE VAN	1FDXE4FS0EDB02832
Motor Vehicle (MV)	2014	FORD / F150 4X4 SUPERCREW	1FTFW1EF9EFC53267
Motor Vehicle (MV)	2017	DODGE / RAM 1500 SLT	1C6RR7GT4HS647532

Motor Vehicle (MV)	2018	DODGE / GRAND CARAVAN SE/SXT	2C4RDGBG9JR164028
Motor Vehicle (MV)	2019	FORD / F150 4X4 SUPERCREW	1FTFW1E41KFA01121
Motor Vehicle (MV)	2020	CHRYSLER / RAM 1500 BIG HORN SPORT	1C6SRFFT8LN227387
Motor Vehicle (MV)	2020	FORD / TRANSIT T 250	1FTLR1Y89LKA70401
Motor Vehicle (MV)	2019	FORD / F-150 XLT	1FTEW1E58KKD39790
Motor Vehicle (MV)	2020	FORD / F-250	1FT7W2B62LEC93935
Motor Vehicle (MV)	2018	FORD / F-150	1FTEW1E59JFC32724
Motor Vehicle (MV)	2018	GMC / CANYON	1GTG6CEN2J1263332
Motor Vehicle (MV)	2020	GMC / SIERRA 2500HD	1GT59LE75LF214194
Motor Vehicle (MV)	2008	SOUTHLAND / TRAILER	2S9JM239981020964
Motor Vehicle (MV)	2007	SOUTHLAND / TRAILER	2S9JM239971019554
Motor Vehicle (MV)	2008	FORD / E450	1FDXE45P68DA62161
Motor Vehicle (MV)	2014	GMC / SAVANA 3500 CARGO VAN	1GTZ7UBA5E1109412
Motor Vehicle (MV)	2014	FORD / E450 ECONOLINE E450	1FDWE4FL4EDB18293
Motor Vehicle (MV)	2015	DODGE / GRAND CARAVAN	2C4RDGBG6FR516103
Motor Vehicle (MV)	2015	FORD / F250 4X4 CREW CAB	1FT7W2B60FEB08656
Motor Vehicle (MV)	2016	FORD / TRANSIT VAN	1FTBW3XG5GKA30850
Motor Vehicle (MV)	2018	FORD / FORD TRANSIT VAN	1FTYR2ZMXJKA82402
Motor Vehicle (MV)	2019	FORD / F150 4WD SUPERCREW	1FTEW1E43KKC56257

Motor Vehicle (MV)	2019	FORD / EXPLORER XLT 4WD	1FM5K8DH9KGA20574
Motor Vehicle (MV)	2019	FORD / F150 4X4 SUPERCREW 145	1FTEW1E51KFC50927
Motor Vehicle (MV)	2020	FORD / F-150 SUPERCREW	1FTEW1E44LKG29169
Motor Vehicle (MV)	2020	FORD / F-153 4X4 REGULAR CAB	1FTMF1E51LKE75532
Motor Vehicle (MV)	2019	CHEVROLET / EXPRESS CARGO VAN	1GCWGAFPXK1200512
Motor Vehicle (MV)	2020	CHEVROLET / EXPRESS CARGO VAN	1GCWGAFPXL1196995
Motor Vehicle (MV)	2021	FORD / F-150	1FTEX1EP0MKE01975
Motor Vehicle (MV)	2019	FORD / F-150	1FTEW1E40KFC36752
Motor Vehicle (MV)	2019	DODGE / GRAND CARAVAN	2C4RDGEG9KR683562
Motor Vehicle (MV)	2018	RAM / PROMASTER CARGO VAN	3C6URVJGXJE105662
Motor Vehicle (MV)	2020	FORD / TRANSIT CARGO VAN	1FTB41C8XLKB47862
Motor Vehicle (MV)	2021	FORD / F150 SUPERCREW	1FTFW1E89MKD74713
Motor Vehicle (MV)	2020	DODGE / GRAND CARAVAN	2C4RDGEG8LR253782
Motor Vehicle (MV)	2014	FORD / ECONOLINE VAN	1FTNS2EL9EDB18353

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:08:19 pm Pacific time
Registration Number: 812996R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:12:53 pm Pacific time
Registration Number: 716238R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 704158R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	December 31, 2025 at 8:39:14 am Pacific time
Current Expiry Date and Time:	December 31, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:22 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST
6TH FLOOR
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

UNIVERSAL RESTORATION SYSTEMS LTD.

Address

2230-885 W GEORGIA ST
#1020
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:03:01 pm Pacific time
Registration Number: 812982R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:14:16 pm Pacific time
Registration Number: 716243R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 704162R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	December 31, 2025 at 8:40:11 am Pacific time
Current Expiry Date and Time:	December 31, 2030 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:22 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST
6TH FLOOR
VANCOUVER BC
V7X 1A0 Canada

Debtor Information

ABK RESTORATION SERVICES LTD.

Address

2230-885 W GEORGIA ST
VANCOUVER BC
V6C 3E8 Canada

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

HISTORY

(Showing most recent first)

AMENDMENT

Registration Date and Time: February 27, 2026 at 12:04:51 pm Pacific time
Registration Number: 812986R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Registering Party Information

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

AMENDMENT

Registration Date and Time: January 7, 2026 at 3:15:36 pm Pacific time
Registration Number: 716259R
Description: DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Debtor Information

L.U.N.A RESTORATIONS INC.
ADDED

Address
885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Registering Party Information

LAWSON LUNDELL

Address
925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

BRITISH COLUMBIA

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Base Registration Number: 716267R

Registration Description:	PPSA SECURITY AGREEMENT
Act:	PERSONAL PROPERTY SECURITY ACT
Base Registration Date and Time:	January 7, 2026 at 3:19:02 pm Pacific time
Current Expiry Date and Time:	January 7, 2031 at 11:59:59 pm Pacific time Expiry date includes subsequent registered renewal(s)
Trust Indenture:	No

CURRENT REGISTRATION INFORMATION

(as of August 5, 2026 at 11:03:22 am Pacific time)

Secured Party Information

BANK OF MONTREAL

Address

595 BURRARD ST., 6TH FLOOR
VANCOUVER BC
V7X 1L7 Canada

Debtor Information

L.U.N.A RESTORATIONS INC.

Address

885 WEST GEORGIA ST., #1020
VANCOUVER BC
V6C 3E8 Canada

Vehicle Collateral

None

General Collateral

Base Registration General Collateral:

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND AN UNCRYSTALLIZED FLOATING CHARGE ON LAND.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

BC Registries and Online Services

Original Registering Party

LAWSON LUNDELL

Address

925 WEST GEORGIA STREET
SUITE 1600
VANCOUVER BC
V6C 3L2 Canada

This is **Exhibit "Q"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

CONFIRMATION OF LOAN DOCUMENTS

TO: Bank of Montreal (the "**Lender**")

RE: Credit Agreement (as defined below)

DATE: Janaury 26, 2026

A. The Lender has made available certain credit facilities to Canstar Restorations Limited Partnership (the "**Borrower**") pursuant to a fourth amended and restated credit agreement dated May 1, 2024, as amended by a first amendment dated as of July 23, 2025 (as so amended, the "**Credit Agreement**").

B. Pursuant to the Credit Agreement, the Borrower, ABK Restoration Services Ltd. ("**ABK**"), Norhaz Solutions Inc. ("**Norhaz**"), Universal Restoration System Ltd. ("**Universal**") and L.U.N.A Restorations Inc. ("**L.U.N.A**" and collectively with ABK, Norhaz and Universal, the "**Guarantors**") granted certain guarantees and security documents as more specifically described in the Schedule A hereto (the "**Security and Guarantee Documents**") in favour of the Lender for the payment and performance of the Secured Obligations.

C. Effective December 31, 2025, ABK, Universal, Norhaz and L.U.N.A amalgamated pursuant to the *Business Corporations Act* (British Columbia) (the "**Amalgamation**") to continue as L.U.N.A Restorations Inc. ("**Amalco**").

NOW THEREFORE for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each of the undersigned hereby acknowledges and confirms that:

1. Terms used in this confirmation of loan documents (the "**Confirmation**") that are defined in the Credit Agreement which are not otherwise defined herein have the same meanings herein as in the Credit Agreement.

2. Amalco hereby acknowledges, confirms and agrees that all of the indebtedness, liabilities and obligations of the Guarantors prior to the Amalgamation, whether direct, indirect or contingent and howsoever and wheresoever incurred, but in each case arising pursuant to, or in respect of, the Credit Agreement and the other Finance Documents, are the indebtedness, liabilities and obligations of Amalco.

3. Notwithstanding the Amalgamation, Amalco acknowledges, confirms and agrees that (i) the security granted by the Guarantors to and in favour of the Lender as security for the Secured Obligations (as amended, supplemented, amended and restated or otherwise modified from time to time, the "**Original Security**") remains in full force and effect, unamended, and the security interests, mortgages, charges, liens, assignments, transfers and pledges granted by the Guarantors in favour of the Lender pursuant to the Original Security continue to secure and extend to all of the Secured Obligations; and (ii) the Original Security is hereby ratified and confirmed.

4. Notwithstanding the Amalgamation, Amalco acknowledges, confirms and agrees that the guarantees made by the Guarantors in favour of the Lender for the Secured Obligations (as may be amended, supplemented, amended and restated or otherwise modified from time to time, the "**Guarantees**") remain in full force and effect, are enforceable in accordance with their respective terms and guarantee the Secured Obligations, and Amalco continues to be bound by such Guarantees.

5. Each of the undersigned hereby agrees that each Finance Document delivered by the undersigned in connection with the Credit Agreement and any other document evidencing the Secured Obligations including the Original Security and Guarantees, is a legal, valid and binding obligation, enforceable against it in accordance with its terms and that each such Finance Document continues in full force and effect.

6. The provisions of this Confirmation shall be binding upon the undersigned and their respective successors and shall enure to the benefit of the Lender and its respective successors and assigns.

7. In the event of any conflict or inconsistency between any provisions of this Confirmation and any provision of the Credit Agreement, the provisions of the Credit Agreement shall prevail and be paramount.

8. This Confirmation shall be governed by and construed and interpreted in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

9. This Confirmation has been entered into by the undersigned in favour of the Lender as a further assurance and shall constitute a Finance Document.

10. Transmission of a copy of an executed signature page (manually or by electronic signature) of this Confirmation (including any change to this Confirmation) by any of the undersigned to the Lender by facsimile transmission or e-mail in pdf or other electronic document format shall be as effective as delivery of an original manually executed counterpart hereof by such undersigned to the Lender. Each undersigned executing this Confirmation shall be bound by this Confirmation when it is so executed and delivered by it to the Lender whether or not the other party so executes and delivers a counterpart hereof.

[signature page follows]

Docusign Envelope ID: 69DDA45E-258D-4547-979A-2951335D5013

Dated effective January 26, 2026.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner, **CANSTAR RESTORATIONS GP INC.** by its authorized signatory(ies):

Signed by:

By: _____
07B5428B141F427...
Name: Santosh Mohanan
Title: Chief Financial Officer

CANSTAR RESTORATIONS GP INC. by its authorized signatory(ies):

Signed by:

By: _____
07B5428B141F427...
Name: Santosh Mohanan
Title: Chief Financial Officer

L.U.N.A RESTORATIONS INC. by its authorized signatory(ies):

Signed by:

By: _____
07B5428B141F427...
Name: Santosh Mohanan
Title: Chief Financial Officer

SCHEDULE A

1. General Security Agreement creating a security interest in all of the personal property, assets and undertakings of the Borrower and the Borrower GP, including securities (or the equivalent) registered in every location where the Borrower and the Borrower GP have material assets.

2. Assignment of Material Contracts and Material Licences from the Borrower and Borrower GP.

3. Pledge of Securities from the Borrower creating a first ranking security interest in all of the Shares held by it in each of the Initial Guarantors (as predecessors by amalgamation to Amalco).

4. Unlimited corporate guarantees from each Initial Guarantor (as predecessors by amalgamation to Amalco) of the Secured Obligations of the Borrower to the Lender.

5. General Security Agreements creating a security interest in all of the personal property, assets and undertakings of each Initial Guarantor (as predecessors by amalgamation to Amalco), including securities (or the equivalent) registered in every location where such Initial Guarantor has material assets.

6. Assignment of Material Contracts and Material Licences from each Initial Guarantor (as predecessors by amalgamation to Amalco).

7. Assignment of insurance proceeds in respect of the Art Infiniti hotel project located at 21735 Lougheed Highway in Maple Ridge, British Columbia, made by the Borrower in favour of the Lender.

8. Additional Guarantor Counterpart from Universal (as a predecessor by amalgamation to Amalco) in favour of the Lender.

9. Pledge of Securities from the Borrower creating a first ranking security interest in all of the Shares held by it in Universal (as a predecessor by amalgamation to Amalco).

10. Unlimited corporate guarantee from Universal (as a predecessor by amalgamation to Amalco) of the Secured Obligations of the Borrower to the Lender.

11. General Security Agreement creating a security interest in all of the personal property, assets and undertakings of Universal (as a predecessor by amalgamation to Amalco), including securities (or the equivalent) registered in every location where Universal (as a predecessor by amalgamation to Amalco) has material assets.

12. Additional Guarantor Counterpart from L.U.N.A (as a predecessor by amalgamation to Amalco) in favour of the Lender.

13. Pledge of Securities from the Borrower creating a first ranking security interest in all of the Shares held by it in L.U.N.A (as a predecessor by amalgamation to Amalco).

14. Unlimited corporate guarantee from L.U.N.A (as predecessor by amalgamation to Amalco) of the Secured Obligations of the Borrower to the Lender.

15. General Security Agreement creating a security interest in all of the personal property, assets and undertakings of L.U.N.A, including securities (or the equivalent) registered in every location where L.U.N.A has material assets.

This is **Exhibit "R"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 192154

Search ID #: Z20402381 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:31:37

Business Debtor Search For:

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Both Exact and Inexact Result(s) Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Business Debtor Search For:
CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Search ID #: Z20402381 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:31:37

Registration Number: 20100919566
Registration Date: 2020-Oct-09
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2026-Oct-09 23:59:59

Exact Match on:	Debtor	No: 1
Inexact Match on:	Debtor	No: 2

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 78 FAWCETT ROAD COQUITLAM, BC V3K 6V5	Current
2	CANSTAR RESTORATIONS GP INC. 78 FAWCETT ROAD COQUITLAM, BC V3K 6V5	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL/BANQUE DE MONTREAL 5750 EXPLORER DRIVE, 3RD FLOOR MISSISSAUGA, ON L4W 0B1 Email: abautonsp@teranet.ca	Current

Collateral: General

Block	Description	Status
1	VARIOUS LEASE HOLD IMPROVEMENTS, FURNISHINGS AND EQUIPMENT AT	Current
2	ALL LOCATIONS ACROSS BRITISH COLUMBIA AND ALBERTA INCLUDING	Current
3	UPGRADES TO AIR CONDITIONERS, CHAIRS, PALLET RACKING, DESKS,	Current
4	HEPA VACS, KETT SAWS, AIR SCRUBBER, OFFICE FURNITURE,	Current
5	APPLIANCES, ROLLING BINS, ROLLERS AND SHADES, ELECTRICAL	Current

Government of Alberta

Personal Property Registry Search Results Report

Search ID #: Z20402381

6	UPGRADES AND ESPORTA WASH SYSTEM SERIAL # IS0216 and all	Current
7	present and future attachments, accessories, repair and	Current
8	replacement parts and other property and features placed on,	Current
9	attached to or incorporated into the Equipment, and all	Current
10	present or after-acquired insurance indemnities, replacement	Current
11	value, payments and proceeds that are or may be received in	Current
12	regards to the Equipment wherever situated. CONTRACT 35578	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Business Debtor Search For:

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Search ID #: Z20402381 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:31:37

Registration Number: 26081024506
Registration Date: 2026-Aug-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2036-Aug-10 23:59:59

Exact Match on:	Debtor	No: 1
Inexact Match on:	Debtor	No: 2

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Business Debtor Search For:
CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Search ID #: Z20402381 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:31:37

Registration Number: 26081024537
Registration Date: 2026-Aug-10
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on:	Debtor	No: 1
Inexact Match on:	Debtor	No: 2

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402381

Note:

The following is a list of matches closely approximating your Search Criteria, which is included for your convenience and protection.

Debtor Name / Address	Reg.#
CANSTAR RESTORATIONS GP INC. 78 FAWCETT ROAD COQUITLAM, BC V3K 6V5	20100919566

SECURITY AGREEMENT

Debtor Name / Address	Reg.#
CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	26081024506

SECURITY AGREEMENT

Debtor Name / Address	Reg.#
CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	26081024537

LAND CHARGE

Result Complete

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Searching Party: Lawson Lundell LLP
Search Date: 10-Aug-2026 14:44:12
Search Type: Standard

Search #: 205154324
Client Reference: 192154
Control #:

Search Criteria
Search By: Business Debtor Name
Business Name
CANSTAR RESTORATIONS LIMITED PARTNERSHIP

The following list displays all matches & indicates the ones that were selected.
3 Registration(s) Found: Exacts (1) - Similars (2)

Selected	Match	Reg #	Registration Type	Debtor Name	City	Enforcement Instruction Reg #
Yes	Exact	302864297	Personal Property Security Agreement	CANSTAR RESTORATIONS LIMITED PARTNERSHIP	VANCOUVER	N/A
No	Similar	302864297	Personal Property Security Agreement	CANSTAR RESTORATIONS GP INC.	VANCOUVER	N/A
No	Similar	302533796	Personal Property Security Agreement	KING'S STORES (2024) LTD	Carlyle	N/A

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 10-Aug-2026 14:40:56
Registration #: 302864297
Expiry Date: 10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154908013-1
Entity Type: Business
Name: BANK OF MONTREAL
Address: 6TH FLOOR, 595 BURRARD STREET
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

* **Item #:** 1
Party ID: 154908014-1
Entity Type: Business
Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 2
Party ID: 154908015-1
Entity Type: Business
Name: CANSTAR RESTORATIONS GP INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 3
Party ID: 154908016-1
Entity Type: Business
Name: ABK RESTORATION SERVICES LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 4
Party ID: 154908017-1
Entity Type: Business
Name: NORHAZ SOLUTIONS INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 5
Party ID: 154908018-1
Entity Type: Business
Name: UNIVERSAL RESTORATION SYSTEMS LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

End of Search Result

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 192154

Search ID #: Z20402388 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:12

Business Debtor Search For:

CANSTAR RESTORATIONS GP INC.

Both Exact and Inexact Result(s) Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Business Debtor Search For:
CANSTAR RESTORATIONS GP INC.
Search ID #: Z20402388 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:12

Registration Number: 20100919566
Registration Date: 2020-Oct-09
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2026-Oct-09 23:59:59

Exact Match on:	Debtor	No: 2
Inexact Match on:	Debtor	No: 1

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 78 FAWCETT ROAD COQUITLAM, BC V3K 6V5	Current

Block		Status
2	CANSTAR RESTORATIONS GP INC. 78 FAWCETT ROAD COQUITLAM, BC V3K 6V5	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL/BANQUE DE MONTREAL 5750 EXPLORER DRIVE, 3RD FLOOR MISSISSAUGA, ON L4W 0B1 Email: abautonsp@teranet.ca	Current

Collateral: General

Block	Description	Status
1	VARIOUS LEASE HOLD IMPROVEMENTS, FURNISHINGS AND EQUIPMENT AT	Current
2	ALL LOCATIONS ACROSS BRITISH COLUMBIA AND ALBERTA INCLUDING	Current
3	UPGRADES TO AIR CONDITIONERS, CHAIRS, PALLET RACKING, DESKS,	Current
4	HEPA VACS, KETT SAWS, AIR SCRUBBER, OFFICE FURNITURE,	Current
5	APPLIANCES, ROLLING BINS, ROLLERS AND SHADES, ELECTRICAL	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

6	UPGRADES AND ESPORTA WASH SYSTEM SERIAL # IS0216 and all	Current
7	present and future attachments, accessories, repair and	Current
8	replacement parts and other property and features placed on,	Current
9	attached to or incorporated into the Equipment, and all	Current
10	present or after-acquired insurance indemnities, replacement	Current
11	value, payments and proceeds that are or may be received in	Current
12	regards to the Equipment wherever situated. CONTRACT 35578	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Business Debtor Search For:
CANSTAR RESTORATIONS GP INC.
Search ID #: Z20402388 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:12

Registration Number: 26081024506
Registration Date: 2026-Aug-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2036-Aug-10 23:59:59

Exact Match on:	Debtor	No: 2
Inexact Match on:	Debtor	No: 1

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Business Debtor Search For:
CANSTAR RESTORATIONS GP INC.
Search ID #: Z20402388 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:12

Registration Number: 26081024537
Registration Date: 2026-Aug-10
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on:	Debtor	No: 2
Inexact Match on:	Debtor	No: 1

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402388

Note:

The following is a list of matches closely approximating your Search Criteria, which is included for your convenience and protection.

Debtor Name / Address	Reg.#
CANSTAR RESTORATIONS LIMITED PARTNERSHIP 78 FAWCETT ROAD COQUITLAM, BC V3K 6V5	20100919566

SECURITY AGREEMENT

Debtor Name / Address	Reg.#
CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	26081024506

SECURITY AGREEMENT

Debtor Name / Address	Reg.#
CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	26081024537

LAND CHARGE

Result Complete

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Searching Party: Lawson Lundell LLP
Search Date: 10-Aug-2026 14:44:38
Search Type: Standard

Search #: 205154325
Client Reference: 192154
Control #:

Search Criteria
Search By: Business Debtor Name
Business Name
CANSTAR RESTORATIONS GP INC.

The following list displays all matches & indicates the ones that were selected.
3 Registration(s) Found: Exacts (1) - Similars (2)

Selected	Match	Reg #	Registration Type	Debtor Name	City	Enforcement Instruction Reg #
Yes	Exact	302864297	Personal Property Security Agreement	CANSTAR RESTORATIONS GP INC.	VANCOUVER	N/A
No	Similar	302864297	Personal Property Security Agreement	CANSTAR RESTORATIONS LIMITED PARTNERSHIP	VANCOUVER	N/A
No	Similar	302533796	Personal Property Security Agreement	KING'S STORES (2024) LTD	Carlyle	N/A

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 10-Aug-2026 14:40:56
Registration #: 302864297
Expiry Date: 10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154908013-1
Entity Type: Business
Name: BANK OF MONTREAL
Address: 6TH FLOOR, 595 BURRARD STREET
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

Item #: 1
Party ID: 154908014-1
Entity Type: Business
Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

* **Item #:** 2
Party ID: 154908015-1
Entity Type: Business
Name: CANSTAR RESTORATIONS GP INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 3
Party ID: 154908016-1
Entity Type: Business
Name: ABK RESTORATION SERVICES LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 4
Party ID: 154908017-1
Entity Type: Business
Name: NORHAZ SOLUTIONS INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 5
Party ID: 154908018-1
Entity Type: Business
Name: UNIVERSAL RESTORATION SYSTEMS LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

End of Search Result

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402397

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 192154

Search ID #: Z20402397 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:52

Business Debtor Search For:

ABK RESTORATION SERVICES LTD.

Exact Result(s) Only Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402397

Business Debtor Search For:
ABK RESTORATION SERVICES LTD.
Search ID #: Z20402397 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:52

Registration Number: 26081024506
Registration Date: 2026-Aug-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2036-Aug-10 23:59:59

Exact Match on: Debtor No: 3

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402397

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402397

Business Debtor Search For:
ABK RESTORATION SERVICES LTD.
Search ID #: Z20402397 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:32:52

Registration Number: 26081024537
Registration Date: 2026-Aug-10
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on: Debtor No: 3

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402397

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Result Complete

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Searching Party: Lawson Lundell LLP
Search Date: 10-Aug-2026 14:44:56
Search Type: Standard

Search #: 205154326
Client Reference: 192154
Control #:

Search Criteria
Search By: Business Debtor Name
Business Name
ABK RESTORATION SERVICES LTD.

The following list displays all matches & indicates the ones that were selected.
1 Registration(s) Found: Exacts (1) - Similars (0)

Selected	Match	Reg #	Registration Type	Debtor Name	City	Enforcement Instruction Reg #
Yes	Exact	302864297	Personal Property Security Agreement	ABK RESTORATION SERVICES LTD.	VANCOUVER	N/A

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 10-Aug-2026 14:40:56
Registration #: 302864297
Expiry Date: 10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154908013-1
Entity Type: Business
Name: BANK OF MONTREAL
Address: 6TH FLOOR, 595 BURRARD STREET
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

Item #: 1
Party ID: 154908014-1
Entity Type: Business
Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 2
Party ID: 154908015-1
Entity Type: Business
Name: CANSTAR RESTORATIONS GP INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

* **Item #:** 3
Party ID: 154908016-1
Entity Type: Business
Name: ABK RESTORATION SERVICES LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 4
Party ID: 154908017-1
Entity Type: Business
Name: NORHAZ SOLUTIONS INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 5
Party ID: 154908018-1
Entity Type: Business
Name: UNIVERSAL RESTORATION SYSTEMS LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

End of Search Result

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402404

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 192154

Search ID #: Z20402404 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:33:22

Business Debtor Search For:

NORHAZ SOLUTIONS INC.

Exact Result(s) Only Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402404

Business Debtor Search For:
NORHAZ SOLUTIONS INC.
Search ID #: Z20402404 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:33:22

Registration Number: 26081024506
Registration Date: 2026-Aug-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2036-Aug-10 23:59:59

Exact Match on: Debtor No: 4

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402404

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402404

Business Debtor Search For:
NORHAZ SOLUTIONS INC.
Search ID #: Z20402404 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:33:22

Registration Number: 26081024537
Registration Date: 2026-Aug-10
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on: Debtor No: 4

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402404

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Result Complete

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Searching Party: Lawson Lundell LLP
Search Date: 10-Aug-2026 14:45:17
Search Type: Standard

Search #: 205154329
Client Reference: 192154
Control #:

Search Criteria
Search By: Business Debtor Name
Business Name
NORHAZ SOLUTIONS INC.

The following list displays all matches & indicates the ones that were selected.
1 Registration(s) Found: Exacts (1) - Similars (0)

Selected	Match	Reg #	Registration Type	Debtor Name	City	Enforcement Instruction Reg #
Yes	Exact	302864297	Personal Property Security Agreement	NORHAZ SOLUTIONS INC.	VANCOUVER	N/A

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 10-Aug-2026 14:40:56
Registration #: 302864297
Expiry Date: 10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154908013-1
Entity Type: Business
Name: BANK OF MONTREAL
Address: 6TH FLOOR, 595 BURRARD STREET
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

Item #: 1
Party ID: 154908014-1
Entity Type: Business
Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 2
Party ID: 154908015-1
Entity Type: Business
Name: CANSTAR RESTORATIONS GP INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 3
Party ID: 154908016-1
Entity Type: Business
Name: ABK RESTORATION SERVICES LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

* **Item #:** 4
Party ID: 154908017-1
Entity Type: Business
Name: NORHAZ SOLUTIONS INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 5
Party ID: 154908018-1
Entity Type: Business
Name: UNIVERSAL RESTORATION SYSTEMS LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

End of Search Result

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 192154

Search ID #: Z20402411 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:33:57

Business Debtor Search For:

UNIVERSAL RESTORATION SYSTEMS LTD.

Both Exact and Inexact Result(s) Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

Business Debtor Search For:
UNIVERSAL RESTORATION SYSTEMS LTD.
Search ID #: Z20402411 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:33:57

Registration Number: 26081024506
Registration Date: 2026-Aug-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2036-Aug-10 23:59:59

Exact Match on: Debtor No: 5

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

Business Debtor Search For:
UNIVERSAL RESTORATION SYSTEMS LTD.
Search ID #: Z20402411 **Date of Search:** 2026-Aug-10 **Time of Search:** 14:33:57

Registration Number: 26081024537
Registration Date: 2026-Aug-10
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on: Debtor No: 5

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

Note:

The following is a list of matches closely approximating your Search Criteria, which is included for your convenience and protection.

Debtor Name / Address | **Reg.#**

THE UNIVERSAL RADIO NETWORK INC
5546 39 AVENUE NW
EDMONTON, AB T6L1B8

21051413404

SECURITY AGREEMENT

Debtor Name / Address | **Reg.#**

THE UNIVERSAL RADIO NETWORK INC.
5546 39 AVE NW
EDMONTON, AB T6L 1B8

25072831436

WRIT OF ENFORCEMENT

Debtor Name / Address | **Reg.#**

THE UNIVERSAL RADIO NETWORK INC.
5546 39 AVE NW
EDMONTON, AB T6L 1B8

26021117123

WRIT OF SEIZURE AND SALE (FEDERAL WRIT)

Debtor Name / Address | **Reg.#**

THE UNIVERSAL RADIO NETWORK INC.
5546 39 AVE NW
EDMONTON, AB T6L 1B8

26021117652

WRIT OF SEIZURE AND SALE (FEDERAL WRIT)

Debtor Name / Address | **Reg.#**

UNIVERSAL RAIL ATLANTIC LTD.
6 COMEAU AVENUE
ATHOLVILLE, NB E3N4G2

21071428602

SECURITY AGREEMENT

Debtor Name / Address | **Reg.#**

UNIVERSAL RAIL CONTRACTORS LTD.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

20041607507

SECURITY AGREEMENT

Debtor Name / Address | **Reg.#**

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL CONTRACTORS LTD.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

20041607561

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SERVICES INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25122922704

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SERVICES INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25123003045

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082607125

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082608369

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082608741

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082609300

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

25082610162

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082610738

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082611104

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082611410

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082611724

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082612024

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082612193

LAND CHARGE

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SOLUTIONS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

25082612878

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3403 74 AVENUE NW
EDMONTON, AB T6B 3B8

Reg.#
26011627342

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3403 74 AVENUE NW
EDMONTON, AB T6B 3B8

Reg.#
26011627342

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3403 74 AVENUE NW
EDMONTON, AB T6B 3B8

Reg.#
26011627342

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3403 74 AVENUE NW
EDMONTON, AB T6B 3B8

Reg.#
26011627342

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SOLUTIONS INC.
3403 74 AVENUE NW
EDMONTON, AB T6B 3B8

Reg.#
26011627342

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021709471

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22021709923

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021716681

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021716782

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021717019

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021717187

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021717245

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22021720829

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22022321484

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22022321625

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22030108761

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22030109088

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22030109489

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22030109514

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22030109675

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22042837572

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042837732

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042837743

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042837853

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042837865

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042837897

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042837994

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22042838010

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22042838026

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
3403 74 AVE NW
EDMONTON, AB T6B 3B8

Reg.#

25052733147

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
3403 74 AVE NW
EDMONTON, AB T6B 3B8

Reg.#

25052733327

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC
3403 74 AVE NW
EDMONTON, AB T6B 3B8

Reg.#

25052733491

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200-50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#

16120128035

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200-50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#

16120130195

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

20030629597

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20030629712

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041102069

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041303627

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041304083

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041404239

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041404548

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

20041404623

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041412096

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502711

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502722

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502738

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502853

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502862

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

20041502878

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502936

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502946

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041502962

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041503025

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041503036

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20041503044

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

20041607507

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20041607561

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20042223065

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20042223255

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20042304199

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20042304208

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20050112155

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

20061922144

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20061922455

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20072028103

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20072028213

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20072028553

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20080512881

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

20080513927

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

20080514413

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20082505527

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20082505531

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20092315453

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20092319431

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20092319503

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
20121115712

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

21012614454

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21021216156

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21030532098

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21031623788

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21032511339

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21051316203

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21051812109

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

21060917045

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21060917414

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21061423259

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062430824

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062812597

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062812980

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062939565

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

21062939818

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062939907

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062940193

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21062940371

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21071221656

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21071428602

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

21090931751

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

21092704415

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
21093011343

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
21100104318

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
21112321863

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22041325098

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22050631701

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22050632145

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22051118081

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22051118518

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22051213103

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22051213188

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22051213199

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22051739365

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22052008776

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22052008905

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22062812541

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22091609138

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22091609149

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22101215328

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22101429657

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22101429763

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

22111419936

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111420042

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111420051

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111420167

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111420215

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111420265

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111420598

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

22111420729

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22111617186

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22111617216

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111617234

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111617240

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
22111617256

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
22120119889

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

22120119898

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

22120207972

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

22120609195

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

22120609203

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

22120609236

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

22120611242

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23010314488

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

23010314564

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23010429388

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23010429532

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23011928811

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23012609860

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23021412313

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23021522580

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

23021522592

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23030211159

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23030211212

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23030618594

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23030618724

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23031321057

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23031327065

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

23031327133

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

23032218089

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

23032230487

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

23032231006

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

23032231024

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

23032231758

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

23032232473

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

23033011301

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23033014127

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23033023782

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23033023815

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23033028491

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23033028507

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23041732460

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

23041732552

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200, 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23041925693

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23042813096

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23050809638

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23051032549

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23051032999

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23051102143

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

23051102383

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23053033607

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23053033712

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23053034368

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23053102064

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23053102616

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23071131714

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

23071132027

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23083118418

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23083118578

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
23092001972

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23101318480

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 - 74 AVENUE NW
EDMONTON, AB T6B 3B8

Reg.#
23111013194

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
23112926345

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

23113021052

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23113021317

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23113022877

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23113026014

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23113027478

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23113028115

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23121424638

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

23121424717

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23121424743

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23121818505

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

23121827755

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

24010517526

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

24010517676

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

24022610145

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

24030114058

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

24030711298

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

24030711312

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

24030715363

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031119925

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031119946

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031119989

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24031120017

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031126673

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031126822

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031126948

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031127598

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031128554

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24031129266

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

24031210156

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24031221830

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24031221844

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24032113945

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24042324288

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24042324758

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24042324952

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24050616136

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24050616195

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24050616305

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24051328781

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24051329655

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24051609054

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24051610067

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24051618376

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24051726224

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24060615453

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24061325706

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24062116208

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24062121038

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24062504928

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24062505114

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24062505168

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24071522417

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24071527527

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24071527549

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24081313892

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24081314008

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24081314322

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081314943

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081315234

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081315354

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081315710

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081315884

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081317419

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24081317857

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081318443

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081318586

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081318763

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081319229

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081319342

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081319408

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24081320643

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081320779

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081320854

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081321045

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081321612

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081321915

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

24081322036

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

24082317937

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24082317952

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24091031563

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24092513283

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24092513379

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24092516039

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24092516047

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

24092516997

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24092517144

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24100829404

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24112917039

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24112920581

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24121028455

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24121214365

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

24121716152

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
24121716178

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25032426588

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25032426876

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B 3B8

Reg.#
25032730478

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B 3B8

Reg.#
25032730520

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B 3B8

Reg.#
25032730669

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

25040139278

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

25042517704

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

25042517729

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

25042929745

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

25050112548

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

25050115687

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

25050117107

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8 — 25050117238

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6 — 25050131026

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8 — 25050610302

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8 — 25050610417

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8 — 25052032776

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6 — 25052333472

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6 — 25052334259

SECURITY AGREEMENT

Debtor Name / Address — **Reg.#**

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

25052334363

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25060232881

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25061011938

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25061012746

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25061013958

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25061014154

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25061014691

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

25061015027

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#

25061015501

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

25061223182

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

25061734751

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

25061734778

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

25061735151

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#

25061736111

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

25061923938

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25062017108

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25062329552

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25062330184

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25062330817

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25062332185

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25062332191

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

25071810229

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25072316934

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25072328798

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25072816002

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25072937018

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25082231782

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
25082529652

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

25082529875

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082606696

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082608526

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082610507

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3950 FOSSIL CREEK BLVD, SUITE 106
FORT WORTH, TX 76137

Reg.#
25082611570

LAND CHARGE

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25100127579

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25100127776

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

25100127868

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25100127920

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25100128331

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H2B6

Reg.#
25100128406

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74TH AVE NW
EDMONTON, AB T6B 3B8

Reg.#
25122328653

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#
25122905027

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#
25122905032

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL RAIL SYSTEMS INC.
734 7TH AVENUE SOUTH WEST
CALGARY, AB T2P 3P8

26030921383

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#
26052131255

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#
26052207642

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#
26052207971

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
26062527835

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
26062531032

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

Reg.#
26071314379

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

UNIVERSAL RAIL SYSTEMS INC.
#200 50 STRATHMOOR DRIVE
SHERWOOD PARK, AB T8H 2B6

26072030817

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
26080634880

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAIL SYSTEMS INC.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
26080635774

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAILWAY OPERATIONS LTD.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24042324952

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL RAILWAY OPERATIONS LTD.
3403 74 AVE NW
EDMONTON, AB T6B3B8

Reg.#
24062121038

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL REEL & RECYCLING INC.
BOX 305
BLAIRMORE, AB T0K 0E0

Reg.#
96022901530

LAND CHARGE

Debtor Name / Address
UNIVERSAL REHABILITATION SERVICE AGENCY
808 MANNING RD NE
CALGARY, AB T2E 7N8

Reg.#
24022009019

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL REJUVENATION INC.
132 HERITAGE HTS
COCHRANE, AB T4C 2R5

19091633389

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL REWIND (1975) LTD.
2300, 10180 - 101 STREET
EDMONTON, AB T5J 1V3

Reg.#
23110810162

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL REWIND (1975) LTD.
2300, 10180 - 101 STREET
EDMONTON, AB T5J 1V3

Reg.#
23110810162

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL REWIND (1975) LTD.
2300, 10180 - 101 STREET
EDMONTON, AB T5J 1V3

Reg.#
23110810172

LAND CHARGE

Debtor Name / Address
UNIVERSAL REWIND (1975) LTD.
2300, 10180 - 101 STREET
EDMONTON, AB T5J 1V3

Reg.#
23110810172

LAND CHARGE

Debtor Name / Address
UNIVERSAL REWIND (1975) LTD.
2300, 10180 - 101 STREET
EDMONTON, AB T5J 1V3

Reg.#
23110810219

SECURITY AGREEMENT

Debtor Name / Address
UNIVERSAL REWIND (1975) LTD.
2300, 10180 - 101 STREET
EDMONTON, AB T5J 1V3

Reg.#
23110810219

SECURITY AGREEMENT

Debtor Name / Address

Reg.#

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402411

UNIVERSAL REWIND (1975) LTD.
11635 180 ST
EDMONTON, AB T5S2H6

26040905298

SECURITY AGREEMENT

Debtor Name / Address

UNIVERSAL ROOFING & EXTERIORS INC.
297 DOUGLAS RIDGE CIRCLE SE
CALGARY, AB T2Z 3H5

Reg.#

21100715875

WORKERS' COMPENSATION BOARD CHARGE

Result Complete

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Searching Party: Lawson Lundell LLP
Search Date: 10-Aug-2026 14:45:37
Search Type: Standard

Search #: 205154330
Client Reference: 192154
Control #:

Search Criteria
Search By: Business Debtor Name
Business Name
UNIVERSAL RESTORATION SYSTEMS LTD.

The following list displays all matches & indicates the ones that were selected.
93 Registration(s) Found: Exacts (1) - Similars (92)

Selected	Match	Reg #	Registration Type	Debtor Name	City	Enforcement Instruction Reg #
Yes	Exact	302864297	Personal Property Security Agreement	UNIVERSAL RESTORATION SYSTEMS LTD.	VANCOUVER	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	CALGARY	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	DARTMOUTH	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	PARADISE HILL	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	SALABERRY-DE-VALLEYFIELD	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	TORONTO	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	NORTH VANCOUVER	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	BRANDON	N/A
No	Similar	302573164	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD	SASKATOON	N/A
No	Similar	302446251	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	NORTH YORK	N/A
No	Similar	302548864	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302574777	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302585099	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	NORTH VANCOUVER	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	TORONTO	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SALABERRY-DE-VALLEYFIELD	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	MT PEARL	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	DARTMOUTH	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	CALGARY	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	BRANDON	N/A
No	Similar	302593462	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302654179	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302819840	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302841608	Personal Property Security Agreement	UNIVAR SOLUTIONS CANADA LTD.	SASKATOON	N/A
No	Similar	302704558	Personal Property Security Agreement	UNIVAR SOLUTIONS I&S CANADA LTD.	North York	N/A

Saskatchewan Registry Services

Saskatchewan
Personal Property Registry
Search Result

No	Similar	302752835	Personal Property Security Agreement	UNIVERSAL AIR INDUSTRIES LTD.	REGINA	N/A
No	Similar	100000043	The Assignment of Book Debts Act	UNIVERSAL BINDERY (SASK.) LTD	Saskatoon	N/A
No	Similar	104953117	The Corporation Securities Registration Act	UNIVERSAL BINDERY (SASKATCHEWAN) LTD		N/A
No	Similar	104976814	The Corporation Securities Registration Act	UNIVERSAL BINDERY (SASKATCHEWAN) LTD		N/A
No	Similar	104969922	The Corporation Securities Registration Act	UNIVERSAL BUILDERS SUPPLY LTD		N/A
No	Similar	104969930	The Corporation Securities Registration Act	UNIVERSAL BUILDERS SUPPLY LTD		N/A
No	Similar	104969948	The Corporation Securities Registration Act	UNIVERSAL BUILDERS SUPPLY LTD		N/A
No	Similar	115461759	Personal Property Security Agreement	UNIVERSAL CAREER COLLEGE INC.	Saskatoon	N/A
No	Similar	122224875	Personal Property Security Agreement	UNIVERSAL CAREER COLLEGE INC.	Saskatoon	N/A
No	Similar	301186335	Personal Property Security Agreement	Universal Collision Centre Inc.	Regina	N/A
No	Similar	301337902	Personal Property Security Agreement	Universal Collision Centre Inc.	Regina	N/A
No	Similar	301337903	Personal Property Security Agreement	Universal Collision Centre Inc.	Regina	N/A
No	Similar	302599280	Personal Property Security Agreement	Universal Collision Centre Inc.	Regina	N/A
No	Similar	302599280	Personal Property Security Agreement	Universal Collision Centre Inc.	Regina	N/A
No	Similar	100121077	Personal Property Security Agreement	UNIVERSAL COMPUTER COIN INC	Saskatoon	N/A
No	Similar	104969922	The Corporation Securities Registration Act	UNIVERSAL CONSTRUCTION (B C) LTD		N/A
No	Similar	104969930	The Corporation Securities Registration Act	UNIVERSAL CONSTRUCTION (B C) LTD		N/A
No	Similar	104969948	The Corporation Securities Registration Act	UNIVERSAL CONSTRUCTION (B C) LTD		N/A
No	Similar	104969922	The Corporation Securities Registration Act	UNIVERSAL CONSTRUCTION CO LTD		N/A
No	Similar	104969930	The Corporation Securities Registration Act	UNIVERSAL CONSTRUCTION CO LTD		N/A
No	Similar	104969948	The Corporation Securities Registration Act	UNIVERSAL CONSTRUCTION CO LTD		N/A
No	Similar	301014659	Personal Property Security Agreement	UNIVERSAL CONTRACTING LTD	BATTLEFORD	N/A
No	Similar	104934503	The Corporation Securities Registration Act	UNIVERSAL COOLER COMPANY LIMITED		N/A
No	Similar	104934511	The Corporation Securities Registration Act	UNIVERSAL COOLER COMPANY LIMITED		N/A
No	Similar	102339244	Personal Property Security Agreement	UNIVERSAL DRAPERIES	ETOBICOKE	N/A
No	Similar	102339244	Personal Property Security Agreement	UNIVERSAL DRAPERIES INCORPORATED	ETOBICOKE	N/A
No	Similar	100239448	Personal Property Security Agreement	UNIVERSAL DRAPERIES LIMITED	WESTON	N/A

Saskatchewan Registry Services

Saskatchewan
Personal Property Registry
Search Result

No	Similar	104976589	The Corporation Securities Registration Act	UNIVERSAL HOLDINGS (EDMONTON) LTD		N/A
No	Similar	104956759	The Corporation Securities Registration Act	UNIVERSAL HOLDINGS LTD		N/A
No	Similar	104956767	The Corporation Securities Registration Act	UNIVERSAL HOLDINGS LTD		N/A
No	Similar	104964176	The Corporation Securities Registration Act	UNIVERSAL HOLDINGS LTD		N/A
No	Similar	100325621	Personal Property Security Agreement	UNIVERSAL HOMES & DESIGN LTD	Saskatoon	N/A
No	Similar	301137364	Personal Property Security Agreement	UNIVERSAL IMMIGRATION CONSULTANCY LTD.	Watrous	N/A
No	Similar	302136825	Personal Property Security Agreement	UNIVERSAL IMMIGRATION CONSULTANCY LTD.	SASKATOON	N/A
No	Similar	301957412	Personal Property Security Agreement	UNIVERSAL LINENS PAGA CANADA INC	MONTREAL	N/A
No	Similar	100233361	Personal Property Security Agreement	UNIVERSAL LOGGING SUPPLIES CO LTD	THUNDER BAY	N/A
No	Similar	301067582	Personal Property Security Agreement	UNIVERSAL MACHINE SHOP INC	ESTEVAN	N/A
No	Similar	301251487	Personal Property Security Agreement	UNIVERSAL MACHINE SHOP INC.	Estevan	N/A
No	Similar	104969922	The Corporation Securities Registration Act	UNIVERSAL MILLWORK LTD		N/A
No	Similar	104969930	The Corporation Securities Registration Act	UNIVERSAL MILLWORK LTD		N/A
No	Similar	104969948	The Corporation Securities Registration Act	UNIVERSAL MILLWORK LTD		N/A
No	Similar	301345637	Personal Property Security Agreement	UNIVERSAL MINING RESOURCES LTD.	WHITEWOOD	N/A
No	Similar	118879456	Personal Property Security Agreement	UNIVERSAL PARTS SUPPLY		N/A
No	Similar	100365516	Personal Property Security Agreement	UNIVERSAL PLUMBING & HEATING LTD	Saskatoon	N/A
No	Similar	100454828	Personal Property Security Agreement	UNIVERSAL PLUMBING & HEATING LTD	Saskatoon	N/A
No	Similar	100686734	Personal Property Security Agreement	UNIVERSAL PLUMBING & HEATING LTD	Saskatoon	N/A
No	Similar	302233064	Personal Property Security Agreement	UNIVERSAL PLUMBING AND HEATING INC	REGINA	N/A
No	Similar	302662773	Personal Property Security Agreement	UNIVERSAL PLUMBING AND HEATING INC	REGINA	N/A
No	Similar	302668428	Personal Property Security Agreement	UNIVERSAL PLUMBING AND HEATING INC	REGINA	N/A
No	Similar	301339572	Personal Property Security Agreement	UNIVERSAL PLUMBING AND HEATING INC.	Regina	N/A
No	Similar	302312881	Personal Property Security Agreement	UNIVERSAL PLUMBING AND HEATING INC.	REGINA	N/A
No	Similar	100790656	Personal Property Security Agreement	UNIVERSAL PRODUCTS LTD	Saskatoon	N/A
No	Similar	302778991	Personal Property Security Agreement	UNIVERSAL RAIL SERVICES INC.	FORT WORTH	N/A
No	Similar	302732570	Personal Property Security Agreement	UNIVERSAL RAIL SOLUTIONS INC.	FORT WORTH	N/A
No	Similar	302732577	Personal Property Security Agreement	UNIVERSAL RAIL SOLUTIONS INC.	FORT WORTH	N/A
No	Similar	302732586	Personal Property Security Agreement	UNIVERSAL RAIL SOLUTIONS INC.	FORT WORTH	N/A
No	Similar	302732592	Personal Property Security Agreement	UNIVERSAL RAIL SOLUTIONS INC.	FORT WORTH	N/A
No	Similar	302732599	Personal Property Security Agreement	UNIVERSAL RAIL SOLUTIONS INC.	FORT WORTH	N/A

Saskatchewan Registry Services

Saskatchewan
Personal Property Registry
Search Result

No	Similar	302732608	Personal Property Security Agreement	UNIVERSAL RAIL SOLUTIONS INC.	FORT WORTH	N/A
No	Similar	302358853	Personal Property Security Agreement	UNIVERSAL RAIL SYSTEMS INC.	EDMONTON	N/A
No	Similar	302732567	Personal Property Security Agreement	UNIVERSAL RAIL SYSTEMS INC.	FORT WORTH	N/A
No	Similar	302732582	Personal Property Security Agreement	UNIVERSAL RAIL SYSTEMS INC.	FORT WORTH	N/A
No	Similar	302732616	Personal Property Security Agreement	UNIVERSAL SERVICE SOLUTIONS LTD.	FORT WORTH	N/A
No	Similar	301520313	Personal Property Security Agreement	Universal Sports	Humboldt	N/A
No	Similar	301591058	Personal Property Security Agreement	UNIVERSAL SPORTS	HUMBOLDT	N/A
No	Similar	101351196	Personal Property Security Agreement	UNIVERSAL TRACTOR CANADA LTD	Saskatoon	N/A
No	Similar	302701310	Personal Property Security Agreement	UNIVERSAL-SOLDER ELECTRONICS LTD.	WINDSOR	N/A
No	Similar	302782554	Enforcement Charge - Provincial Judgment	Universe Luxury Spa Inc.	Saskatoon	N/A

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 10-Aug-2026 14:40:56
Registration #: 302864297
Expiry Date: 10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154908013-1
Entity Type: Business
Name: BANK OF MONTREAL
Address: 6TH FLOOR, 595 BURRARD STREET
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

Item #: 1
Party ID: 154908014-1
Entity Type: Business
Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 2
Party ID: 154908015-1
Entity Type: Business
Name: CANSTAR RESTORATIONS GP INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 3
Party ID: 154908016-1
Entity Type: Business
Name: ABK RESTORATION SERVICES LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 4
Party ID: 154908017-1
Entity Type: Business
Name: NORHAZ SOLUTIONS INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

* **Item #:** 5
Party ID: 154908018-1
Entity Type: Business
Name: UNIVERSAL RESTORATION SYSTEMS LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

End of Search Result

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Transmitting Party

LAWSON LUNDELL LLP

SUITE 1100, 225 6TH AVENUE S.W.
CALGARY, AB T2P 1N2

Party Code: 50088293
Phone #: 403 269 6900
Reference #: 192154

Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Business Debtor Search For:

L.U.N.A RESTORATIONS INC.

Exact Result(s) Only Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.

REGISTRAR OF PERSONAL PROPERTY

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 24050227265
Registration Date: 2024-May-02
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2031-May-02 23:59:59

Exact Match on:	Debtor	No: 1
Exact Match on:	Debtor	No: 3

Amendments to Registration

25022431183	Amendment	2025-Feb-24
26010737294	Amendment	2026-Jan-07
26022722776	Amendment	2026-Feb-27

Debtor(s)

Block		Status
1	L.U.N.A RESTORATIONS INC. 885 WEST GEORGIA STREET, #1020 VANCOUVER, BC V6C 3E8	Current
2	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Deleted by 26022722776
3	L.U.N.A RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current by 26022722776

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7	Current

Government of Alberta

Personal Property Registry Search Results Report

Search ID #: Z20402812

Email: dominicCB.fung@bmo.com

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	1GTZGGA66A1124106	2010	GMC SAVANA CARGO VAN	MV - Motor Vehicle	Current
2	2C4RDGBGXDR573062	2013	DODGE GRAND CARAVAN SE/SX	MV - Motor Vehicle	Current
3	1FTYR2CG4GKA12888	2016	FORD TRANSIT VAN	MV - Motor Vehicle	Current
4	2C4RDGBG3GR309248	2016	DODGE GRAND CARAVAN	MV - Motor Vehicle	Current
5	2C4RDGBG9HR809190	2017	GRAND CARAVAN	MV - Motor Vehicle	Current
6	1FDWE4FL1GDC24588	2016	FORD ECONOLINE CUBE VAN	MV - Motor Vehicle	Current
7	1GCWGBFF9G1192827	2016	CHEVROLET EXPRESS CARGO	MV - Motor Vehicle	Current
8	1FMCJ9GD3JUD31255	2018	FORD ESCAPE U9G	MV - Motor Vehicle	Current
9	1FTEW1E43LKD99906	2020	FORD F-156 4X4 SUPERCREW	MV - Motor Vehicle	Current
10	1FMCU9F62LUB87994	2020	FORD ESCAPE 4 DR	MV - Motor Vehicle	Current
11	1C6SRFVT1PN516943	2023	RAM 1500	MV - Motor Vehicle	Current
12	1C6SRFVT5PN533549	2023	RAM 1500	MV - Motor Vehicle	Current
13	1FDXE45P98DA30952	2008	FORD E450 CUTAWAY	MV - Motor Vehicle	Current
14	1FDXE4FS1CDA09587	2012	FORD E450 CUTAWAY	MV - Motor Vehicle	Current
15	1GTW7GCG8B1166075	2011	GMC SAVANA 2500 RWD EXT	MV - Motor Vehicle	Current
16	1FTNS2EL8EDA35769	2014	FORD ECONOLINE VAN	MV - Motor Vehicle	Current
17	1FTNS2EL9EDB18353	2014	FORD ECONOLINE VAN	MV - Motor Vehicle	Current
18	1FTMF1EM3EKF63864	2014	FORD F150 REGULAR CAB 4X4	MV - Motor Vehicle	Current
19	1FTNR2CG0FKA51253	2015	FORD TRANSIT 250 VAN	MV - Motor Vehicle	Current
20	1FDXE4FS1FGA28578	2015	FORD ECONOLINE CUBE VAN	MV - Motor Vehicle	Current
21	1FTNR2CMXFKA85626	2015	FORD TRANSIT 250 VAN	MV - Motor Vehicle	Current
22	2C4RDGBG9FR679439	2015	DODGE GRAND CARAVAN SE/SX	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

23	1C6RR7GT9HS543537	2017	DODGE SLT QUAD CAB 4X4	MV - Motor Vehicle	Current
24	1FTYR2CG0GKB23339	2016	FORD 250 TRANSIT VAN	MV - Motor Vehicle	Current
25	1GCWGAFF9H1128587	2017	CHEVROLET EXPRESS CARGO	MV - Motor Vehicle	Current
26	1FTFW1EF2GFC40380	2016	FORD F150 XLT 4WD SUPERCR	MV - Motor Vehicle	Current
27	1FTYR2XM4JKA82110	2018	FORD TRANSIT VAN T-250	MV - Motor Vehicle	Current
28	1C6SRFLT8LN412933	2020	RAM 1500 DT6X98	MV - Motor Vehicle	Current
29	1FTFW1E81MFD06320	2021	FORD F-150	MV - Motor Vehicle	Current
30	1FTEW1E5XLKD99717	2020	FORD F-150	MV - Motor Vehicle	Current
31	1GTG6CEN3J1212499	2018	GMC CANYON	MV - Motor Vehicle	Current
32	1C44JFAG6MC684401	2021	JEEP GRAND CHEROKEE LARED	MV - Motor Vehicle	Current
33	1GTGCEN4M1194633	2021	GMC CANYON ELEVATION CREW	MV - Motor Vehicle	Current
34	5N1AT3AB6FC691746	2023	NISSAN ROGUE	MV - Motor Vehicle	Current
35	1GTG6CEN6N1295724	2022	GMC CANYON	MV - Motor Vehicle	Current
36	1FTEX1EP8LKE52428	2020	FORD F-150	MV - Motor Vehicle	Current
37	1GTG6CEN7M1194643	2021	GMC CANYON	MV - Motor Vehicle	Current
38	1FTFW1E58PKE99714	2023	FORD F-150 PICKUP	MV - Motor Vehicle	Current
39	1C6RR7FG1PS586286	2023	RAM 1500	MV - Motor Vehicle	Deleted By 25022431183
40	2C4RC1ZG1PR508482	2023	CHRYSLER GRAND CARAVAN	MV - Motor Vehicle	Current
41	2S9PM239X41013753	2004	SOUTHLAND	TR - Trailer	Current
42	2S9JM239661017341	2007	SOUTHLAND	TR - Trailer	Current
43	1FDXE45P98DA34855	2008	FORD E450	MV - Motor Vehicle	Current
44	1FTSS3EL8CDA50021	2012	FORD E350 SD CARGO VAN	MV - Motor Vehicle	Current
45	1GTZ7UBA1E1110251	2014	GMC SAVANA 3500 CARGO VA	MV - Motor Vehicle	Current
46	1FDXE4FS6EDA89312	2014	FORD ECONOLINE VAN E450	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

47	1FTMF1EM3EKE60279	2014	FORD F150 4X4 REGULAR CAB	MV - Motor Vehicle	Current
48	1FTMF1EM1EKE99503	2014	FORD F150 4X4 REGULAR CAB	MV - Motor Vehicle	Current
49	1FDXE4FS0EDB02832	2014	FORD ECONOLINE VAN	MV - Motor Vehicle	Current
50	1FTFW1EF9EFC53267	2014	FORD F150 4X4 SUPERCREW	MV - Motor Vehicle	Current
51	1C6RR7GT4HS647532	2017	DODGE RAM 1500 SLT	MV - Motor Vehicle	Current
52	2C4RDGBG9JR164028	2018	DODGE GRAND CARAVAN SE/SX	MV - Motor Vehicle	Current
53	1FTFW1E41KFA01121	2019	FORD F150 4X4 SUPERCREW	MV - Motor Vehicle	Current
54	1C6SRFFT8LN227387	2020	CHRYSLER RAM 1500 BIG HOR	MV - Motor Vehicle	Current
55	1FTLR1Y89LKA70401	2020	FORD TRANSIT T 250	MV - Motor Vehicle	Current
56	1FTEW1E58KKD39790	2019	FORD F-150 XLT	MV - Motor Vehicle	Current
57	1FT7W2B62LEC93935	2020	FORD F-250	MV - Motor Vehicle	Current
58	1FTEW1E59JFC32724	2018	FORD F-150	MV - Motor Vehicle	Current
59	1GTG6CEN2J1263332	2018	GMC CANYON	MV - Motor Vehicle	Current
60	1GT59LE75LF214194	2020	GMC SIERRA 2500HD	MV - Motor Vehicle	Current
61	2S9JM239981020964	2008	SOUTHLAND	TR - Trailer	Current
62	2S9JM239971019554	2007	SOUTHLAND	TR - Trailer	Current
63	1FDXE45P68DA62161	2008	FORD E450	MV - Motor Vehicle	Current
64	1GTZ7UBA5E1109412	2014	GMC SAVANA 3500 CARGO VAN	MV - Motor Vehicle	Current
65	1FDWE4FL4EDB18293	2014	FORD E450 ECONOLINE	MV - Motor Vehicle	Current
66	2C4RDGBG6FR516103	2015	DODGE GRAND CARAVAN	MV - Motor Vehicle	Current
67	1FT7W2B60FEB08656	2015	FORD F250 4X4 CREW CAB	MV - Motor Vehicle	Current
68	1FTBW3XG5GKA30850	2016	FORD TRANSIT VAN	MV - Motor Vehicle	Current
69	1FTYR2ZMXJKA82402	2018	FORD TRANSIT VAN	MV - Motor Vehicle	Current
70	1FTEW1E43KKC56257	2019	FORD F150 4WD SUPERCREW	MV - Motor Vehicle	Current
71	1FM5K8DH9KGA20574	2019	FORD EXPLORER XLT 4WD	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

72	1FTEW1E51KFC50927	2019	FORD F150 4X4 SUPERCREW	MV - Motor Vehicle	Current
73	1FTEW1E44LKG29169	2020	FORD F-150 SUPERCREW	MV - Motor Vehicle	Current
74	1FTMF1E51LKE75532	2020	FORD F-153 4X4 REGULAR CA	MV - Motor Vehicle	Current
75	1GCWGAFPXK1200512	2019	CHEVROLET EXPRESS CARGO	MV - Motor Vehicle	Current
76	1GCWGAFPXL1196995	2020	CHEVROLET EXPRESS CARGO	MV - Motor Vehicle	Current
77	1FTEX1EP0MKE01975	2021	FORD F-150	MV - Motor Vehicle	Current
78	1FTEW1E40KFC36752	2019	FORD F-150	MV - Motor Vehicle	Current
79	2C4RDGEG9KR683562	2019	DODGE GRAND CARAVAN	MV - Motor Vehicle	Current
80	3C6URVJGXJE105662	2018	RAM PROMASTER CARGO VAN	MV - Motor Vehicle	Current
81	1FTB41C8XLKB47862	2020	FORD TRANSIT CARGO VAN	MV - Motor Vehicle	Current
82	1FTFW1E89MKD74713	2021	FORD F150 SUPERCREW	MV - Motor Vehicle	Current
83	2C4RDGEG8LR253782	2020	DODGE GRAND CARAVAN	MV - Motor Vehicle	Current
84	CS00146	2012	Daewoo GC 15S-2 Forklift	MV - Motor Vehicle	Current
85	H177B43077A	2003	Hyster Forklift	MV - Motor Vehicle	Current
86	C365LI00419525FB	2000	Clark CGC25 Forklift	MV - Motor Vehicle	Current
87	403FGC2061137	1972	Toyota 42-3FGC20 Forklift	MV - Motor Vehicle	Current
88	60350	2015	Toyota 5FBCU30 Forklift	MV - Motor Vehicle	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR.	Current

Particulars

Block	Additional Information	Status
1	DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.	Deleted By 26022722776

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Block	Additional Information	Status
2	DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.	Current By 26022722776

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 24050227289
Registration Date: 2024-May-02
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on: Debtor No: 1
Exact Match on: Debtor No: 3

Amendments to Registration

26010737318	Amendment	2026-Jan-07
26022722752	Amendment	2026-Feb-27

Debtor(s)

Block		Status
1	L.U.N.A RESTORATIONS INC. 885 WEST GEORGIA STREET, #1020 VANCOUVER, BC V6C 3E8	Current
2	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Deleted by 26022722752
3	L.U.N.A RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current by 26022722752

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: dominicCB.fung@bmo.com	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Particulars

Block	Additional Information	Status
1	DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.	Deleted By 26022722752

Block	Additional Information	Status
2	DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.	Current By 26022722752

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 24120408867
Registration Date: 2024-Dec-04
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2029-Dec-04 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	2C4RC1ZG6RR201344	2024	CHRYSLER GRAND CARAVAN	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 25012908772
Registration Date: 2025-Jan-29
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Jan-29 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	1FTFW1L83RKE17663	2024	FORD F-150 XL 4X4 S	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 25031917979
Registration Date: 2025-Mar-19
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Mar-19 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	1C6SRECG2RN152003	2024	RAM 1500 TRADESMAN	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 25100715686
Registration Date: 2025-Oct-07
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Oct-07 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	1FTBR1C81SKA95990	2025	FORD TRANSIT-250 CA	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 25101708099
Registration Date: 2025-Oct-17
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Oct-17 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	JN8BT3AB2TW374343	2026	NISSAN ROGUE S 4DR AW	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 25121007428
Registration Date: 2025-Dec-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Dec-10 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	1FTEW3LP1SKE95802	2025	FORD F-150 XLT 4X4	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 25121116112
Registration Date: 2025-Dec-11
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2030-Dec-11 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 100-17842 106 AVE NW EDMONTON, AB T5S1V4	Current

Secured Party / Parties

Block		Status
1	FOSS NATIONAL LEASING LTD. 801-125 COMMERCE VALLEY DR. W. MARKHAM, ON L3T7W4 Email: ppsaregistrations@fossnational.com	Current

Collateral: Serial Number Goods

Block	Serial Number	Year	Make and Model	Category	Status
1	1FTBR2Y80SKA49212	2025	FORD TRANSIT-250 CA	MV - Motor Vehicle	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 26010737248
Registration Date: 2026-Jan-07
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2031-Jan-07 23:59:59

Exact Match on: Debtor No: 2

Amendments to Registration

26022722642	Amendment	2026-Feb-27

Debtor(s)

Block		Status
1	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Deleted by 26022722642
2	L.U.N.A RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current by 26022722642

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 595 BURRARD ST., 6TH FLOOR VANCOUVER, BC V7X 1L7 Email: DOMINICCB.FUNG@BMO.COM	Current

Collateral: General

Block	Description	Status
1	ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 26010737264
Registration Date: 2026-Jan-07
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on: Debtor No: 2

Amendments to Registration

26022722658 Amendment 2026-Feb-27

Debtor(s)

Block

1 L.U.N.A. RESTORATIONS INC.
885 WEST GEORGIA ST., #1020
VANCOUVER, BC V6C 3E8

Status
Deleted by 26022722658

Block

2 L.U.N.A RESTORATIONS INC.
885 WEST GEORGIA ST., #1020
VANCOUVER, BC V6C 3E8

Status
Current by 26022722658

Secured Party / Parties

Block

1 BANK OF MONTREAL
595 BURRARD ST., 6TH FLOOR
VANCOUVER, BC V7X 1L7
Email: DOMINICCB.FUNG@BMO.COM

Status
Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 26081024506
Registration Date: 2026-Aug-10
Registration Type: SECURITY AGREEMENT
Registration Status: Current
Expiry Date: 2036-Aug-10 23:59:59

Exact Match on:	Debtor	No: 6
Exact Match on:	Debtor	No: 7

Amendments to Registration

26081026687	Amendment	2026-Aug-10

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Block		Status
5	UNIVERSAL RESTORATION SYSTEMS LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Block		Status
6	L.U.N.A. RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Block		Status
7	L.U.N.A RESTORATIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current by 26081026687

Secured Party / Parties

Block		Status
1	BANK OF MONTREAL 6TH FLOOR, 595 BURRARD STREET VANCOUVER, BC V7X 1L7 Email: jesse.agassiz@bmo.com	Current

Collateral: General

Block	Description	Status
1	ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Business Debtor Search For:
L.U.N.A RESTORATIONS INC.
Search ID #: Z20402812 **Date of Search:** 2026-Aug-10 **Time of Search:** 15:24:05

Registration Number: 26081024537
Registration Date: 2026-Aug-10
Registration Type: LAND CHARGE
Registration Status: Current
Registration Term: Infinity

Exact Match on:	Debtor	No: 6
Exact Match on:	Debtor	No: 7

Amendments to Registration

26081026786	Amendment	2026-Aug-10

Debtor(s)

Block		Status
1	CANSTAR RESTORATIONS LIMITED PARTNERSHIP 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
2	CANSTAR RESTORATIONS GP INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
3	ABK RESTORATION SERVICES LTD. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current
4	NORHAZ SOLUTIONS INC. 885 WEST GEORGIA ST., #1020 VANCOUVER, BC V6C 3E8	Current

Government of Alberta

Personal Property Registry
Search Results Report

Search ID #: Z20402812

Block | **Status**

5 UNIVERSAL RESTORATION SYSTEMS LTD.
885 WEST GEORGIA ST., #1020
VANCOUVER, BC V6C 3E8

Current

Block | **Status**

6 L.U.N.A. RESTORATIONS INC.
885 WEST GEORGIA ST., #1020
VANCOUVER, BC V6C 3E8

Current

Block | **Status**

7 L.U.N.A RESTORATIONS INC.
885 WEST GEORGIA ST., #1020
VANCOUVER, BC V6C 3E8

Current by 26081026786

Secured Party / Parties

Block | **Status**

1 BANK OF MONTREAL
6TH FLOOR, 595 BURRARD STREET
VANCOUVER, BC V7X 1L7
Email: jesse.agassiz@bmo.com

Current

Result Complete

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Searching Party: Lawson Lundell LLP
Search Date: 10-Aug-2026 15:24:38
Search Type: Standard

Search #: 205154402
Client Reference: 187317
Control #:

Search Criteria
Search By: Business Debtor Name
Business Name
L.U.N.A RESTORATIONS INC.

The following list displays all matches & indicates the ones that were selected.
6 Registration(s) Found: Exacts (4) - Similars (2)

Selected	Match	Reg #	Registration Type	Debtor Name	City	Enforcement Instruction Reg #
Yes	Exact	302546037	Personal Property Security Agreement	L.U.N.A Restorations Inc.	VANCOUVER	N/A
Yes	Exact	302546037	Personal Property Security Agreement	L.U.N.A RESTORATIONS INC.	VANCOUVER	N/A
Yes	Exact	302781923	Personal Property Security Agreement	L.U.N.A Restorations Inc.	VANCOUVER	N/A
Yes	Exact	302864297	Personal Property Security Agreement	L.U.N.A RESTORATIONS INC.	VANCOUVER	N/A
Yes	Similar	302642713	Personal Property Security Agreement	L.U.N.A. RESTORATIONS INC.	EDMONTON	N/A
Yes	Similar	302864297	Personal Property Security Agreement	L.U.N.A. RESTORATIONS INC.	VANCOUVER	N/A

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type:	Personal Property Security Agreement	**Registration #:**	302546037
Registration Date:	02-May-2024 11:47:01	**Expiry Date:**	01-May-2031

Event Type: Amendment
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID:	153389665-1	**Address:**	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Secured Party

Item #:	1	**Address:**	6TH FLOOR, 595 BURRARD STREET
Party ID:	151181860-1		VANCOUVER, British Columbia
Entity Type:	Business		V7X1L7
Name:	BANK OF MONTREAL		Canada

Debtor Party

* **Item #:**	1	**Address:**	885 WEST GEORGIA STREET, #1020
Party ID:	154359052-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A RESTORATIONS INC.		Canada
* **Item #:**	2	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154767043-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A Restorations Inc.		Canada

Serial Property

Item #:	1	**Year:**	2010
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTZGGA66A1124106	**Model:**	Savana Cargo Van
Override:	No	**Color:**	
Item #:	2	**Year:**	2013
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	2C4RDGBGXDR573062	**Model:**	Grand Caravan SE/SXT
Override:	No	**Color:**	
Item #:	3	**Year:**	2016
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTYR2CG4GKA12888	**Model:**	Transit Van
Override:	No	**Color:**	

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #: 4
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG3GR309248
Override: No
Year: 2016
Make/Desc: Dodge
Model: Grand Caravan
Color:

Item #: 5
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG9HR809190
Override: No
Year: 2017
Make/Desc: Dodge
Model: Grand Caravan
Color:

Item #: 6
Serial Type: Motor Vehicle
Serial #: 1FDWE4FL1GDC24588
Override: No
Year: 2016
Make/Desc: Ford
Model: Econoline Cube Van
Color:

Item #: 7
Serial Type: Motor Vehicle
Serial #: 1GCWGBFF9G1192827
Override: No
Year: 2016
Make/Desc: Chevrolet
Model: Express Cargo Van
Color:

Item #: 8
Serial Type: Motor Vehicle
Serial #: 1FMCJ9GD3JUD31255
Override: Yes
Year: 2018
Make/Desc: Ford
Model: Escape U9G
Color:

Item #: 9
Serial Type: Motor Vehicle
Serial #: 1FTEW1E43LKD99906
Override: No
Year: 2020
Make/Desc: Ford
Model: F-156 4x4 Supercrew 145
Color:

Item #: 10
Serial Type: Motor Vehicle
Serial #: 1FMCU9F62LUB87994
Override: No
Year: 2020
Make/Desc: Ford
Model: Escape 4 Dr
Color:

Item #: 11
Serial Type: Motor Vehicle
Serial #: 1C6SRFVT1PN516943
Override: No
Year: 2023
Make/Desc: RAM
Model: 1500
Color:

Item #: 12
Serial Type: Motor Vehicle
Serial #: 1C6SRFVT5PN533549
Override: No
Year: 2023
Make/Desc: RAM
Model: 1500
Color:

Item #: 13
Serial Type: Motor Vehicle
Serial #: 1FDXE45P98DA30952
Override: No
Year: 2008
Make/Desc: Ford
Model: E450 Cutaway
Color:

Item #: 14
Serial Type: Motor Vehicle
Year: 2012
Make/Desc: Ford

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Serial #: 1FDXE4FS1CDA09587
Override: No
Model: E450 Cutaway
Color:

Item #: 15
Serial Type: Motor Vehicle
Serial #: 1GTW7GCG8B1166075
Override: No
Year: 2011
Make/Desc: GMC
Model: Savana 2500 RWD Ext Cargo Van Std
Color:

Item #: 16
Serial Type: Motor Vehicle
Serial #: 1FTNS2EL8EDA35769
Override: No
Year: 2014
Make/Desc: Ford
Model: Econoline Van
Color:

Item #: 17
Serial Type: Motor Vehicle
Serial #: 1FTNS2EL9EDB18353
Override: No
Year: 2014
Make/Desc: Ford
Model: Econoline Van
Color:

Item #: 18
Serial Type: Motor Vehicle
Serial #: 1FTMF1EM3EKF63864
Override: No
Year: 2014
Make/Desc: Ford
Model: F150 Regular CAB 4X4
Color:

Item #: 19
Serial Type: Motor Vehicle
Serial #: 1FTNR2CG0FKA51253
Override: No
Year: 2015
Make/Desc: Ford
Model: Transit 250 Van
Color:

Item #: 20
Serial Type: Motor Vehicle
Serial #: 1FDXE4FS1FGA28578
Override: Yes
Year: 2015
Make/Desc: Ford
Model: Econoline 16' Cube Van
Color:

Item #: 21
Serial Type: Motor Vehicle
Serial #: 1FTNR2CMXFKA85626
Override: No
Year: 2015
Make/Desc: Ford
Model: Transit 250 Van
Color:

Item #: 22
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG9FR679439
Override: No
Year: 2015
Make/Desc: Dodge
Model: Grand Caravan SE/SXT
Color:

Item #: 23
Serial Type: Motor Vehicle
Serial #: 1C6RR7GT9HS543537
Override: No
Year: 2017
Make/Desc: Dodge
Model: SLT Quad Cab 4x4
Color:

Item #: 24
Serial Type: Motor Vehicle
Serial #: 1FTYR2CG0GKB23339
Override: No
Year: 2016
Make/Desc: Ford
Model: 250 Transit Van
Color:

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	25	**Year:**	2017
Serial Type:	Motor Vehicle	**Make/Desc:**	Chevrolet
Serial #:	1GCWGAFF9H1128587	**Model:**	Express Cargo Van
Override:	No	**Color:**	
Item #:	26	**Year:**	2016
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1EF2GFC40380	**Model:**	F150 XLT 4WD SuperCrew
Override:	No	**Color:**	
Item #:	27	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTYR2XM4JKA82110	**Model:**	Transit Van T-250
Override:	No	**Color:**	
Item #:	28	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ram
Serial #:	1C6SRFLT8LN412933	**Model:**	1500 DT6X98
Override:	No	**Color:**	
Item #:	29	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1E81MFD06320	**Model:**	F-150
Override:	No	**Color:**	
Item #:	30	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E5XLKD99717	**Model:**	F-150
Override:	No	**Color:**	
Item #:	31	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTG6CEN3J1212499	**Model:**	Canyon
Override:	No	**Color:**	
Item #:	32	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Jeep
Serial #:	1C44JFAG6MC684401	**Model:**	Grand Cherokee Laredo
Override:	Yes	**Color:**	
Item #:	33	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTGCEN4M1194633	**Model:**	Canyon Elevation Crew
Override:	Yes	**Color:**	
Item #:	34	**Year:**	2023
Serial Type:	Motor Vehicle	**Make/Desc:**	Nissan
Serial #:	5N1AT3AB6FC691746	**Model:**	Rogue
Override:	Yes	**Color:**	
Item #:	35	**Year:**	2022

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Serial Type: Motor Vehicle
Serial #: 1GTG6CEN6N1295724
Override: No
Make/Desc: GMC
Model: Canyon
Color:

Item #: 36
Serial Type: Motor Vehicle
Serial #: 1FTEX1EP8LKE52428
Override: No
Year: 2020
Make/Desc: Ford
Model: F-150
Color:

Item #: 37
Serial Type: Motor Vehicle
Serial #: 1GTG6CEN7M1194643
Override: No
Year: 2020
Make/Desc: GMC
Model: Canyon
Color:

Item #: 38
Serial Type: Motor Vehicle
Serial #: 1FTFW1E58PKE99714
Override: No
Year: 2023
Make/Desc: Ford
Model: F150 Pickup
Color:

Item #: 39
Serial Type: Motor Vehicle
Serial #: 1C6RR7FG1PS586286
Override: No
Year: 2023
Make/Desc: Ram
Model: 1500
Color:

Item #: 40
Serial Type: Motor Vehicle
Serial #: 2C4RC1ZG1PR508482
Override: No
Year: 2023
Make/Desc: Chrysler
Model: Grand Caravan
Color:

Item #: 41
Serial Type: Trailer
Serial #: 2S9PM239X41013753
Override: No
Year: 2004
Make/Desc: Southland
Model: Trailer
Color:

Item #: 42
Serial Type: Trailer
Serial #: 2S9JM239661017341
Override: No
Year: 2007
Make/Desc: Southland
Model: Trailer
Color:

Item #: 43
Serial Type: Motor Vehicle
Serial #: 1FDXE45P98DA34855
Override: No
Year: 2008
Make/Desc: Ford
Model: E450
Color:

Item #: 44
Serial Type: Motor Vehicle
Serial #: 1FTSS3EL8CDA50021
Override: No
Year: 2012
Make/Desc: Ford
Model: E350 SD Cargo Van
Color:

Item #: 45
Serial Type: Motor Vehicle
Serial #: 1GTZ7UBA1E1110251
Year: 2014
Make/Desc: GMC
Model: Savana 3500 Cargo Van

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Override: No

Item #: 46
Serial Type: Motor Vehicle
Serial #: 1FDXE4FS6EDA89312
Override: No
Color:
Year: 2014
Make/Desc: Ford
Model: Econoline Van E450

Item #: 47
Serial Type: Motor Vehicle
Serial #: 1FTMF1EM3EKE60279
Override: No
Color:
Year: 2014
Make/Desc: Ford
Model: F150 4x4 Regular Cab

Item #: 48
Serial Type: Motor Vehicle
Serial #: 1FTMF1EM1EKE99503
Override: No
Color:
Year: 2014
Make/Desc: Ford
Model: F150 4x4 Regular Cab

Item #: 49
Serial Type: Motor Vehicle
Serial #: 1FDXE4FS0EDB02832
Override: No
Color:
Year: 2014
Make/Desc: Ford
Model: Econoline Van

Item #: 50
Serial Type: Motor Vehicle
Serial #: 1FTFW1EF9EFC53267
Override: No
Color:
Year: 2014
Make/Desc: Ford
Model: F150 4x4 Supercrew

Item #: 51
Serial Type: Motor Vehicle
Serial #: 1C6RR7GT4HS647532
Override: No
Color:
Year: 2017
Make/Desc: Dodge
Model: Ram 1500 SLT

Item #: 52
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG9JR164028
Override: No
Color:
Year: 2018
Make/Desc: Dodge
Model: Grand Caravan SE/SXT

Item #: 53
Serial Type: Motor Vehicle
Serial #: 1FTFW1E41KFA01121
Override: No
Color:
Year: 2019
Make/Desc: Ford
Model: F150 4x4 Supercrew

Item #: 54
Serial Type: Motor Vehicle
Serial #: 1C6SRFFT8LN227387
Override: No
Color:
Year: 2020
Make/Desc: Chrysler
Model: RAM 1500 Big Horn Sport

Item #: 55
Serial Type: Motor Vehicle
Serial #: 1FTLR1Y89LKA70401
Override: No
Color:
Year: 2020
Make/Desc: Ford
Model: Transit T 250

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	56	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E58KKD39790	**Model:**	F-150 XLT
Override:	No	**Color:**	
Item #:	57	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FT7W2B62LEC93935	**Model:**	F-250
Override:	No	**Color:**	
Item #:	58	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E59JFC32724	**Model:**	F-150
Override:	No	**Color:**	
Item #:	59	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTG6CEN2J1263332	**Model:**	Canyon
Override:	No	**Color:**	
Item #:	60	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GT59LE75LF214194	**Model:**	Sierra 2500HD
Override:	No	**Color:**	
Item #:	61	**Year:**	2008
Serial Type:	Trailer	**Make/Desc:**	Southland
Serial #:	2S9JM239981020964	**Model:**	Trailer
Override:	No	**Color:**	
Item #:	62	**Year:**	2007
Serial Type:	Trailer	**Make/Desc:**	Southland
Serial #:	2S9JM239971019554	**Model:**	Trailer
Override:	No	**Color:**	
Item #:	63	**Year:**	2008
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FDXE45P68DA62161	**Model:**	E450
Override:	No	**Color:**	
Item #:	64	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTZ7UBA5E1109412	**Model:**	Savana 3500 Cargo Van
Override:	No	**Color:**	
Item #:	65	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FDWE4FL4EDB18293	**Model:**	E450 Econoline E450
Override:	No	**Color:**	
Item #:	66	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Serial #:	2C4RDGBG6FR516103	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	67	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FT7W2B60FEB08656	**Model:**	F250 4x4 Crew cab
Override:	No	**Color:**	
Item #:	68	**Year:**	2016
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTBW3XG5GKA30850	**Model:**	Transit Van
Override:	No	**Color:**	
Item #:	69	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTYR2ZMXJKA82402	**Model:**	Transit Van
Override:	No	**Color:**	
Item #:	70	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E43KKC56257	**Model:**	F150 4WD Supercrew
Override:	No	**Color:**	
Item #:	71	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FM5K8DH9KGA20574	**Model:**	Explorer XLT 4WD
Override:	No	**Color:**	
Item #:	72	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E51KFC50927	**Model:**	F150 4x4 Supercrew 145
Override:	No	**Color:**	
Item #:	73	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E44LKG29169	**Model:**	F-150 Supercrew
Override:	Yes	**Color:**	
Item #:	74	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTMF1E51LKE75532	**Model:**	F-153 4x4 Regular Cab
Override:	No	**Color:**	
Item #:	75	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Chevrolet
Serial #:	1GCWGAFPXK1200512	**Model:**	Express Cargo Van
Override:	No	**Color:**	
Item #:	76	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Chevrolet
Serial #:	1GCWGAFPXL1196995	**Model:**	Express Cargo Van
Override:	No	**Color:**	

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	77	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEX1EP0MKE01975	**Model:**	F-150
Override:	No	**Color:**	
Item #:	78	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E40KFC36752	**Model:**	F-150
Override:	No	**Color:**	
Item #:	79	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	2C4RDGEG9KR683562	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	80	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ram
Serial #:	3C6URVJGXJE105662	**Model:**	Promaster Cargo Van
Override:	No	**Color:**	
Item #:	81	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTB41C8XLKB47862	**Model:**	Transit Cargo Van
Override:	Yes	**Color:**	
Item #:	82	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1E89MKD74713	**Model:**	F150 Supercrew
Override:	No	**Color:**	
Item #:	83	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	2C4RDGEG8LR253782	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	84	**Year:**	2012
Serial Type:	Motor Vehicle	**Make/Desc:**	Daewoo GC 15S-2
Serial #:	CS00146	**Model:**	Forklift
Override:	Yes	**Color:**	
Item #:	85	**Year:**	2003
Serial Type:	Motor Vehicle	**Make/Desc:**	Hyster
Serial #:	H177B43077A	**Model:**	Forklift
Override:	Yes	**Color:**	
Item #:	86	**Year:**	2000
Serial Type:	Motor Vehicle	**Make/Desc:**	Clark CGC25
Serial #:	C365LI00419525FB	**Model:**	Forklift
Override:	Yes	**Color:**	
Item #:	87	**Year:**	1972

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Serial Type:	Motor Vehicle	**Make/Desc:**	Toyota 42-3FGC20
Serial #:	403FGC2061137	**Model:**	Forklift
Override:	Yes	**Color:**	

Item #:	88	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Toyota 5FBCU30
Serial #:	60350	**Model:**	Forklift
Override:	Yes	**Color:**	

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR.

DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

History - Setup

Registration Type:	Personal Property Security Agreement	**Registration #:**	302546037
Registration Date:	02-May-2024 11:47:01	**Transaction #:**	1
		Expiry Date:	01-May-2031

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID:	153389665-1	**Address:**	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Secured Party

Item #:	1	**Address:**	6TH FLOOR, 595 BURRARD STREET
Party ID:	151181860-1		VANCOUVER, British Columbia
Entity Type:	Business		V7X1L7
Name:	BANK OF MONTREAL		Canada

Debtor Party

Item #:	1	**Address:**	885 WEST GEORGIA STREET, #1020
Party ID:	154359052-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A RESTORATIONS INC.		Canada

Serial Property

Item #:	1	**Year:**	2010
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTZGGA66A1124106	**Model:**	Savana Cargo Van

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Override: No

Item #: 2
Serial Type: Motor Vehicle
Serial #: 2C4RDGBGXDR573062
Override: No
Color:
Year: 2013
Make/Desc: Dodge
Model: Grand Caravan SE/SXT

Item #: 3
Serial Type: Motor Vehicle
Serial #: 1FTYR2CG4GKA12888
Override: No
Color:
Year: 2016
Make/Desc: Ford
Model: Transit Van

Item #: 4
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG3GR309248
Override: No
Color:
Year: 2016
Make/Desc: Dodge
Model: Grand Caravan

Item #: 5
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG9HR809190
Override: No
Color:
Year: 2017
Make/Desc: Dodge
Model: Grand Caravan

Item #: 6
Serial Type: Motor Vehicle
Serial #: 1FDWE4FL1GDC24588
Override: No
Color:
Year: 2016
Make/Desc: Ford
Model: Econoline Cube Van

Item #: 7
Serial Type: Motor Vehicle
Serial #: 1GCWGBFF9G1192827
Override: No
Color:
Year: 2016
Make/Desc: Chevrolet
Model: Express Cargo Van

Item #: 8
Serial Type: Motor Vehicle
Serial #: 1FMCJ9GD3JUD31255
Override: Yes
Color:
Year: 2018
Make/Desc: Ford
Model: Escape U9G

Item #: 9
Serial Type: Motor Vehicle
Serial #: 1FTEW1E43LKD99906
Override: No
Color:
Year: 2020
Make/Desc: Ford
Model: F-156 4x4 Supercrew 145

Item #: 10
Serial Type: Motor Vehicle
Serial #: 1FMCU9F62LUB87994
Override: No
Color:
Year: 2020
Make/Desc: Ford
Model: Escape 4 Dr

Item #: 11
Serial Type: Motor Vehicle
Serial #: 1C6SRFVT1PN516943
Override: No
Color:
Year: 2023
Make/Desc: RAM
Model: 1500

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	12	**Year:**	2023
Serial Type:	Motor Vehicle	**Make/Desc:**	RAM
Serial #:	1C6SRFVT5PN533549	**Model:**	1500
Override:	No	**Color:**	
Item #:	13	**Year:**	2008
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FDXE45P98DA30952	**Model:**	E450 Cutaway
Override:	No	**Color:**	
Item #:	14	**Year:**	2012
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FDXE4FS1CDA09587	**Model:**	E450 Cutaway
Override:	No	**Color:**	
Item #:	15	**Year:**	2011
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTW7GCG8B1166075	**Model:**	Savana 2500 RWD Ext Cargo Van Std
Override:	No	**Color:**	
Item #:	16	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTNS2EL8EDA35769	**Model:**	Econoline Van
Override:	No	**Color:**	
Item #:	17	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTNS2EL9EDB18353	**Model:**	Econoline Van
Override:	No	**Color:**	
Item #:	18	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTMF1EM3EKF63864	**Model:**	F150 Regular CAB 4X4
Override:	No	**Color:**	
Item #:	19	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTNR2CG0FKA51253	**Model:**	Transit 250 Van
Override:	No	**Color:**	
Item #:	20	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FDXE4FS1FGA28578	**Model:**	Econoline 16' Cube Van
Override:	Yes	**Color:**	
Item #:	21	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTNR2CMXFKA85626	**Model:**	Transit 250 Van
Override:	No	**Color:**	
Item #:	22	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Serial #:	2C4RDGBG9FR679439	**Model:**	Grand Caravan SE/SXT
Override:	No	**Color:**	
Item #:	23	**Year:**	2017
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	1C6RR7GT9HS543537	**Model:**	SLT Quad Cab 4x4
Override:	No	**Color:**	
Item #:	24	**Year:**	2016
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTYR2CG0GKB23339	**Model:**	250 Transit Van
Override:	No	**Color:**	
Item #:	25	**Year:**	2017
Serial Type:	Motor Vehicle	**Make/Desc:**	Chevrolet
Serial #:	1GCWGAFF9H1128587	**Model:**	Express Cargo Van
Override:	No	**Color:**	
Item #:	26	**Year:**	2016
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1EF2GFC40380	**Model:**	F150 XLT 4WD SuperCrew
Override:	No	**Color:**	
Item #:	27	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTYR2XM4JKA82110	**Model:**	Transit Van T-250
Override:	No	**Color:**	
Item #:	28	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ram
Serial #:	1C6SRFLT8LN412933	**Model:**	1500 DT6X98
Override:	No	**Color:**	
Item #:	29	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1E81MFD06320	**Model:**	F-150
Override:	No	**Color:**	
Item #:	30	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E5XLKD99717	**Model:**	F-150
Override:	No	**Color:**	
Item #:	31	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTG6CEN3J1212499	**Model:**	Canyon
Override:	No	**Color:**	
Item #:	32	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Jeep
Serial #:	1C44JFAG6MC684401	**Model:**	Grand Cherokee Laredo
Override:	Yes	**Color:**	

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	33	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTGCEN4M1194633	**Model:**	Canyon Elevation Crew
Override:	Yes	**Color:**	
Item #:	34	**Year:**	2023
Serial Type:	Motor Vehicle	**Make/Desc:**	Nissan
Serial #:	5N1AT3AB6FC691746	**Model:**	Rogue
Override:	Yes	**Color:**	
Item #:	35	**Year:**	2022
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTG6CEN6N1295724	**Model:**	Canyon
Override:	No	**Color:**	
Item #:	36	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEX1EP8LKE52428	**Model:**	F-150
Override:	No	**Color:**	
Item #:	37	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTG6CEN7M1194643	**Model:**	Canyon
Override:	No	**Color:**	
Item #:	38	**Year:**	2023
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1E58PKE99714	**Model:**	F150 Pickup
Override:	No	**Color:**	
Item #:	39	**Year:**	2023
Serial Type:	Motor Vehicle	**Make/Desc:**	Ram
Serial #:	1C6RR7FG1PS586286	**Model:**	1500
Override:	No	**Color:**	
Item #:	40	**Year:**	2023
Serial Type:	Motor Vehicle	**Make/Desc:**	Chrysler
Serial #:	2C4RC1ZG1PR508482	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	41	**Year:**	2004
Serial Type:	Trailer	**Make/Desc:**	Southland
Serial #:	2S9PM239X41013753	**Model:**	Trailer
Override:	No	**Color:**	
Item #:	42	**Year:**	2007
Serial Type:	Trailer	**Make/Desc:**	Southland
Serial #:	2S9JM239661017341	**Model:**	Trailer
Override:	No	**Color:**	
Item #:	43	**Year:**	2008

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Serial Type: Motor Vehicle
Serial #: 1FDXE45P98DA34855
Override: No
Make/Desc: Ford
Model: E450
Color:

Item #: 44
Serial Type: Motor Vehicle
Serial #: 1FTSS3EL8CDA50021
Override: No
Year: 2012
Make/Desc: Ford
Model: E350 SD Cargo Van
Color:

Item #: 45
Serial Type: Motor Vehicle
Serial #: 1GTZ7UBA1E1110251
Override: No
Year: 2014
Make/Desc: GMC
Model: Savana 3500 Cargo Van
Color:

Item #: 46
Serial Type: Motor Vehicle
Serial #: 1FDXE4FS6EDA89312
Override: No
Year: 2014
Make/Desc: Ford
Model: Econoline Van E450
Color:

Item #: 47
Serial Type: Motor Vehicle
Serial #: 1FTMF1EM3EKE60279
Override: No
Year: 2014
Make/Desc: Ford
Model: F150 4x4 Regular Cab
Color:

Item #: 48
Serial Type: Motor Vehicle
Serial #: 1FTMF1EM1EKE99503
Override: No
Year: 2014
Make/Desc: Ford
Model: F150 4x4 Regular Cab
Color:

Item #: 49
Serial Type: Motor Vehicle
Serial #: 1FDXE4FS0EDB02832
Override: No
Year: 2014
Make/Desc: Ford
Model: Econoline Van
Color:

Item #: 50
Serial Type: Motor Vehicle
Serial #: 1FTFW1EF9EFC53267
Override: No
Year: 2014
Make/Desc: Ford
Model: F150 4x4 Supercrew
Color:

Item #: 51
Serial Type: Motor Vehicle
Serial #: 1C6RR7GT4HS647532
Override: No
Year: 2017
Make/Desc: Dodge
Model: Ram 1500 SLT
Color:

Item #: 52
Serial Type: Motor Vehicle
Serial #: 2C4RDGBG9JR164028
Override: No
Year: 2018
Make/Desc: Dodge
Model: Grand Caravan SE/SXT
Color:

Item #: 53
Serial Type: Motor Vehicle
Serial #: 1FTFW1E41KFA01121
Year: 2019
Make/Desc: Ford
Model: F150 4x4 Supercrew

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Override: No

Item #: 54
Serial Type: Motor Vehicle
Serial #: 1C6SRFFT8LN227387
Override: No
Color:
Year: 2020
Make/Desc: Chrysler
Model: RAM 1500 Big Horn Sport

Item #: 55
Serial Type: Motor Vehicle
Serial #: 1FTLR1Y89LKA70401
Override: No
Color:
Year: 2020
Make/Desc: Ford
Model: Transit T 250

Item #: 56
Serial Type: Motor Vehicle
Serial #: 1FTEW1E58KKD39790
Override: No
Color:
Year: 2019
Make/Desc: Ford
Model: F-150 XLT

Item #: 57
Serial Type: Motor Vehicle
Serial #: 1FT7W2B62LEC93935
Override: No
Color:
Year: 2020
Make/Desc: Ford
Model: F-250

Item #: 58
Serial Type: Motor Vehicle
Serial #: 1FTEW1E59JFC32724
Override: No
Color:
Year: 2018
Make/Desc: Ford
Model: F-150

Item #: 59
Serial Type: Motor Vehicle
Serial #: 1GTG6CEN2J1263332
Override: No
Color:
Year: 2018
Make/Desc: GMC
Model: Canyon

Item #: 60
Serial Type: Motor Vehicle
Serial #: 1GT59LE75LF214194
Override: No
Color:
Year: 2020
Make/Desc: GMC
Model: Sierra 2500HD

Item #: 61
Serial Type: Trailer
Serial #: 2S9JM239981020964
Override: No
Color:
Year: 2008
Make/Desc: Southland
Model: Trailer

Item #: 62
Serial Type: Trailer
Serial #: 2S9JM239971019554
Override: No
Color:
Year: 2007
Make/Desc: Southland
Model: Trailer

Item #: 63
Serial Type: Motor Vehicle
Serial #: 1FDXE45P68DA62161
Override: No
Color:
Year: 2008
Make/Desc: Ford
Model: E450

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	64	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	GMC
Serial #:	1GTZ7UBA5E1109412	**Model:**	Savana 3500 Cargo Van
Override:	No	**Color:**	
Item #:	65	**Year:**	2014
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FDWE4FL4EDB18293	**Model:**	E450 Econoline E450
Override:	No	**Color:**	
Item #:	66	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	2C4RDGBG6FR516103	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	67	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FT7W2B60FEB08656	**Model:**	F250 4x4 Crew cab
Override:	No	**Color:**	
Item #:	68	**Year:**	2016
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTBW3XG5GKA30850	**Model:**	Transit Van
Override:	No	**Color:**	
Item #:	69	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTYR2ZMXJKA82402	**Model:**	Transit Van
Override:	No	**Color:**	
Item #:	70	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E43KKC56257	**Model:**	F150 4WD Supercrew
Override:	No	**Color:**	
Item #:	71	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FM5K8DH9KGA20574	**Model:**	Explorer XLT 4WD
Override:	No	**Color:**	
Item #:	72	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E51KFC50927	**Model:**	F150 4x4 Supercrew 145
Override:	No	**Color:**	
Item #:	73	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E44LKG29169	**Model:**	F-150 Supercrew
Override:	Yes	**Color:**	
Item #:	74	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford

Saskatchewan Registry Services

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Serial #:	1FTMF1E51LKE75532	**Model:**	F-153 4x4 Regular Cab
Override:	No	**Color:**	
Item #:	75	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Chevrolet
Serial #:	1GCWGAFPXK1200512	**Model:**	Express Cargo Van
Override:	No	**Color:**	
Item #:	76	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Chevrolet
Serial #:	1GCWGAFPXL1196995	**Model:**	Express Cargo Van
Override:	No	**Color:**	
Item #:	77	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEX1EP0MKE01975	**Model:**	F-150
Override:	No	**Color:**	
Item #:	78	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTEW1E40KFC36752	**Model:**	F-150
Override:	No	**Color:**	
Item #:	79	**Year:**	2019
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	2C4RDGEG9KR683562	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	80	**Year:**	2018
Serial Type:	Motor Vehicle	**Make/Desc:**	Ram
Serial #:	3C6URVJGXJE105662	**Model:**	Promaster Cargo Van
Override:	No	**Color:**	
Item #:	81	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTB41C8XLKB47862	**Model:**	Transit Cargo Van
Override:	Yes	**Color:**	
Item #:	82	**Year:**	2021
Serial Type:	Motor Vehicle	**Make/Desc:**	Ford
Serial #:	1FTFW1E89MKD74713	**Model:**	F150 Supercrew
Override:	No	**Color:**	
Item #:	83	**Year:**	2020
Serial Type:	Motor Vehicle	**Make/Desc:**	Dodge
Serial #:	2C4RDGEG8LR253782	**Model:**	Grand Caravan
Override:	No	**Color:**	
Item #:	84	**Year:**	2012
Serial Type:	Motor Vehicle	**Make/Desc:**	Daewoo GC 15S-2
Serial #:	CS00146	**Model:**	Forklift
Override:	Yes	**Color:**	

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	85	**Year:**	2003
Serial Type:	Motor Vehicle	**Make/Desc:**	Hyster
Serial #:	H177B43077A	**Model:**	Forklift
Override:	Yes	**Color:**	
Item #:	86	**Year:**	2000
Serial Type:	Motor Vehicle	**Make/Desc:**	Clark CGC25
Serial #:	C365LI00419525FB	**Model:**	Forklift
Override:	Yes	**Color:**	
Item #:	87	**Year:**	1972
Serial Type:	Motor Vehicle	**Make/Desc:**	Toyota 42-3FGC20
Serial #:	403FGC2061137	**Model:**	Forklift
Override:	Yes	**Color:**	
Item #:	88	**Year:**	2015
Serial Type:	Motor Vehicle	**Make/Desc:**	Toyota 5FBCU30
Serial #:	60350	**Model:**	Forklift
Override:	Yes	**Color:**	

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR.

History - Amendment

Amendment Date: 07-Jan-2026 16:38:45

Registration #: 302546037
Transaction #: 2

Event Type: Amendment
Transaction Reason: Regular

Registrant

Party ID:	153389665-1	**Address:**	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Debtor Party

Action:	Add		
Item #:	2	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154767043-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A Restorations Inc.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR.

DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A. Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

History - Amendment

Amendment Date: 27-Feb-2026 14:01:25

Registration #: 302546037
Transaction #: 3

Event Type: Amendment
Transaction Reason: Regular

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP

Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR.

DEBTOR NAME CHANGE AS A RESULT OF THE AMALGAMATION OF NorHaz Solutions Inc. (INCORPORATION NUMBER C1475456), L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1478953), ABK Restoration Services Ltd. (Incorporation Number BC1273411) AND Universal Restoration Systems Ltd. (INCORPORATION NUMBER BC1478953) AS ONE COMPANY UNDER THE NAME L.U.N.A Restorations Inc. (INCORPORATION NUMBER BC1570741) AS EVIDENCED BY THE CERTIFICATE OF AMALGAMATION ISSUED BY THE REGISTRAR OF COMPANIES FOR BRITISH COLUMBIA ON JANUARY 1, 2026.

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 07-Jan-2026 16:40:32
Registration #: 302781923
Expiry Date: 06-Jan-2031

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154767048-1
Entity Type: Business
Name: Bank of Montreal
Address: 595 BURRARD ST., 6TH FLOOR
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

*** Item #:** 1
Party ID: 154767043-1
Entity Type: Business
Name: L.U.N.A Restorations Inc.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

General Property

ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY.

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Exact

Registration Type: Personal Property Security Agreement
Registration Date: 10-Aug-2026 14:40:56
Registration #: 302864297
Expiry Date: 10-Aug-2036

Event Type: Amendment
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 153389665-1
Entity Type: Business
Name: Lawson Lundell LLP
Address: Suite 1100, 225 - 6th Avenue SW
Calgary, Alberta
T2P1N2
Canada

Secured Party

Item #: 1
Party ID: 154908013-1
Entity Type: Business
Name: BANK OF MONTREAL
Address: 6TH FLOOR, 595 BURRARD STREET
VANCOUVER, British Columbia
V7X1L7
Canada

Debtor Party

Item #: 1
Party ID: 154908014-1
Entity Type: Business
Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 2
Party ID: 154908015-1
Entity Type: Business
Name: CANSTAR RESTORATIONS GP INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 3
Party ID: 154908016-1
Entity Type: Business
Name: ABK RESTORATION SERVICES LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 4
Party ID: 154908017-1
Entity Type: Business
Name: NORHAZ SOLUTIONS INC.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Item #: 5
Party ID: 154908018-1
Entity Type: Business
Name: UNIVERSAL RESTORATION SYSTEMS LTD.
Address: 885 WEST GEORGIA ST., #1020
VANCOUVER, British Columbia
V6C3E8
Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

* Item #:	6	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada
* Item #:	7	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908052-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

History - Setup

Registration Type:	Personal Property Security Agreement	Registration #:	302864297
Registration Date:	10-Aug-2026 14:40:56	Transaction #:	1
		Expiry Date:	10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID:	153389665-1	Address:	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Secured Party

Item #:	1	Address:	6TH FLOOR, 595 BURRARD STREET
Party ID:	154908013-1		VANCOUVER, British Columbia
Entity Type:	Business		V7X1L7
Name:	BANK OF MONTREAL		Canada

Debtor Party

Item #:	1	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908014-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	CANSTAR RESTORATIONS LIMITED PARTNERSHIP		Canada
Item #:	2	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908015-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	CANSTAR RESTORATIONS GP INC.		Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	3	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908016-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	ABK RESTORATION SERVICES LTD.		Canada
Item #:	4	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908017-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	NORHAZ SOLUTIONS INC.		Canada
Item #:	5	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908018-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	UNIVERSAL RESTORATION SYSTEMS LTD.		Canada
Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

History - Amendment

Amendment Date: 10-Aug-2026 15:18:09

Registration #: 302864297
Transaction #: 2

Event Type: Amendment
Transaction Reason: Regular

Registrant

Party ID:	153389665-1	**Address:**	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Debtor Party

Action:	Add		
Item #:	7	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908052-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A RESTORATIONS INC.		Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Similar

Registration Type:	Personal Property Security Agreement	**Registration #:**	302864297
Registration Date:	10-Aug-2026 14:40:56	**Expiry Date:**	10-Aug-2036

Event Type: Amendment
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID:	153389665-1	**Address:**	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Secured Party

Item #:	1	**Address:**	6TH FLOOR, 595 BURRARD STREET
Party ID:	154908013-1		VANCOUVER, British Columbia
Entity Type:	Business		V7X1L7
Name:	BANK OF MONTREAL		Canada

Debtor Party

Item #:	1	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908014-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	CANSTAR RESTORATIONS LIMITED PARTNERSHIP		Canada
Item #:	2	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908015-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	CANSTAR RESTORATIONS GP INC.		Canada
Item #:	3	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908016-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	ABK RESTORATION SERVICES LTD.		Canada
Item #:	4	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908017-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	NORHAZ SOLUTIONS INC.		Canada
Item #:	5	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908018-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	UNIVERSAL RESTORATION SYSTEMS LTD.		Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

* Item #:	6	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada
* Item #:	7	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908052-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

History - Setup

Registration Type:	Personal Property Security Agreement	Registration #:	302864297
Registration Date:	10-Aug-2026 14:40:56	Transaction #:	1
		Expiry Date:	10-Aug-2036

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID:	153389665-1	Address:	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Secured Party

Item #:	1	Address:	6TH FLOOR, 595 BURRARD STREET
Party ID:	154908013-1		VANCOUVER, British Columbia
Entity Type:	Business		V7X1L7
Name:	BANK OF MONTREAL		Canada

Debtor Party

Item #:	1	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908014-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	CANSTAR RESTORATIONS LIMITED PARTNERSHIP		Canada
Item #:	2	Address:	885 WEST GEORGIA ST., #1020
Party ID:	154908015-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	CANSTAR RESTORATIONS GP INC.		Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Item #:	3	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908016-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	ABK RESTORATION SERVICES LTD.		Canada
Item #:	4	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908017-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	NORHAZ SOLUTIONS INC.		Canada
Item #:	5	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908018-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	UNIVERSAL RESTORATION SYSTEMS LTD.		Canada
Item #:	6	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908019-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A. RESTORATIONS INC.		Canada

General Property

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTORS, OR ANY ONE OF THEM.

History - Amendment

Amendment Date: 10-Aug-2026 15:18:09

Registration #: 302864297
Transaction #: 2

Event Type: Amendment
Transaction Reason: Regular

Registrant

Party ID:	153389665-1	**Address:**	Suite 1100, 225 - 6th Avenue SW
Entity Type:	Business		Calgary, Alberta
Name:	Lawson Lundell LLP		T2P1N2
			Canada

Debtor Party

Action:	Add		
Item #:	7	**Address:**	885 WEST GEORGIA ST., #1020
Party ID:	154908052-1		VANCOUVER, British Columbia
Entity Type:	Business		V6C3E8
Name:	L.U.N.A RESTORATIONS INC.		Canada

Saskatchewan Registry Services

Saskatchewan Personal Property Registry Search Result

Current - Similar

Registration Type: Personal Property Security Agreement
Registration Date: 15-Jan-2025 13:03:06
Registration #: 302642713
Expiry Date: 15-Jan-2030

Event Type: Setup
Transaction Reason: Regular

Notations
Trust Indenture: No

Registrant

Party ID: 152527149-1
Entity Type: Business
Name: FOSS NATIONAL LEASING LTD.
Address: 801-125 COMMERCE VALLEY DR. W.
MARKHAM, Ontario
L3T7W4
Canada

Secured Party

Item #: 1
Party ID: 152527149-1
Entity Type: Business
Name: FOSS NATIONAL LEASING LTD.
Address: 801-125 COMMERCE VALLEY DR. W.
MARKHAM, Ontario
L3T7W4
Canada

Debtor Party

* **Item #:** 1
Party ID: 154528223-1
Entity Type: Business
Name: L.U.N.A. RESTORATIONS INC.
Address: 100-17842 106 AVE NW
EDMONTON, Alberta
T5S1V4
Canada

Serial Property

Item #: 1
Serial Type: Motor Vehicle
Serial #: JN8BT3AB3SW414024
Override: No
Year: 2025
Make/Desc: NISSAN
Model: ROGUE S 4DR AWD SPORT UTILITY
Color:

End of Search Result

This is **Exhibit "S"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

THIS PARTICIPATION AND ADMINISTRATION AGREEMENT is dated for reference the 29th day of June, 2026

BETWEEN:

BANK OF MONTREAL, a chartered bank of Canada having an office at 595 Burrard Street, Vancouver, British Columbia, V7X 1L7

(the "**Servicing Lender**")

AND:

FULCRUM CAPITAL PARTNERS V, LP
FULCRUM CAPITAL PARTNERS (INTERNATIONAL) V, LP
FULCRUM CAPITAL PARTNERS (INTERNATIONAL-USD) V, LP
FULCRUM CAPITAL PARTNERS (MANAGEMENT) V, LP

c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, British Columbia, V6C 3E8

(collectively, the "**Investor**")

WHEREAS:

A. Pursuant to a fourth amended and restated credit agreement dated May 1, 2024, as amended on July 23, 2025 (the "**Credit Agreement**") made, among others, the Servicing Lender and Canstar Restoration Limited Partnership (the "**Borrower**"), the Servicing Lender has established and made available to the Borrower certain credit facilities as more particularly described in Schedule A hereto (collectively, the "**Credit Facilities**");

B. The repayment of the Credit Facilities has been guaranteed by Fulcrum Capital Partners V, LP (the "**Guarantor**") up to an aggregate amount of $5,000,000 pursuant to certain guarantees (the "**Investor Guarantees**") given by the Guarantor in favour of the Servicing Lender;

C. The Borrower is in default of certain obligations under the Credit Agreement and pursuant to an interim forbearance agreement dated March 11, 2026 and an extension thereto dated April 21, 2026, the Servicing Lender has agreed not to take any steps to enforce the Security Documents or recover the Indebtedness until after July 31, 2026 or such other date agreed to by the Servicing Lender and, in consideration such forbearance arrangements, the Investor advanced $5,000,000 which has been posted as additional security for the Indebtedness (the "**Cash Collateral**");

D. The Investor has requested to purchase from the Servicing Lender an interest in the Credit Facilities equal to an aggregate amount of $5,000,000, in return for the release of the Investor Guarantees, and the Servicing Lender has agreed to grant to the Investor such interest in the benefits and obligations of the Servicing Lender in respect of the Credit Facilities on the basis, among other things, that the Credit Facilities will be serviced and administered solely through and by the Servicing Lender under the Loan Documents in accordance with the terms of this

Agreement and that the Servicing Lender's Proportionate Interest (and the other Credit Facilities) shall rank in priority to the Investor's Proportionate Interest; and

E. In connection and concurrently with the Investor's purchase of the Proportionate Interest, the Service Lender has agreed to release the Investor Guarantees.

F. Pursuant to Section 34 of the *Law and Equity Act* (British Columbia), upon payment of its guarantee obligations under the Investor Guarantees, the Guarantor has the right to compel a partial assignment of any security held by the Servicing Lender in connection with the Credit Facilities, so the parties have agreed to enter into this Agreement to reflect the terms and conditions of such assignment.

NOW THEREFORE in consideration of the premises and of the covenants and agreements hereinafter set forth, the Servicing Lender and the Investor covenant and agree each with the other as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement, the terms below have the following meanings:

(a) "**Borrower**" means Canstar Restorations Limited Partnership and includes its successors and assigns.

(b) "**Business Day**" means a day on which banks are open for business in British Columbia.

(c) "**Cash Collateral**" has the meaning ascribed thereto in Recital B.

(d) "**Charged Property**" means the property, assets and undertaking of the Borrower or any other obligant over which a mortgage, security interest or charge has been granted under the Security Documents.

(e) "**Indebtedness**" means the aggregate indebtedness and liability of the Borrower, present and future, direct and indirect, absolute and contingent, relating to the Credit Facilities.

(f) "**Investor Guarantees**" has the meaning ascribed thereto in Recital B.

(g) "**Liabilities**" means liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever.

(h) "**Loan Documents**" means the Credit Agreement and the Security Documents.

(i) "**Participants**" means the Servicing Lender and the Investor and their respective successors and permitted assigns, whether immediate or derivative and "**Participant**" means any of them;

(j) "**Person**" means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

(k) "**Proportionate Interest**" means the respective proportionate interests of the Investor and the Servicing Lender in the Credit Facilities as set forth in Section 3.1.

(l) "**Revolving Loan**" has the meaning ascribed thereto in Schedule A.

(m) "**Security Documents**" means the security and supporting documents set out in the Credit Agreement and any other security at any time given to the Servicing Lender in respect of all or any part of the Credit Facilities, as the same may from time to time be modified, supplemented, amended or restated and in effect.

(n) "**Term Loan**" has the meaning ascribed thereto in Schedule A.

1.2 Headings

The headings herein are inserted for convenience of reference only and shall not affect the construction or interpretation of this Agreement.

1.3 Included Words

Whenever the singular or masculine is used herein the same shall be deemed to include the plural or the feminine or body corporate where the context or the parties so require.

1.4 This Agreement

Shall refer to this agreement as it may from time to time be modified, supplemented, amended and/or restated and in effect.

1.5 Words

The words "herein", "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section or other subdivision; the word "including" is not to be limiting and the word "or" is not to be exclusive.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

2.1 No Representations and Warranties of the Servicing Lender

The Servicing Lender makes no representation and will have no responsibility with respect to (i) the genuineness, legality, validity, binding effect or enforceability of any of the Loan Documents, (ii) the truthfulness and accuracy of any of the representations contained in any of the Loan Documents, (iii) the filing, registration, entry, recording or taking of any other action with respect to the Loan Documents, (iv) the collectability of the Indebtedness or any part thereof, (v) the financial condition or creditworthiness of the Borrower or any other Person liable for the repayment of the Indebtedness, (vi) the value of any security for the Credit Facilities, or (vii) any other matter except as expressly provided herein.

2.2 Representations and Warranties of the Investor

The Investor represents and warrants to the Servicing Lender that the Investor:

(a) is solely responsible for making its own appraisal and investigations as it considers necessary in connection with its participation in the Credit Facilities and has not relied

upon any investigations or evaluations made by the Servicing Lender;

(b) has made its own economic assessment of the risks associated with its participation in the Credit Facilities;

(c) has received all information and documents it deems prudent and necessary to participate in the Credit Facilities;

(d) has obtained all requisite approvals and authorizations necessary to enable it to participate in the Credit Facilities and to fund its Proportionate Interest;

(e) is solely responsible for funding its Proportionate Interest in accordance with the terms of this Agreement; and

(f) is acquiring its Proportionate Interest for its own account in the ordinary course of its business and not with a view to, or for sale in connection with, any distribution thereof.

ARTICLE III
PARTICIPATION

3.1 Proportionate Interests

(a) Subject to the provisions hereof, the Proportionate Interest of each Participant shall be as follows:

(i) for the Investor, a maximum amount of $5,000,000 of the aggregate principal amount available under the Credit Facilities; and

(ii) for the Servicing Lender, the balance of the aggregate principal amount available under the Credit Facilities.

(b) The parties acknowledge and agree and that any interest payable on the Servicing Lender's Proportionate Interest shall be based on the rate of interest applicable to the Credit Facilities as set out in the Credit Agreement and that, notwithstanding the provisions of the Credit Agreement, any interest payable on the Investor's Proportionate Interest shall be based on a rate of 0.00%.

(c) All fees collected on the Credit Facilities (e.g. advance, default administration fees, statement fees, discharge fees etc.) shall be retained by the Servicing Lender for its own account.

3.2 Purchase

(a) The Investor shall, concurrently with the execution of this Agreement, direct the Servicing Lender to apply the Cash Collateral to the Indebtedness and thereupon the Investor shall be entitled to, and agrees to take, its Proportionate Interest.

(b) It is understood and agreed that the Investor is not lending money to, or depositing money with, the Servicing Lender, but is acquiring a participating interest in the Credit Facilities (for greater certainty, and is not purchasing or taking an assignment of a portion of the Credit Facilities) on the terms contained herein, without recourse to the Servicing Lender

and without any obligation on the part of the Servicing Lender to repurchase such participation from the Investor.

3.3 Servicing Lender Appointed Agent

The Investor exclusively appoints the Servicing Lender to act as its agent during the term of this Agreement for the purpose of administering the Credit Facilities and the Security Documents and exercising all of the rights, powers, privileges and remedies of the Investor under the Loan Documents, as a Participant in the Credit Facilities, in each case in the sole discretion of the Servicing Lender.

3.4 Servicing Lender Authorized to Act

The Investor hereby authorizes the Servicing Lender to take such action and to exercise such rights, powers, privileges and remedies on behalf of the Investor under the Loan Documents as the Servicing Lender deems necessary or desirable for the purposes hereof and thereof and without in any way limiting the provisions of this Section 3.4, all approvals, consents and permissions to be given under the Loan Documents are to continue to be given solely by the Servicing Lender, in its sole discretion. Without limiting the generality of the foregoing, where the terms of the Credit Agreement or any Loan Document refer to any action to be taken thereunder by the "Lender" or to any matter requiring the consent, approval, satisfaction, agreement, waiver or other decision or determination by the "Lender" (each of the foregoing being a "**Decision**") such Decisions shall be made, on behalf of the Participants, by the Servicing Lender, in its sole discretion and without requirement to consult with or obtain approval from the Investor.

3.5 Responsibilities of the Servicing Lender

The Servicing Lender will:

(a) exercise and give the same care and attention to the Credit Facilities as the Servicing Lender gives to its other similar loans held by it solely for its own account;

(b) keep proper records with respect to the Credit Facilities including records of the amounts contributed by the Investor, the amounts owing by the Borrower, the amounts paid by the Borrower to the Servicing Lender and the amounts paid by the Servicing Lender to the Investor;

(c) hold all payments on the Credit Facilities in trust for the Investor according to its Proportionate Interest and make distribution to the Investor required pursuant to Section 5.4; and

(d) comply with all statutory and regulatory requirements respecting accounting and reporting relating to the Credit Facilities and otherwise as required pursuant to the Financial Institutions Act or other regulatory legislation in force from time to time governing the Servicing Lender's operations,

and except as set forth in this Section and as may otherwise be expressly provided herein, no other responsibility is assumed by the Servicing Lender hereunder.

3.6 Experts

In administering the Credit Facilities, the Servicing Lender may retain, at the expense of the Borrower, such solicitors, counsel, auditors, appraisers, insurance consultants and other experts as the Servicing Lender may, in its discretion, select. The Servicing Lender shall be entitled to rely on the opinion and advice of such solicitors, counsel, auditors, appraisers, insurance consultants and other experts.

3.7 Information Furnished to the Servicer

In the exercise of its rights, duties and obligations hereunder, the Servicing Lender may, provided it is acting in good faith, rely on the truth of the statements and the accuracy of the information and/or opinions contained in any certificates, reports, or opinions furnished to it by the Borrower or by any solicitors, counsel, auditors, appraisers or other experts whom the Servicing Lender may retain pursuant to the provisions hereof.

3.8 Limitation of Liability

Except as expressly provided herein:

(a) the Servicing Lender may use its sole discretion with respect to exercising or refraining from exercising any rights or taking or refraining from taking any actions which may be vested in the Investor or which the Investor may be entitled to exercise or take under the Loan Documents (including any enforcement and realization pursuant to Article 5 and the time, manner and mode of the exercise of any such rights or the taking of any such action and the Servicing Lender will not be under any liability to the Investor with respect to anything which the Servicing Lender may do or refrain from doing in the exercise of its best judgment provided the Servicing Lender has acted in accordance with the terms of this Agreement.

(b) Notwithstanding anything herein contained to the contrary, neither the Servicing Lender nor any director, officer, partner, employee or agent of the Servicing Lender shall be liable to the Investor for any direct, indirect or consequential loss or damages incurred by the Investor in respect of the administering of the Credit Facilities in accordance with this Agreement; and specifically, the Servicing Lender shall not be liable for any bona fide error of judgement or any action taken or omitted to be taken by it under or in connection with this Agreement and assumes no additional responsibility with respect to the legality, sufficiency, enforceability or collectability of the Indebtedness, or the Loan Documents relative thereto, or the security value of any collateral, or the performance of any obligation of the Borrower or any other obligant

3.9 Indemnity

The Investor hereby agree to indemnify and save harmless the Servicing Lender from (a) any and all claims, demands, liabilities, taxes, charges, costs, expenses, and damages of every nature and kind (including, legal fees and disbursements on a solicitor and its own client basis) with respect to the administration and servicing of the Credit Facilities pursuant to this Agreement, (b) any losses, costs, expenses or damages incurred as a result of any loss or deficiency in excess of the monies obtained upon realization of the Credit Facilities and any security with respect thereto and (c) any losses, costs, expenses or damages incurred by the Servicing Lender (including, legal fees and disbursements on a solicitor and its own client basis) relating in any manner to any claims, legal proceedings or demands made against the

Investor in relation to this Agreement. This obligation of the Investor to so indemnify the Servicing Lender shall survive the termination of this Agreement.

3.10 Independent Investigation

The Investor acknowledges that it has made such independent credit investigations and evaluations as it deems appropriate in electing to take its participation in the Credit Facilities and has not relied on any investigations or evaluations made by the Servicing Lender. The Investor is and will continue to be solely responsible for its own independent appraisal of and investigations into the financial condition, creditworthiness and affairs of the Borrower and all other credit and banking matters in respect thereof. The Investor confirms to the Servicing Lender that it has not relied on and will not hereafter rely on the Servicing Lender:

(a) to check or inquire on its behalf into the adequacy, accuracy or completeness of any information provided under or in connection with the Loan Documents or transactions therein contemplated and any accounting, engineering or financial information provided to it (whether or not such information has been or is hereafter distributed to it by the Servicing Lender); or

(b) for the review of all or any information provided to it whether by the Borrower or any guarantor or covenantor of the Credit Facilities or by the Servicing Lender on behalf of the Borrower or such guarantor or covenantor in relation to the Loan.

If the Investor obtains knowledge of the occurrence of an event of default under the Loan Documents, it will promptly notify the Servicing Lender thereof.

3.11 Parties to Loan Documents

The Investor specifically acknowledges and agrees that all Loan Documents in connection with the Credit Facilities shall be taken, held and, in the case of any such Loan Document requiring registration in any public office, registered in the name of the Servicing Lender on behalf of the Participants. The Servicing Lender hereby declares that it shall hold the Credit Agreement and the other Loan Documents in trust for and on behalf of both Participants in accordance with Section 3.1 hereof, in their respective Proportionate Interests.

3.12 Restriction on Resale

(a) The Investor agrees that it will not, assign, participate, sell or otherwise dispose of any portion of its Proportionate Interest or grant any participation therein without the prior written consent of the Servicing Lender, which consent may be withheld, in its sole discretion.

(b) The Investor shall not offer to assign, participate or sell any portion of its Proportionate Interest without first offering such portion of its Proportionate Interest to the Servicing Lender, or offer to assign, participate or sell any portion of its Proportionate Interest to an assignee on more favourable terms than it has offered to Servicing Lender. The Servicing Lender will have a period of 30 days (the "**ROFR Period**") within which to accept such offer, failing which the Investor will be free to assign such interest on the same terms and conditions offered to the Servicing Lender to an assignee approved by the Servicing Lender, acting reasonably provided such assignment transaction is completed within 60 days following the expiry of the ROFR Period.

ARTICLE IV
PRIORITY

4.1 Priority

The Participants agree that the Servicing Lender's Proportionate Interest shall have priority over the Investors Proportionate Interest.

ARTICLE V
DEMAND FOR PAYMENT ENFORCEMENT OF THE SECURITY DOCUMENTS

5.1 Demand.

The Servicing Lender shall have the right, in its sole discretion (and for certainty, without any requirement to consult with or obtain the approval of the Investor) to demand repayment of the Indebtedness following an uncured and continuing event of default under the Credit Agreement, and to take any action in connection with any continuing event of default, including, without limitation, entering into forbearance arrangements, demanding repayment of the Indebtedness, appointing a receiver or receiver-manager or receiver and manager or otherwise realizing on the Loan Documents.

5.2 Demand Procedure.

The Servicing Lender may unilaterally determine if and when a demand for repayment of the Indebtedness should be made (and the time period that the Borrower should be given to repay any or all of the Indebtedness pursuant to such demand).

5.3 Appointment of Agent and Realization.

When all applicable notice periods in respect of any demand made on the Borrower have expired or at such other time as the Servicing Lender may determine, in its sole discretion:

(a) the Servicing Lender shall appoint the receiver or receiver-manager or receiver and manager or other appropriate "Agent" under the Loan Documents;

(b) the Participants shall together provide all reasonable indemnities to the Agent appointed pursuant to subparagraph 5.3(a) forthwith upon such request being made by such Agent; and

(c) the Servicing Lender shall commence all realization proceedings necessary in the circumstances with the intent that they are done in an orderly fashion to maximize recovery.

5.4 Proceeds of Realization.

Subject to Section 5.6 below, the Participants agree that all payments received by the Servicing Lender under the Loan Documents on account of the Indebtedness after the occurrence of an Event of Default, including, without limitation, any payments of interest or fees or prepayments of principal, whether from the Borrower or any other obligant's own funds, any proceeds of any Charged Property received by the

Servicing Lender in connection with any sale of thereof or any sale of the Borrower's business (whether initiated by the Servicing Lender or the Investor), any insurance proceeds in respect of the Charged Property or any proceeds realized from any enforcement action taken under the Security Documents, shall be distributed as follows:

(a) firstly, to all costs and expenses of realization including, without limitation, administration, appraisal, inspection and legal fees and disbursements and all costs and expenses of and incidental to the appointment of a receiver (which term includes a receiver-manager or receiver and manager) pursuant to the Loan Documents and the exercise by such receiver of all or any of the powers granted to such receiver and all outgoings properly paid or payable by such receiver;

(b) secondly, to the Servicing Lender, the costs, charges and expenses paid or payable by the Servicing Lender in connection with the performance by it of its duties and obligations hereunder or as lender under any one or more of the Loan Documents and includes the costs, charges and expenses from time to time incurred by it in connection with realization proceedings instituted in connection with the Credit Facilities;

(c) thirdly, to the Servicing Lender, all amounts owing in respect of the Credit Facilities, including:

(i) firstly, any unpaid or unreimbursed costs paid, advanced or otherwise incurred by the Servicing Lender with respect to the Credit Facilities (including protective advances);

(ii) secondly, all accrued and unpaid interest on the Credit Facilities in accordance with the Credit Agreement;

(iii) thirdly, any accrued and unpaid fees (including, for clarity, fees and disbursements of its legal counsel);

(iv) fourthly, the outstanding principal balance of the Credit Facilities;

(d) fourthly, to the Investor, the amount of its Proportionate Interest up to a maximum of $5,000,000; and

(e) fifthly, any excess amount not otherwise applied pursuant to the foregoing clauses shall be paid to the Borrower or as it may direct.

5.5 Bankruptcy of Borrower, Etc.

In the event of dissolution, liquidation, bankruptcy or winding-up of or by the Borrower or any guarantor or distribution of assets of the Borrower or any guarantor among its creditors, the amounts received by any Participant for the Loan Documents on such dissolution, liquidation, bankruptcy, winding-up or distribution of assets will be applied in the same way that proceeds of realization are to be applied pursuant to Section 5.4.

5.6 Payments after Demand

If demand for payment of the Indebtedness is made or proceedings to enforce or realize on the Security Documents are commenced, any payment upon secured loans not constituting Indebtedness and

realization by the Servicing Lender or the Investor of securities which are not Security Documents, will be retained by such party but, unless the Servicing Lender and the Investor otherwise agree in writing, any other payment by the Borrower or any guarantor or covenantor of the Indebtedness to the Servicing Lender or the Investor made subsequent to such demand or proceedings will be applied in payment pursuant to Section 5.4.

5.7 Other Security

Neither the Servicing Lender nor the Investor will be obliged to realize on any securities held by it which are not Security Documents before receiving its pro rata share of the proceeds of realization of the Security Documents and its pro rata share of such proceeds will not be reduced by any payments for or realization of such other securities.

5.8 Receipts other than from the Servicing Lender

If and to the extent that the Investor receives or recovers any amount in respect of its Proportionate Interest other than from the Servicing Lender pursuant to Section 5.4, whether by voluntary or involuntary payment or by virtue of the exercise of its legal rights, including any right of set-off, counterclaim or otherwise, and whether before or after a demand for payment of the Indebtedness has been made, the Investor will be deemed to have received such amount in trust on behalf of and as agent for the Servicing Lender and will promptly remit the same to the Servicing Lender.

ARTICLE VI
TERMINATION

6.1 Termination

This Agreement may be terminated by the Servicing Lender at any time on the happening of any one of the following events:

(a) if any proceedings in insolvency, bankruptcy, receivership or liquidation be taken against the Investor; or

(b) if the Investor makes any assignment for the benefit of creditors or commits any act of bankruptcy within the meaning of the Bankruptcy Act (Canada); or

(c) if the Investor assigns or purports to assign this Agreement or any rights accruing hereunder without the prior consent in writing of the Servicing Lender; or

(d) if the Investor commits a breach or default under this Agreement.

6.2 Servicing Lender May Pay Investor

On termination of this Agreement by the Servicing Lender pursuant to Section 6.1, at the election of the Servicing Lender by notice in writing to the Investor, the Servicing Lender may then pay to the Investor that sum of moneys then representing the Investor's Proportionate Interest, which moneys shall be paid in return for a valid and effectual transfer and assignment to the Servicing Lender of all of the Investor's interest in Credit Facilities and the Loan Documents.

ARTICLE VII
MISCELLANEOUS

7.1 Reliance on Information

Each Participant will be entitled to rely on information provided to it by the Borrower and any guarantor or covenantor of the Credit Facilities concerning any matter relating to their business and/or assets.

7.2 Further Assurances

Each Participant will do, execute and concur in all acts, things and instruments necessary or desirable to recover the portion of the Indebtedness outstanding to each of them and to realize on the Security Documents.

7.3 No Third Party Beneficiaries

The provisions hereof are solely and exclusively for the benefit of the Servicing Lender and the Investor and their respective successors and permitted assigns and no other Person will, under any circumstances, be or be deemed to be beneficiaries thereof.

7.4 Successors and Assigns

This Agreement will be binding on the parties hereto and their successors and permitted assigns and will enure to the benefit of the parties hereto and their successors and permitted assigns.

7.5 Address for Notice

Any demand, notice, consent or communication required to be given in connection with this Agreement or which this Agreement permits to be given shall be given in writing and may be given by personal delivery, by registered mail or by transmittal by facsimile or other form of recorded communication addressed to the recipient as follows:

To the Servicing Lender:

Bank of Montreal
595 Burrard Street
Vancouver, B.C. V7X 1L7

Attention: Jesse Agassiz
Email: Jesse.Agassiz@bmo.com

and to:

Lawson Lundell LLP
Barristers & Solicitors
1600-925 West Georgia Street
Vancouver, BC V6C 3L2

Attention: William Roberts & Baylee Hunt
Email: wroberts@lawsonlundell.com/bhunt@lawsonlundell.com

To the Investor:

c/o Fulcrum Capital Partners Inc.
1020-885 West Georgia Street
Vancouver, BC V6C 3E8

Attention: Graham Flater
Email: graham.flater@fulcrumcapital.ca

or such other addresses as the parties may advise by notice in writing and any such notice shall be deemed to have been received and effectively served, if mailed, the fourth Business Day following posting and if served personally, by registered mail or electronically, on the day of delivery.

7.6 Governing Law

This Agreement and all matters arising hereunder will be governed by the laws of the Province of British Columbia and all disputes arising hereunder will be subject to the exclusive jurisdiction of the courts of that Province.

7.7 Severability

If any provision hereof or any part hereof is found or determined to be invalid, illegal or unenforceable, such provision will be severable here from and the remainder hereof will be construed as if such invalid, illegal or unenforceable provision or part had been deleted here from.

7.8 Time of the Essence

Time is of the essence hereof.

7.9 Whole Agreement

This Agreement and the Schedule(s) attached hereto from time to time constitutes the whole and entire Agreement between the parties hereto and cancels and supersedes any prior agreements, undertakings, declarations, representations, written or verbal, in respect thereof. Any amendment to this Agreement must be agreed to in writing by the parties hereto.

7.10 Counterparts

This Agreement may be executed in any number of counterparts and by different parties in separate counterparts and transmitted by facsimile or other mode of electronic communication capable of producing a printed signature, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same document.

[EXECUTION PAGE TO FOLLOW]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

BANK OF MONTREAL
by its authorized signatory:

Per: Jesse Agassiz
Jesse, Agassiz
Senior Director

FULCRUM CAPITAL PARTNERS V, LP
by its general partner **Fulcrum Capital Partners Inc.**

Per:
Name: Graham Flater
Title: Authorized Signatory

Per:
Name: Johan Lemmer
Title: Authorized Signatory

FULCRUM CAPITAL PARTNERS (INTERNATIONAL) V, LP
by its general partner **Fulcrum Capital Partners Inc.**

Per:
Name: Graham Flater
Title: Authorized Signatory

Per:
Name: Johan Lemmer
Title: Authorized Signatory

FULCRUM CAPITAL PARTNERS (INTERNATIONAL-USD) V, LP
by its general partner **Fulcrum Capital Partners Inc.**

Per:_____
Name: Graham Flater
Title: Authorized Signatory

Per:_____
Name: Johan Lemmer
Title: Authorized Signatory

FULCRUM CAPITAL PARTNERS (MANAGEMENT) V, LP
by its general partner **Fulcrum Capital Partners Inc.**

Per:_____
Name: Graham Flater
Title: Authorized Signatory

Per:_____
Name: Johan Lemmer
Title: Authorized Signatory

SCHEDULE A

Credit Facilities and Balances

1. a revolving credit facility in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, as defined in the Credit Agreement, with an outstanding balance owing to the Bank of $14,268,809.72 as at April 20, 2026;

2. a non-revolving term facility in the aggregate principal amount of $6,367,584.48, with an outstanding balance owing to the Bank of $6,637,584.48 as at April 20, 2026;

3. a non-revolving equipment lease facility in the principal amount of $225,603 pursuant to a master lease agreement between Borrower as lessee and the Bank as lessor, with an outstanding balance owing to the Bank of $206,520.24 as at April 20, 2026; and

4. a demand corporate MasterCard credit facility in the amount of up to $750,000, with an outstanding balance owing to the Bank of $384,745.45 as at April 20, 2026.

This is **Exhibit "T"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

INTERIM FORBEARANCE AGREEMENT

This Agreement is dated for reference March 11, 2026.

BETWEEN: **BANK OF MONTREAL**, a chartered bank of Canada having an office at 595 Burrard Street, Vancouver, British Columbia, V7X 1L7 (the "**Bank**")	
AND: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 (the "**Borrower**")	AND: **CANSTAR RESTORATIONS GP INC.**, c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Canstar GP**")
AND: **ABK RESTORATION SERVICES LTD.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**ABK**")	AND: **NORHAZ SOLUTIONS INC.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Norhaz**")
AND: **UNIVERSAL RESTORATION SYSTEMS LTD.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Universal**")	AND: **FULCRUM CAPITAL PARTNERS V, LP.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Fulcrum**" and together with the Borrower, Canstar GP, ABK, Norhaz, and Universal, the "**Credit Parties**")

WHEREAS:

A. The Borrower has certain banking relations (the "**Banking Relationship**") with the Bank.

B. Under and pursuant to the Banking Relationship, the Bank has established and authorized certain credit facilities (the "**Credit Facilities**") to the Borrower pursuant to a Fourth Amended and Restated Credit Agreement dated May 1, 2024, as amended on July 23, 2025, issued by the Bank to the Borrower (the "**Credit Agreement**").

C. The Credit Facilities provided to the Borrower pursuant to the Credit Agreement include the facilities listed at **Schedule "A"** hereto. The loans and collective balances owing to the Bank by the Borrower pursuant to the Credit Facilities, as set out in Schedule "A"[1], are hereinafter referred to as the "**Indebtedness**".

D. All security now or hereafter held by the Bank in respect of the Credit Agreement, the Credit Facilities and the Indebtedness, is collectively referred to as the "**Security**" which includes, without limitation, the "**Security Documents**" as defined in the Credit Agreement, including those listed in Schedule "F" thereto.

E. The Bank has several concerns regarding the Borrower, including default under the Credit Agreements by virtue of, among other things, financial covenant breaches, and margin deficits in respect of certain of the Credit Facilities, as further described below.

F. Notwithstanding the foregoing, the Credit Parties have requested that the Bank forbear from taking steps to enforce the Security to recover the Indebtedness, all on the terms and conditions set out herein, in order to provide the Credit Parties with a reasonable period of time to repay the Indebtedness in full.

WITNESSES THAT in consideration of the promises and covenants hereinafter set forth, the Borrowers hereto covenant and agree as follows:

Forbearance

1. Subject to the execution and delivery of this Agreement, the Bank agrees that, provided that no further Event of Default (as defined below) occurs, it will not take steps to enforce the Security or recover the Indebtedness until after **March 31, 2026**, or such later date as may be agreed to by the Bank, in writing, in its sole discretion (the "**Forbearance Period**").

2. Each of the Credit Parties acknowledge, represent and agree that the Forbearance Period is reasonable in the circumstances. However, the Bank, in its sole discretion and at the request of the Credit Parties, may be prepared to extend the Forbearance Period if the Bank is content with the Borrowers' efforts to address to repay the Indebtedness in full.

3. Notwithstanding that the Borrower's obligations set out in this Agreement may contemplate financial and other obligations beyond the Forbearance Period, nothing in this Agreement shall be deemed to extend the Forbearance Period beyond March 31, 2026, or such later date that the Bank may agree to in writing.

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[1] Exclusive of accrued and unpaid interest for the month of March 2026.

Confirmation of Credit Agreements, Indebtedness, and Security

4. Each of the Credit Parties acknowledge and agree that the recitals to this Agreement are incorporated into and form an integral part of this Agreement and are true and accurate in every respect.

5. Each of the Credit Parties acknowledge and agree that, except as set out herein, the Bank is not under any obligation whatsoever to provide further loans, overdraft facilities, or other credit facilities to the Borrower.

6. Each of the Credit Parties acknowledge, represent and agree that the Indebtedness is due and owing to the Bank, and hereby waive any rights which they may have as at the date of this Agreement to claim any abatement or offset of the amounts, whether arising by way of defence or counterclaim.

7. Each of the Credit Parties acknowledge having reviewed and being familiar with the Security Documents, that all of the Security Documents are in full force and effect, and are valid and enforceable in accordance with their terms.

8. Each of the Credit Parties acknowledge, represent and agree that whatever interest, claim, or right that any of them may have in and to any of the undertakings, properties, and assets of the Borrower shall be postponed, subordinated, and subject to the rights of the Bank under the Security Documents.

9. The corporate Credit Parties acknowledge that each of them are duly authorized to enter into and be bound by the terms of the Credit Agreement, the Security Documents and this Agreement and to carry out the terms of each such agreement.

10. The confirmations and acknowledgements herein by each of the Credit Parties in relation to the Indebtedness and Security constitute acknowledgement of their respective liability for the Indebtedness and pursuant to the Security Documents as contemplated by the British Columbia *Limitation Act*.

Acknowledgement of Defaults and Forecasted Defaults

11. The Credit Parties acknowledge and agree that the Borrower is in default of certain obligations under the Credit Agreement, including because:

    (a) the Borrower's Total Funded Debt to EBITDA ratio was 7.92:1 as of December 31, 2025, exceeding the maximum allowable ratio under the Credit Agreement of 4.00:1, which ratio is expected to be recalculated with updated financial information of the Credit Parties but is expected to remain in excess of the maximum allowable ratio for such period; and

    (b) the Borrower's Fixed Charge Coverage ratio was 0.76:1 as of December 31, 2025, falling below the minimum allowable ratio under the Credit Agreement of 1.20:1, which ratio is expected to be recalculated with updated financial information of the Credit Parties but is expected to remain in excess of the maximum allowable ratio for such period.

12. The Credit Parties reasonably anticipate being in default of certain obligations under the Credit Agreement, including because certain financial statements and related information previously delivered to the Bank pursuant to Section 11.1(b) of the Credit Agreement contained errors. As a result of such errors, the Credit Parties may have (i) failed to comply with one or more of the covenants set forth in the Credit Agreement, and (ii) breached certain representations and warranties set forth in the Credit Agreement.

Amendments to the Credit Facilities

13. The Credit Parties acknowledge and agree that the Borrowing Base under the Revolving Facility (as defined in Schedule "A" hereto) shall be as set out in the Credit Agreement, subject to a maximum allowable margin deficit of $4,700,000.

14. The Credit Parties acknowledge and agree that all obligations outstanding under the Credit Facilities are due and payable on expiry of the Forbearance Period.

Fulcrum Guarantee

15. In consideration for the Bank's promises and covenants in this Agreement, including the eventual discharge and release of Fulcrum's existing $5,000,000 guarantees of the Indebtedness (the "**Fulcrum Guarantees**") as contemplated below, Fulcrum will lend to the Borrower the sum of $5,000,000 which funds will be posted by the Borrower to the Bank as cash collateral in support of the obligations of the Borrower under the Credit Agreement (the "**Cash Collateral**").

16. Fulcrum will wire (on behalf of the Borrower) the Cash Collateral directly to the Bank's solicitors, Lawson Lundell LLP, in trust, by March 20, 2026. The Bank may, in its sole discretion and at any time, instruct Lawson Lundell LLP to apply the Cash Collateral to the Indebtedness as the Bank may determine, and that payment shall be made as a permanent reduction to the Credit Facilities.

17. Subject to the agreements, covenants and undertakings of the Credit Parties set out herein and forthwith upon the Bank applying the entire amount of the Cash Collateral to the Indebtedness as it may determine, the Bank shall execute and deliver a discharge and release in respect of the Fulcrum Guarantees.

Reporting Requirements

18. On or before March 11, 2026, and by 5:00 PM (PST) on each Wednesday thereafter, the Credit Parties shall provide to the Bank an updated 13-week cash flow forecast, which forecast shall include any variances in actual results to forecasted amounts for prior weeks, and shall be reviewed by KSV Advisory Inc. ("**KSV**") in its capacity as the Borrower's financial advisor.

19. The Credit Parties shall engage KSV to prepare a liquidation analysis of the Company's business and assets, and shall provide the Bank with that liquidation analysis on or before March 23, 2026.

20. Without limiting the foregoing, the Credit Parties acknowledge and agree that KSV will provide information and updates to the Bank, as and when KSV determines it appropriate, which information and updates will include copies of KSV's reports, memoranda, emails or

letters generated in performing its mandate as the Borrower's financial advisor, and will share with the Bank KSV's opinions on the viability of the Borrower and the Security.

Forbearance Fee

21. The Borrower shall pay a fee of $10,000 (the "**Forbearance Fee**") as partial consideration for the Bank entering into this Agreement. The Forbearance Fee is fully earned on execution of this Agreement, and the Borrower agrees to pay the Forbearance Fee on execution of this Agreement. The Borrower authorizes the Bank to debit its accounts to collect this amount.

Releases and Waivers

22. Each of the Credit Parties hereby release and forever discharge the Bank, and its successors and assigns of and from any and all manner of actions, causes of actions, suits, contracts, claims, demands, damages, costs, and expenses of any nature or kind whatsoever, whether known or unknown, suspected or unsuspected, or whether at law or in equity, which the Credit Parties, or any of them, ever had or now have or which they or their administrators, officers, agents, successors, and assigns hereafter can, shall or may have or by reason of any cause, matter or thing whatsoever existing up to the present time and relating to the Credit Agreement, the Credit Facilities, the Indebtedness, the Security Documents or the Bank's actions, errors or omissions with regard thereto.

23. Each of the Credit Parties hereby waive against the Bank, and its successors and assigns any defense which they, or any of them, may have existing up to the present time to any action brought by the Bank to collect the Indebtedness or to enforce or realize upon the Security under which said defense arises, whether by counterclaim or defense, by reason of any cause, matter, error, omission, neglect, or thing caused or done, whether direct or indirect, by the Bank, its executors, administrators, officers, agents, successors, and assigns existing as at the date of this Agreement and relating to or arising from the Credit Agreement, the Credit Facilities, the Indebtedness, the Security Documents or the Bank's actions, errors or omissions with regard thereto.

24. Notwithstanding the granting of the forbearance herein, the Bank does not waive any default under the Credit Agreement or the Security Documents.

Default

25. It shall be an Event of Default under this Agreement if:

    (a) any of the Credit Parties fail to duly perform any covenant required of them contained in this Agreement, or any subsequent amendment, modification or extension thereto;

    (b) except as expressly provided in this Agreement, there is further default under the terms of the Credit Agreement or the Security Documents;

    (c) any encumbrancer or creditor takes possession of, or commences proceedings previously unknown to the Bank or steps to realize upon, any property or assets of the Borrower including distress, execution, garnishing orders, foreclosures, forfeitures, registration of builders' liens, or other charges, or any similar process

levied or enforced there against and any such event is not cured within 5 days of notice thereof having been given by the Bank;

(d) any of the Credit Parties, without the prior written consent of the Bank, pass a resolution or institute proceedings for their winding-up, restructuring, liquidation, or dissolution or consent to the institution or filing of any petition or proceedings with respect thereto;

(e) any application is made or proceeding commenced with respect to the Credit Parties, or any of them, seeking reorganization, readjustment, rearrangement, restructuring, composition or similar relief under any applicable Canadian or other law, or if a step is taken or proceeding is instituted for the winding-up, liquidation, or dissolution of any of the Credit Parties or seeking an order adjudging any of them insolvent or seeking the appointment of a Trustee, Receiver, Receiver/Manager, Liquidator, or similar person over any part of any of the Credit Parties' property;

(f) any of the Credit Parties become bankrupt;

(g) without the prior written consent of the Bank, any of the Credit Parties effect or pass a resolution authorizing any consolidation, merger, or amalgamation with any other entity or disposition of all or a substantial portion of their assets;

(h) during the Forbearance Period, the Bank discovers any material fact, which, in the sole and absolute judgment of the Bank, impairs the financial condition of any of the Credit Parties, the validity of the Security Documents, or the value of the undertaking, property, and assets charged by the Security Documents; and

(i) during the Forbearance Period, there occurs, in the sole and absolute judgment of the Bank, any material adverse change in the financial condition of any of the Credit Parties, the validity of the Security Documents, or the value of the undertaking, property, and assets charged by the Security Documents.

26. Each of the Credit Parties acknowledge and agree that, upon the happening of an Event of a Default under this Agreement or upon expiry of the Forbearance Period, or any extension thereof agreed to by the Bank in writing, the Bank shall have the immediate right to terminate the remainder of the Forbearance Period (or said extension), if any, and proceed to issue formal demand for repayment of the Indebtedness followed by enforcement of the Security in the event of non-payment pursuant to such demand.

27. In the event the Bank commences proceedings to enforce some or all of the Security, either at the expiry of the Forbearance Period or after the Forbearance Period has been terminated at the Bank's election, the Credit Parties irrevocably consent to the appointment of a Receiver or a Receiver/Manager over any or all of the Borrower's assets and undertakings charged by the Security, with power of sale in favour of such Receiver or Receiver/Manager. The Credit Parties further acknowledge and agree that the Bank may rely on this Agreement as evidence of the irrevocable consent in any such court application.

28. The Bank may, at its option and in its sole discretion, waive any Event of Default but such waiver shall not constitute a waiver of any subsequent event which would constitute an Event of Default herein.

General

29. Save as expressly set out herein, all other terms of the Credit Agreement and Security Documents will remain in full force and effect.

30. The Credit Parties, and each of them, covenants and agrees that it will not, nor shall anyone on its behalf, seek any relief under the *Bankruptcy & Insolvency Act*, the *Companies Creditors' Arrangement Act*, the *Winding-up Act*, the B.C. *Personal Property Security Act,* the B.C. *Law and Equity Act,* or under any statute of similar nature in any other jurisdiction.

31. The Credit Parties, and each of them, agree that all fees and disbursements paid by the Bank to its lawyers (on the basis of complete indemnification on a solicitor and its own client basis) in connection with advising the Bank in relation to the affairs of the Credit Parties and in relation to the Credit Agreement, the Credit Facilities, the Indebtedness, the Security Documents, and this Agreement, and all matters incidental or relating thereto, including enforcement and realization, and whether past, present, or future, shall be added to the Indebtedness as the Bank sees fit and shall be secured by the Security.

32. Any notice to be given to any party hereunder shall be given by delivery to the respective party at the address hereinafter set forth:

    If to the Bank:

    c/o Lawson Lundell LLP
    Barristers & Solicitors
    1600 – 925 West Georgia Street
    Vancouver, BC V6C 3L2

    Attention: William L. Roberts & Baylee Hunt
    Email: wroberts@lawsonlundell.com / bhunt@lawsonlundell.com

    If to the Credit Parties:

    c/o Fulcrum Capital Partners Inc.
    885 West Georgia Street, Suite 1020
    Vancouver, B.C. V6C 3E8

    Attention: Graham Flater
    Email: graham.flater@fulcrumcapital.ca

33. This Agreement shall be governed by the law of British Columbia and the Courts of British Columbia shall have exclusive jurisdiction with respect to any disputes arising hereunder or pursuant hereto.

34. The Credit Parties acknowledge and agree that the granting of forbearance as set out in the this Agreement, together with any payments accepted by the Bank and/or any actions taken by the Bank with respect to the Credit Facilities, the Indebtedness or the Security, shall not constitute a waiver of any event which would constitute an Event of Default.

35. The Credit Parties acknowledge and agree that the Bank does not control the operations or management of the Credit Parties' businesses or affairs generally.

36. The Credit Parties, and each of them, acknowledge and agree that this Agreement shall in all respects be binding upon it, and its respective administrators, successors, and assigns.

37. If there is any inconsistency between this Agreement and any other agreement with the Bank concerning the Indebtedness, the provisions of this Agreement shall prevail.

38. The Credit Parties, and each of them, acknowledge and agree that they have had the opportunity to seek independent legal advice prior to execution of this Agreement.

39. This Agreement may be executed in two or more counterparts and all such executed counterparts shall constitute one and the same document. All such counterparts may be delivered by fax or any electronic form.

[*Signature page follows*]

IN WITNESS WHEREOF the Credit Parties have caused these presents to be executed on the day and year first written above.

ACCEPTED, ACKNOWLEDGED, AND AGREED: **BANK OF MONTREAL** Per: Jesse Agassiz Authorized Signatory	
ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS GP INC.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **ABK RESTORATION SERVICES LTD.** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **NORHAZ SOLUTIONS INC.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **UNIVERSAL RESTORATION SYSTEMS LTD.** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **FULCRUM CAPITAL PARTNERS V, LP.** Per: Authorized Signatory

IN WITNESS WHEREOF the Credit Parties have caused these presents to be executed on the day and year first written above.

ACCEPTED, ACKNOWLEDGED, AND AGREED: **BANK OF MONTREAL** Per: Authorized Signatory	
ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS GP INC.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **ABK RESTORATION SERVICES LTD.** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **NORHAZ SOLUTIONS INC.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **UNIVERSAL RESTORATION SYSTEMS LTD.** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **FULCRUM CAPITAL PARTNERS V, LP.** Per: Authorized Signatory

SCHEDULE "A"

Credit Facilities and Balances

1. A revolving credit facility (the "**Revolving Facility**") in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, as defined in the Credit Agreement, with an outstanding balance owing to the Bank of $13,139,546.56 as at March 3, 2026;

2. A non-revolving term facility in the aggregate principal amount of $6,367,584.48, with an outstanding balance owing to the Bank of $6,367,584.48 as at March 3, 2026;

3. A non-revolving equipment lease facility in the principal amount of $225,603 pursuant to a master lease agreement between Borrower as lessee and the Bank as lessor, with an outstanding balance owing to the Bank of $225,603 as at March 3, 2026; and

4. A demand corporate MasterCard credit facility in the amount of up to $750,000, with an outstanding balance owing to the Bank of $598,933.22 as at March 3, 2026.

This is **Exhibit "U"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

EXTENSION AGREEMENT

This Agreement is dated for reference April 21, 2026.

BETWEEN: **BANK OF MONTREAL**, a chartered bank of Canada having an office at 595 Burrard Street, Vancouver, British Columbia, V7X 1L7 (the "**Bank**")	
AND: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 (the "**Borrower**")	AND: **CANSTAR RESTORATIONS GP INC.**, c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Canstar GP**")
AND: **ABK RESTORATION SERVICES LTD.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**ABK**")	AND: **NORHAZ SOLUTIONS INC.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Norhaz**")
AND: **UNIVERSAL RESTORATION SYSTEMS LTD.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Universal**")	AND: **FULCRUM CAPITAL PARTNERS V, LP.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Fulcrum**")
AND: **LUNA RESTORATIONS INC.** ("**LUNA**", and together with the Borrower, Canstar GP, ABK, Norhaz, Universal, and Fulcrum, the "**Credit Parties**")	

WHEREAS:

A. Pursuant to an Interim Forbearance Agreement dated for reference March 11, 2026, (the "**Forbearance Agreement**"), the Bank agreed to forbear from taking steps to collect the Indebtedness or enforce the Security until after March 31, 2026, on the terms contained therein.

B. Unless otherwise defined, capitalized terms herein have the same meaning as in the Forbearance Agreement.

C. Updated balances owing to the Bank by the Borrower pursuant to the Credit Facilities as at April 20, 2026 are set out in **Schedule "A"** hereto, and those updated balances are collectively referred to as the "**Indebtedness**".

D. The Credit Parties have defaulted under the Forbearance Agreement, including by allowing the Borrowing Base under the Revolving Facility to exceed the maximum allowable margin deficit of $4,700,000.

E. Notwithstanding these defaults, the Credit Parties have requested that the Bank continue to forbear from taking steps to enforce the Security and to recover the Indebtedness, all on the terms and conditions set out herein, in order to provide the Credit Parties with a reasonable period of time to develop a plan to repay the Indebtedness.

F. ABK, Norhaz, Universal, and LUNA were amalgamated as LUNA in December 2025. Through inadvertence, LUNA was not included as a party to the Forbearance Agreement. However, LUNA agrees to be bound by the terms of the Forbearance Agreement and this Agreement as if it had been party to the Forbearance Agreement.

WITNESSES THAT in consideration of the promises and covenants hereinafter set forth, the Borrower hereto covenants and agrees as follows:

Forbearance

1. Subject to the execution and delivery of this Agreement by the Credit Parties, the Bank agrees that, provided that no further Event of Default occurs, it will not take steps to enforce the Security or recover the Indebtedness until after July 31, 2026, or such later date as may be agreed to by the Bank, in writing, in its sole discretion (the "**Forbearance Period**").

2. Each of the Credit Parties acknowledge, represent and agree that the Forbearance Period is reasonable in the circumstances. However, the Bank, in its sole discretion and at the request of the Credit Parties, may be prepared to extend the Forbearance Period if the Bank is content with the Borrowers' efforts to repay the Indebtedness in full.

3. Notwithstanding that the Credit Parties' obligations set out in this Agreement may contemplate financial and other obligations beyond the Forbearance Period, nothing in this Agreement shall be deemed to extend the Forbearance Period beyond July 31, 2026, or such later date that the Bank may agree to in writing.

Confirmation of Credit Agreement, Indebtedness, and Security

4. The Credit Parties acknowledge and agree that the recitals to this Agreement are incorporated into and form an integral part of this Agreement and are true and accurate in every respect.

5. The Credit Parties hereby ratify and re-confirm all representations, warranties, covenants, releases and waivers contained in the Forbearance Agreement. For clarity, although LUNA was not a party to the Forbearance Agreement, LUNA hereby ratifies and confirms all representations, warranties, covenants, releases and waivers contained in the Forbearance Agreement, as if LUNA had been a party to the Forbearance Agreement.

6. Notwithstanding the forbearance granted herein, the Credit Parties acknowledge and agree that the Bank has not waived or condoned any defaults under the Credit Agreement or the Security.

Amendments to the Credit Facilities

7. The Credit Parties acknowledge and agree that the Borrowing Base under the Revolving Facility (as defined in Schedule "A" hereto) shall be as set out in the Credit Agreement, subject to maximum allowable margin deficits as follows:

   (a) $9,022,000 in the month of April 2026;

   (b) $7,333,000 in the month of May 2026;

   (c) $6,948,000 in the month of June 2026; and

   (d) $4,230,000 in the month of July 2026.

8. The Credit Parties acknowledge and agree that all the Credit Facilities, save and except for the MasterCard (as defined in Schedule "A"), shall incur interest at the rate of Prime + 4.50%, and standby fees at the rate of 0.575%. For clarity, the Credit Parties further acknowledge and agree that the CORRA rates contemplated by the Credit Agreement are no longer available.

9. The Credit Parties acknowledge and agree that all obligations outstanding under the Credit Facilities are due and payable on expiry of the Forbearance Period.

Reporting Obligations

10. The Borrower confirms that it has engaged KSV as the Borrower's financial advisor and agrees that the Borrower will not terminate KSV's engagement without the Bank's written consent. Without limiting anything in the Forbearance Agreement, the Credit Parties acknowledge and agree that KSV may provide information, updates and reporting directly to the Bank, as and when the Bank may request.

11. The Borrower shall engage MNP LLP to prepare a Quality of Earnings report in respect of the Borrower's business, and shall provide the Bank with that Quality of Earnings Report, in form and substance satisfactory to the Bank, on or before May 20, 2026.

12. Within 30 days after the end of each calendar month, the Credit Parties shall provide the Bank with:

    (a) management prepared year-to-date financial statements;

    (b) KSV-reviewed reports detailing:

        (i) budget to actual variances for the relevant period; and

        (ii) calculations in respect of the Borrower's financial covenants and EBITDA; and

    (c) a certificate signed by an officer of the Borrower, certifying compliance with the Borrower's financial covenants and the Minimum EBITDA Requirement (as defined below).

13. The Credit Parties' reporting obligations under the Credit Agreement and the Forbearance Agreement shall continue.

Financial Obligations

14. During the Forbearance Period, the Credit Parties are relieved of their covenants under the Credit Agreement to maintain:

    (a) a Total Funded Debt/EBITDA Ratio not greater than 4:00:1.0;

    (b) a Current Ratio of not less than 1:10:1; and

    (c) a Fixed Charge Coverage Ratio of not less than 1:20:1.0.

Going Concern Sales Process

15. The Borrower shall forthwith, and by April 20, 2026, engage a qualified transactions advisor, which advisor and the terms of which engagement must be approved by the Bank in its sole discretion and acting reasonably (in consultation with KSV), to assist the Borrower in administering a sales process with a view to selling the Borrower's business (the "**Business**") as a going concern (the "**Going Concern Sales Process**").

16. The Credit Parties will make best efforts during the Forbearance Period to sell the Business as a going concern. Without limiting the foregoing, the Credit Parties will do the following by the dates specified:

    (a) By May 22, 2026, formally launch the Going Concern Sales Process, including by issuing a Confidential Information Memorandum in respect of the Business;

    (b) By June 30, 2026, provide the Bank with a term sheet or letter of intent for a going concern sale of the Business on terms satisfactory to the Bank, in its sole discretion and acting reasonably, which term sheet or letter of intent must, at a minimum, provide for:

(i) a sale price greater than the aggregate liquidation value of the Borrower's assets, as determined by the Bank in consultation with KSV; and

(ii) a closing date no later than July 31, 2026; and

(c) By July 15, 2026, provide the Bank with a definitive purchase agreement for a going concern sale of the Business on terms satisfactory to the Bank, in its sole discretion.

17. The Credit Parties shall provide the Bank and KSV with weekly written updates regarding the status of the Going Concern Sales Process, which updates shall include copies of any marketing materials, details of expressions of interest, offers, counteroffers, or other proposals, and shall instruct the transactions advisor to provide those updates to the Bank and KSV directly.

18. For greater certainty, any sale of the Business, as a going concern or otherwise, is subject to the Bank's written consent and approval, in the Bank's sole discretion. By entering into this Agreement, the Bank does not consent to or approve any sale or other transaction that the Credit Parties may negotiate through the Going Concern Sales Process or otherwise.

Additional Forbearance Fee

19. The Borrower shall pay a fee of $10,000 (the "**Additional Forbearance Fee**") as partial consideration for the Bank entering into this Agreement. The Additional Forbearance Fee is fully earned on execution of this Agreement, and the Borrower agrees to pay the Forbearance Fee on execution of this Agreement. The Borrower authorizes the Bank to debit its accounts to collect this amount.

Default

20. In addition to the Events of Default set out in the Forbearance Agreement, it shall be an Event of Default if:

(a) the Credit Parties fail to duly perform any covenant required of them contained in this Agreement;

(b) during the Forbearance Period, KSV or the Bank determines that the Borrower's EBITDA is less than the following thresholds during the Forbearance Period, calculated monthly (the "**Monthly EBITDA Requirement**"):

(i) $726,000 for the month of April 2026;

(ii) $1,470,000, cumulatively, for the months of April and May 2026; and

(iii) $1,422,000, cumulatively, for the months of April, May, and June 2026.

21. Each of the Credit Parties acknowledge and agree that, upon the happening of an Event of a Default under this Agreement or upon expiry of the Forbearance Period, or any extension thereof agreed to by the Bank in writing, the Bank shall have the immediate right to terminate the remainder of the Forbearance Period (or said extension), if any, and proceed to issue formal demand for repayment of the Indebtedness followed by enforcement of the Security in the event of non-payment pursuant to such demand.

22. The Bank may, at its option and in its sole discretion, waive any Event of Default but such waiver shall not constitute a waiver of any subsequent event which would constitute an Event of Default herein.

General

23. The Credit Parties acknowledge and agree that KSV's engagement by the Borrower as contemplated herein shall not limit or restrict KSV's ability to be engaged or appointed as receiver, trustee, or monitor of any of the Credit Parties, pursuant to the *Bankruptcy and Insolvency Act*, the *Companies' Creditors Arrangement Act*, or in any other insolvency proceeding.

24. Each of the Credit Parties covenants and agrees that it will not, nor shall anyone on its behalf, seek any relief under the *Bankruptcy and Insolvency Act*, the *Companies Creditors' Arrangement Act*, the *Winding-up Act*, the B.C. *Personal Property Security Act,* the B.C. *Law and Equity Act,* or under any statute of similar nature in any other jurisdiction.

25. Save as expressly set out herein, all other terms of the Credit Agreement, Security Documents, and Forbearance Agreement will remain in full force and effect.

26. Each of the Credit Parties agrees that all fees and disbursements paid by the Bank to its lawyers (on the basis of complete indemnification on a solicitor and its own client basis) in connection with advising the Bank in relation to the affairs of the Credit Parties and in relation to the Credit Agreement, the Credit Facilities, the Indebtedness, the Security Documents, and this Agreement, and all matters incidental or relating thereto, including enforcement and realization, and whether past, present, or future, shall be added to the Indebtedness as the Bank sees fit and shall be secured by the Security.

27. Any notice to be given to any party hereunder shall be given by delivery to the respective party at the address hereinafter set forth:

If to the Bank:

c/o Lawson Lundell LLP
Barristers & Solicitors
1600 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Attention: William L. Roberts & Baylee Hunt
Email: wroberts@lawsonlundell.com / bhunt@lawsonlundell.com

If to the Credit Parties:

c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater
Email: graham.flater@fulcrumcapital.ca

28. This Agreement shall be governed by the law of British Columbia and the Courts of British Columbia shall have exclusive jurisdiction with respect to any disputes arising hereunder or pursuant hereto.

29. The Credit Parties acknowledge and agree that the granting of forbearance as set out in this Agreement, together with any payments accepted by the Bank and/or any actions taken by the Bank with respect to the Credit Facilities, the Indebtedness or the Security, shall not constitute a waiver of any event which would constitute an Event of Default.

30. The Credit Parties acknowledge and agree that the Bank does not control the operations or management of the Credit Parties' businesses or affairs generally.

31. Each of the Credit Parties acknowledges and agrees that this Agreement shall in all respects be binding upon it, and its respective administrators, successors, and assigns.

32. If there is any inconsistency between this Agreement and any other agreement with the Bank concerning the Indebtedness, the provisions of this Agreement shall prevail.

33. The Credit Parties, and each of them, acknowledge and agree that they have had the opportunity to seek independent legal advice prior to execution of this Agreement.

34. This Agreement may be executed in two or more counterparts and all such executed counterparts shall constitute one and the same document. All such counterparts may be delivered by fax or any electronic form.

IN WITNESS WHEREOF the Credit Parties have caused these presents to be executed on the day and year first written above.

ACCEPTED, ACKNOWLEDGED, AND AGREED: **BANK OF MONTREAL** Per: Jesse Agassiz Authorized Signatory	
ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS GP INC.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **ABK RESTORATION SERVICES LTD.** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **NORHAZ SOLUTIONS INC.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **UNIVERSAL RESTORATION SYSTEMS LTD.** Per: Authorized Signatory	ACCEPTED, ACKNOWLEDGED, AND AGREED: **FULCRUM CAPITAL PARTNERS V, LP.** Per: Authorized Signatory
ACCEPTED, ACKNOWLEDGED, AND AGREED: **LUNA RESTORATIONS INC.** Per:	

Authorized Signatory	

SCHEDULE "A"

Credit Facilities and Balances

1. A revolving credit facility (the "**Revolving Facility**") in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, as defined in the Credit Agreement, with an outstanding balance owing to the Bank of $14,268,809.72 as at April 20, 2026;

2. A non-revolving term facility in the aggregate principal amount of $6,367,584.48, with an outstanding balance owing to the Bank of $6,637,584.48 as at April 20, 2026;

3. A non-revolving equipment lease facility in the principal amount of $225,603 pursuant to a master lease agreement between Borrower as lessee and the Bank as lessor, with an outstanding balance owing to the Bank of $206,520.24 as at April 20, 2026; and

1. A demand corporate MasterCard credit facility in the amount of up to $750,000 (the "**MasterCard**"), with an outstanding balance owing to the Bank of $384,745.45 as at April 20, 2026.

This is **Exhibit "V"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

Execution Version

SECOND FORBEARANCE EXTENSION AGREEMENT

This Agreement is dated for reference August 14, 2026 (the "**Effective Date**").

BETWEEN: **BANK OF MONTREAL**, a chartered bank of Canada having an office at 595 Burrard Street, Vancouver, British Columbia, V7X 1L7 (the "**Bank**")	
AND: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 (the "**Borrower**")	AND: **CANSTAR RESTORATIONS GP INC.**, c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Canstar GP**")
AND: **ABK RESTORATION SERVICES LTD.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**ABK**")	AND: **NORHAZ SOLUTIONS INC.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Norhaz**")
AND: **UNIVERSAL RESTORATION SYSTEMS LTD.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Universal**")	AND: **FULCRUM CAPITAL PARTNERS V, LP.** c/o Fulcrum Capital Partners Inc. 885 West Georgia Street, Suite 1020 Vancouver, B.C. V6C 3E8 ("**Fulcrum**")
AND: **LUNA RESTORATIONS INC.** ("**LUNA**", and together with the Borrower, Canstar GP, ABK, Norhaz, Universal, and Fulcrum, the "**Credit Parties**")	

WHEREAS:

A. Pursuant to an Interim Forbearance Agreement dated for reference March 11, 2026 and an Extension Agreement dated for reference April 21, 2026 (collectively, the "**Forbearance Agreement**"), the Bank agreed to forbear from taking steps to collect the Indebtedness or enforce the Security until after July 31, 2026, on the terms contained therein.

B. Unless otherwise defined, capitalized terms herein have the same meaning as in the Forbearance Agreement.

C. Updated balances owing to the Bank by the Borrower pursuant to the Credit Facilities as at the Effective Date are set out in **Schedule "A"** hereto, and those updated balances, together with chargeable costs recoverable under the terms of the Credit Agreement and Security, are collectively referred to as the "**Indebtedness**".

D. On or about June 1, 2026, KSV began operating as AlixPartners Restructuring, Inc. ("**Alix**").

E. As required by the Forbearance Agreement, the Credit Parties have been actively engaged in the Going Concern Sales Process to sell the Borrower's business, which process has been administered by Summit Cap Advisors Ltd. in consultation with Alix. The Going Concern Sales Process has resulted in letters of intent ("**LOIs**") for transactions that would generate sufficient proceeds to repay the Indebtedness in full. The LOIs contemplate that the underlying transaction(s) will be completed through a court-approved receivership or similar process, whereby Alix will be appointed with authority to transact as vendor. The Borrower has not yet entered into a binding sale agreement in respect of the Borrower's business, but intends to do so on or before August 31, 2026 (the "**Sale Agreement**").

F. The Credit Parties have defaulted under the Forbearance Agreement, including by allowing the Borrowing Base under the Revolving Facility to exceed the maximum allowable margin deficits set out in the Forbearance Agreement.

G. The Credit Parties have requested that the Bank continue to forbear from taking steps to enforce the Security and to recover the Indebtedness, to allow a sale of the Borrower's business to be completed and the Credit Parties to repay the Indebtedness in full, and the Bank has agreed to do so subject to the terms and conditions contained herein.

WITNESSES THAT in consideration of the promises and covenants hereinafter set forth, the Borrower hereto covenants and agrees as follows:

Forbearance

1. Subject to the execution and delivery of this Agreement by the Credit Parties, the Bank agrees that, provided that no further Event of Default occurs, it will not take steps to enforce the Security or recover the Indebtedness until after September 30, 2026, or such earlier date as may be determined by the Bank (in its sole discretion), by written notice to the Credit Parties (the "**Forbearance Period**").

2. Each of the Credit Parties acknowledge, represent and agree that the Forbearance Period is reasonable in the circumstances. However, the Bank, in its sole discretion

and at the request of the Credit Parties, may be prepared to extend the Forbearance Period if the Bank is content with the Borrowers' efforts to repay the Indebtedness in full.

3. Notwithstanding that the Credit Parties' obligations set out in this Agreement may contemplate financial and other obligations beyond the Forbearance Period, nothing in this Agreement shall be deemed to extend the Forbearance Period beyond September 30, 2026.

Confirmation of Credit Agreement, Forbearance Agreement, Indebtedness, and Security

4. The Credit Parties acknowledge and agree that the recitals to this Agreement are incorporated into and form an integral part of this Agreement and are true and accurate in every respect.

5. The Credit Parties hereby ratify and re-confirm all representations, warranties, covenants, releases and waivers contained in the Forbearance Agreement.

6. Notwithstanding the forbearance granted herein, the Credit Parties acknowledge and agree that the Bank has not waived or condoned any defaults under the Credit Agreement or the Security.

7. Except as expressly provided in this Agreement, the existing terms of the Credit Agreement and the Forbearance Agreement will continue in full force and effect.

Amendments to the Credit Facilities

8. The Credit Parties acknowledge and agree that, during the Forbearance Period only, (a) the credit limit of the Revolving Facility (as defined in Schedule "A" hereto) shall be fixed at $15,500,000, and increased to $16,000,000 upon execution of a binding agreement for a sale of the Borrower's business, on terms satisfactory to the Bank in the Bank's sole discretion, and (b) the Credit Parties are relieved of their obligations to make principal payments on account of the balance outstanding under the Revolving Facility. For clarity, during the Forbearance Period, the credit limit of the Revolving Facility shall no longer be the lesser of $15,000,000 and the Borrowing Base, as defined in the Credit Agreement.

9. The Credit Parties acknowledge and agree that they may only use the Revolving Facility to fund purchases and pay expenses contemplated by the cash flow forecast prepared by the Borrower (as reviewed by Alix) and provided to the Bank on July 22, 2026, for the period ending October 9, 2026 (the "**July 22 Cash Flow**"), or as otherwise approved by the Bank, in the Bank's sole discretion.

10. The Credit Parties acknowledge and agree that all obligations outstanding under the Credit Facilities are due and payable on expiry of the Forbearance Period.

Reporting Obligations

11. The Borrower confirms that it has engaged Alix as the Borrower's financial advisor and agrees that the Borrower will not terminate Alix's engagement without the Bank's written consent. Without limiting anything in the Forbearance Agreement, the Credit Parties acknowledge and agree that Alix may provide information, updates and

reporting directly to the Bank, as and when the Bank may request or as Alix considers appropriate.

12. Without limiting any other paragraph of this Agreement, the Credit Parties acknowledge and agree that Alix will monitor the Borrower's operations and finances, including all disbursements, during the Forbearance Period, and may provide unfettered reporting to the Bank regarding, among other things, the nature and appropriateness of any proposed or actual disbursement.

13. Except as expressly modified herein, the Credit Parties' reporting obligations under the Credit Agreement and the Forbearance Agreement shall continue.

Financial Obligations

14. During the Forbearance Period, the Credit Parties are relieved of their obligation to comply with the Monthly EBITDA requirement, as defined in the Forbearance Agreement.

15. Except as expressly modified herein, the Credit Parties' financial obligations under the Credit Agreement and the Forbearance Agreement shall continue.

Sale Agreement and Appointment of Receiver

16. The Credit Parties acknowledge and agree that, to give effect to the transaction contemplated by the Sale Agreement, the Bank may, in the Bank's sole discretion, commence proceedings in the British Columbia Supreme Court, including proceedings under the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36 or the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3, to appoint Alix as Monitor, Receiver or Receiver/Manager of any or all of the Credit Parties' assets and undertakings charged by the Security, and each of the Credit Parties irrevocably consents to, and will cooperate with and support the appointment of Alix in any such capacity for that purpose, and any other proceeding commenced or application made by the Bank to facilitate a transaction arising from the Going Concern Sales Process. Without limiting the foregoing, the Credit Parties will consent to, cooperate with and support any application by the Bank to restructure the shares or other equity of the Borrower, including to cancel existing issued shares and re-issue new shares to a purchaser as part of a reverse vesting order transaction or otherwise, to facilitate a transaction arising from the Going Concern Sales Process.

Additional Forbearance Fee

17. The Borrower shall pay a fee of $10,000 (the "**Additional Forbearance Fee**") as partial consideration for the Bank entering into this Agreement. The Additional Forbearance Fee is fully earned on execution of this Agreement, and the Borrower agrees to pay the Forbearance Fee on execution of this Agreement. The Borrower authorizes the Bank to debit its accounts to collect this amount.

Default

18. In addition to the Events of Default set out in the Forbearance Agreement, as modified herein, it shall be an Event of Default if:

(a) the Credit Parties fail to duly perform any covenant required of them contained in this Agreement;

(b) the Borrower shall fail to execute the Sale Agreement by August 31, 2026; or

(c) Alix or the Bank determines, based on reporting from Alix or otherwise, that the Borrower has used the Revolving Facility to fund any purchase or pay any expense not contemplated by the July 22 Cash Flow without the Bank's prior approval.

19. Each of the Credit Parties acknowledge and agree that, upon the happening of an Event of a Default under this Agreement or upon expiry of the Forbearance Period, or any extension thereof agreed to by the Bank in writing, the Bank shall have the immediate right to terminate the remainder of the Forbearance Period (or said extension), if any, and proceed to issue formal demand for repayment of the Indebtedness followed by enforcement of the Security in the event of non-payment pursuant to such demand.

20. The Bank may, at its option and in its sole discretion, waive any Event of Default but such waiver shall not constitute a waiver of any subsequent event which would constitute an Event of Default herein.

General

21. The Credit Parties acknowledge and agree that Alix's engagement by the Borrower as contemplated herein shall not limit or restrict Alix's ability to be engaged or appointed as receiver, trustee, or monitor of any of the Credit Parties, pursuant to the *Bankruptcy and Insolvency Act*, the *Companies' Creditors Arrangement Act*, or in any other insolvency proceeding.

22. Each of the Credit Parties covenants and agrees that it will not, nor shall anyone on its behalf, without the Bank's consent, seek any relief under the *Bankruptcy and Insolvency Act*, the *Companies Creditors' Arrangement Act*, the *Winding-up Act*, the B.C. *Personal Property Security Act,* the B.C. *Law and Equity Act,* or under any statute of similar nature in any other jurisdiction.

23. The Credit Parties shall from time to time do all such further acts and things and execute and deliver all such further documents, as may be reasonably requested by the Bank, in order to effect the full intent of and fully perform and carry out the terms of this Agreement, the Forbearance Agreement, the Credit Agreement and the Security.

24. Save as expressly set out herein, all other terms of the Credit Agreement, Security Documents, and Forbearance Agreement will remain in full force and effect.

25. Each of the Credit Parties agrees that all fees and disbursements paid by the Bank to its lawyers (on the basis of complete indemnification on a solicitor and its own client basis) in connection with advising the Bank in relation to the affairs of the Credit Parties and in relation to the Credit Agreement, the Credit Facilities, the Indebtedness, the Security Documents, and this Agreement, and all matters incidental or relating thereto, including enforcement and realization, and whether past, present, or future, shall be added to the Indebtedness as the Bank sees fit and shall be secured by the Security.

26. Any notice to be given to any party hereunder shall be given by delivery to the respective party at the address hereinafter set forth:

If to the Bank:

c/o Lawson Lundell LLP
Barristers & Solicitors
1600 – 925 West Georgia Street
Vancouver, BC V6C 3L2

Attention: William L. Roberts & Baylee Hunt
Email: wroberts@lawsonlundell.com / bhunt@lawsonlundell.com

If to the Credit Parties:

c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, B.C. V6C 3E8

Attention: Graham Flater
Email: graham.flater@fulcrumcapital.ca

27. This Agreement shall be governed by the law of British Columbia, and the Courts of British Columbia shall have exclusive jurisdiction with respect to any disputes arising hereunder or pursuant hereto.

28. The Credit Parties acknowledge and agree that the granting of forbearance as set out in this Agreement, together with any payments accepted by the Bank and/or any actions taken by the Bank with respect to the Credit Facilities, the Indebtedness or the Security, shall not constitute a waiver of any event which would constitute an Event of Default.

29. The Credit Parties acknowledge and agree that the Bank does not control the operations or management of the Credit Parties' businesses or affairs generally.

30. Each of the Credit Parties acknowledges and agrees that this Agreement shall in all respects be binding upon it, and its respective administrators, successors, and assigns.

31. If there is any inconsistency between this Agreement and any other agreement with the Bank concerning the Indebtedness, the provisions of this Agreement shall prevail.

32. The Credit Parties, and each of them, acknowledge and agree that they have had the opportunity to seek independent legal advice prior to execution of this Agreement.

33. This Agreement may be executed in two or more counterparts and all such executed counterparts shall constitute one and the same document. All such counterparts may be delivered by fax or any electronic form

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF the Credit Parties have caused these presents to be executed on the day and year first written above.

ACCEPTED, ACKNOWLEDGED, AND AGREED: **BANK OF MONTREAL** Per: Jesse Agassiz Authorized Signatory Jesse Agassiz Senior Director	
ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS LIMITED PARTNERSHIP** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR	ACCEPTED, ACKNOWLEDGED, AND AGREED: **CANSTAR RESTORATIONS GP INC.** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR
ACCEPTED, ACKNOWLEDGED, AND AGREED: **ABK RESTORATION SERVICES LTD.** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR	ACCEPTED, ACKNOWLEDGED, AND AGREED: **NORHAZ SOLUTIONS INC.** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR
ACCEPTED, ACKNOWLEDGED, AND AGREED: **UNIVERSAL RESTORATION SYSTEMS LTD.** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR	ACCEPTED, ACKNOWLEDGED, AND AGREED: **FULCRUM CAPITAL PARTNERS V, LP.** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR
ACCEPTED, ACKNOWLEDGED, AND AGREED: **LUNA RESTORATIONS INC.** Per: Authorized Signatory GRAHAM FLATER, DIRECTOR	

SCHEDULE "A"

Credit Facilities and Balances

1. A revolving credit facility (the "**Revolving Facility**") in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, as defined in the Credit Agreement (subject to the modifications set out above), with an outstanding balance owing to the Bank of $15,128,125.10 as at August 14, 2026;

2. A non-revolving term facility in the aggregate principal amount of $6,367,584.48, with an outstanding balance owing to the Bank of $818,654.82 as at August 14, 2026, which balance accounts for application of the Cash Collateral (as defined in the Forbearance Agreement) pursuant to a Participation Agreement among the Bank, Fulcrum Capital Partners V, LP, Fulcrum Capital Partners (International) V, LP, Fulcrum Capital Partners (International – USD) V, LP, and Fulcrum Capital Partners (Management) V, LP dated for reference June 29, 2026;

3. A non-revolving equipment lease facility in the principal amount of $225,603 pursuant to a master lease agreement between Borrower as lessee and the Bank as lessor, with an outstanding balance owing to the Bank of $168,050.44 as at August 14, 2026; and

4. A demand corporate MasterCard credit facility in the amount of up to $750,000 (the "**MasterCard**"), with an outstanding balance owing to the Bank of $568.084.60 as at August 14, 2026.

This is **Exhibit "W"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

LAWSON LUNDELL LLP

Suite 1100 Brookfield Place
225-6th Avenue S.W.
Calgary, Alberta
T2P 1N2
T: 403.269.6900

John (Jack) R. Maslen
D: 587.480.4610
F: 403.269.9494
jmaslen@lawsonlundell.com

September 16, 2026

DELIVERED VIA EMAIL TO (graham.flater@fulcrumcapital.ca)

CANSTAR RESTORATIONS LIMITED PARTNERSHIP
CANSTAR RESTORATIONS GP INC.
ABK RESTORATION SERVICES LTD.
NORHAZ SOLUTIONS INC.
UNIVERSAL RESTORATION SYSTEMS LTD.
L.U.N.A RESTORATIONS INC.
FULCRUM CAPITAL PARTNERS V, LP

c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, BC V6C 3E8

Attention: Graham Flater

Dear Mr. Flater:

Re: Fourth Amended and Restated Credit Agreement between, *inter alia*, Bank of Montreal ("BMO") as lender, and Canstar Restorations Limited Partnership (the "Borrower") by its general partner Canstar Restorations GP Inc. ("Borrower GP") as borrower, dated May 1, 2024, as amended from time to time (the "Credit Agreement")

Second Forbearance Extension Agreement between, *inter alia*, BMO and the Borrower and Borrower GP, dated August 14, 2026 (the "Forbearance Agreement")

Notice of Termination of Forbearance Period

We are counsel to BMO with respect to the above matters. Capitalized terms used herein, but not otherwise defined, have the meanings given to them in the Forbearance Agreement.

Pursuant to Section 1 of the Forbearance Agreement, BMO agreed to forbear from taking steps to enforce the Security or recover the Indebtedness from the Credit Parties "until after September 30, 2026, or such earlier date as may be determined by the Bank (in its sole discretion), by written notice to the Credit Parties".

Accordingly, please take notice that, in accordance with Section 1 of the Forbearance Agreement, BMO hereby gives written notice to the Credit Parties that it is exercising its right to terminate the Forbearance Period with immediate effect.

As a result, pursuant to Section 10 of the Forbearance Agreement, all obligations outstanding under the Credit Facilities are now immediately due and payable by the Credit Parties. Further, BMO is entitled to pursue any and all of its rights and remedies to collect the Indebtedness.

We trust the foregoing is in order.

Should you have any questions, please contact the undersigned.

Yours very truly,

LAWSON LUNDELL LLP

John (Jack) R. Maslen
*Professional Corporation

cc. William Roberts and Baylee Hunt, Lawson Lundell LLP (via email)
Client (via email)

This is **Exhibit "X"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

LAWSON LUNDELL LLP

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225-6th Avenue S.W.
Calgary, Alberta
T2P 1N2
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D: 587.480.4610
F: 403.269.9494
jmaslen@lawsonlundell.com

September 17, 2026

DELIVERED VIA COURIER AND EMAIL
(graham.flater@fulcrumcapital.ca)

Canstar Restorations Limited Partnership
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, BC V6C 3E8

Canstar Restorations GP Inc.
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, BC V6C 3E8

Attention: Graham Flater

Dear Mr. Flater:

Re: Fourth Amended and Restated Credit Agreement between, *inter alia*, Bank of Montreal ("BMO") as lender, and Canstar Restorations Limited Partnership (the "Borrower") by its general partner Canstar Restorations GP Inc. ("Borrower GP") as borrower, dated May 1, 2024 as amended from time to time (the "Credit Agreement")

General Security Agreement granted by the Borrower and Borrower GP in favour of BMO, dated July 8, 2016 (the "GSA")

Second Forbearance Extension Agreement between, *inter alia*, BMO, the Borrower and Borrower GP dated August 14, 2026 (the "Forbearance Agreement")

We are counsel to BMO with respect to the above-noted matters. Capitalized terms used herein, but not otherwise defined, have the meanings given to them in the Credit Agreement or Forbearance Agreement, as applicable.

Pursuant to the Credit Agreement, BMO made available to the Borrower (i) a revolving credit facility in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, (ii) a non-revolving term facility in the aggregate principal amount of $6,367,584.48, (iii) a non-revolving equipment lease facility in the principal amount of $225,603, pursuant to a master lease agreement between the Borrower as lessee and BMO as lessor, and (iv) a demand corporate MasterCard credit facility in the amount of up to $750,000 (collectively, the "**Credit Facilities**").

The Credit Facilities are secured by various Security, including the GSA and such other security as set out in Schedule "F" to the Credit Agreement.

Since on or around January 1, 2026, the Borrower and Borrower GP have committed several Events of Default under the Credit Agreement, and by extension under the Security, including by:

a) the Borrower's Total Funded Debt to EBITDA ratio being 7.92:1 as of December 31, 2025, exceeding the maximum allowable ratio under the Credit Agreement of 4.00:1;

b) the Borrower's Fixed Charge Coverage ratio being 0.76:1 as of December 31, 2025, falling below the minimum allowable ratio under the Credit Agreement of 1.20:1;

c) failing to repay the Credit Facilities in full by the Repayment Date; and

d) a Material Adverse Change having occurred.

Further, as detailed in our prior correspondence dated September 16, 2026, the Forbearance Period has terminated, and consequently, all of the obligations outstanding under the Credit Facilities became immediately due and payable to BMO on that date, and have not been paid by the Borrower.

In light of the foregoing, BMO is entitled to, and does hereby, demand pursuant to the Credit Agreement, the Forbearance Agreement and the Security, the immediate payment by the Borrower of all amounts due and owing in respect of the Credit Facilities, which as of September 16, 2026, totals **$21,850,586.27**, together with interest, fees and costs accruing thereon, pursuant to the terms of the Credit Agreement and the Security (collectively, the "**Indebtedness**").

For greater certainty and clarity, the Indebtedness includes interests in the Credit Facilities held by the "Investor", as that term is defined in the Participation and Administration Agreement, amongst, *inter alia*, BMO and Fulcrum Capital Partners V, LP dated June 29, 2026.

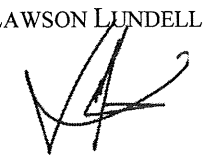
Payment of the Indebtedness must be immediately made to our office, on behalf of BMO, by certified cheque or wire transfer payable to Lawson Lundell LLP, in trust, failing which BMO may take any and all steps necessary to protect its position, including by commencing legal proceedings to enforce its security.

In this regard, a Notice of Intention to Enforce Security, pursuant to Section 244 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 ("***BIA***"), is enclosed herewith. Should the Borrower and Borrower GP agree to waive the notice period under the *BIA*, please return the enclosed waivers to our attention.

We trust you will find the foregoing in order.

Yours very truly,

LAWSON LUNDELL LLP



John (Jack) R. Maslen*
*Professional Corporation
JRM/ac3

Encls. Notice of Intention to Enforce Security

cc. William Roberts and Baylee Hunt, Lawson Lundell LLP (via email)

Client (via email)

BANKRUPTCY AND INSOLVENCY ACT

NOTICE OF INTENTION TO ENFORCE SECURITY
(Subsection 244(1))

FORM 86

TO: Canstar Restorations Limited Partnership and Canstar Restorations GP Inc. (collectively, the "**Debtor**")

TAKE NOTICE THAT:

1. Bank of Montreal ("**BMO**"), a secured creditor, intends to enforce its security on the property of the Debtor including, but not limited to, the following:

   (a) all presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom; and

   (b) all presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures.

2. The security to be enforced includes, but is not limited to, a General Security Agreement dated July 8, 2016 (collectively, the "**Security**").

3. The total amount of indebtedness secured by the Security is $21,850,586.27 as at September 16, 2026, plus interest, legal fees, expenses, and all other costs recoverable pursuant to the Security continuing to accrue thereon.

4. BMO will not have the right to enforce the Security until after the expiry of the 10-day period following the sending of this Notice, unless the Debtor consents to an earlier enforcement.

DATED at Calgary, Alberta, this 17th day of September, 2026.

BANK OF MONTREAL
by its solicitors and agents Lawson Lundell LLP

Per:_____
Jack R. Maslen

CONSENT AND WAIVER

THE UNDERSIGNED hereby, pursuant to Subsection 244(2) of the *Bankruptcy and Insolvency Act,* waives the 10-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* and consents to the immediate enforcement by Bank of Montreal of the Security as defined and referred to in the Notice of Intention to Enforce Security dated September 17, 2026.

DATED at _____, _____, this ____day of _____, 2026.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Per: _____
Name:
Title:

CANSTAR RESTORATIONS GP INC.

Per: _____
Name:
Title:

LAWSON LUNDELL LLP

Suite 1100 Brookfield Place
225-6th Avenue S.W.
Calgary, Alberta
T2P 1N2
T: 403.269.6900

John (Jack) R. Maslen
D: 587.480.4610
F: 403.269.9494
jmaslen@lawsonlundell.com

September 17, 2026

DELIVERED VIA COURIER AND EMAIL
(graham.flater@fulcrumcapital.ca)

L.U.N.A Restorations Inc.
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, BC V6C 3E8

Attention: Graham Flater

Dear Mr. Flater:

Re: Fourth Amended and Restated Credit Agreement between, *inter alia*, Bank of Montreal ("BMO") as lender, and Canstar Restorations Limited Partnership (the "Borrower") by its general partner Canstar Restorations GP Inc. ("Borrower GP") as borrower, dated May 1, 2024 as amended from time to time (the "Credit Agreement")

Confirmation of Loan Documents granted by the Borrower, Borrower GP, and L.U.N.A Restorations Inc. ("LUNA Amalco") in favour of BMO, dated January 26, 2026 (the "Security Confirmation")

Second Forbearance Extension Agreement between, *inter alia*, BMO, the Borrower, Borrower GP and LUNA Amalco, dated August 14, 2026 (the "Forbearance Agreement")

Demand on Guarantees and related security

We are counsel to BMO with respect to the above-noted matters. Capitalized terms used herein, but not otherwise defined, have the meanings given to them in the Credit Agreement or Forbearance Agreement, as applicable.

BACKGROUND

Pursuant to the Credit Agreement, BMO made available to the Borrower (i) a revolving credit facility in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, (ii) a non-revolving term facility in the aggregate principal amount of $6,367,584.48, (iii) a non-revolving equipment lease facility in the principal amount of $225,603, pursuant to a master lease agreement between the Borrower as lessee and BMO as lessor, and (iv) a demand corporate MasterCard credit facility in the amount of up to $750,000 (collectively, the "**Credit Facilities**").

The Credit Facilities are secured by various Security, including as set out in Schedule "F" to the Credit Agreement. Among other things, the Security includes:

- an unlimited guarantee of ABK Restoration Services Ltd. ("**ABK**"), in favour of BMO, dated November 20, 2020;
- an unlimited guarantee of NorHaz Solutions Inc. ("**NorHaz**"), in favour of BMO, dated November 20, 2020;
- an unlimited guarantee of Universal Restoration Systems Ltd. ("**Universal**"), in favour of BMO, dated September 14, 2023; and
- an unlimited guarantee of L.U.N.A Restorations Inc. prior to the Amalgamation (as defined below) ("**Old LUNA**"), in favour of BMO, dated May 2, 2024,

(collectively the "**Guarantees**").

The Security also includes first-ranking general security agreements granted by each of ABK, NorHaz, Universal and Old LUNA (collectively, the "**Prior Guarantors**") in favour of BMO (the "**GSAs**"), as security for their obligations under the Guarantees.

As you are further aware, effective on or about December 31, 2025, the Prior Guarantors amalgamated and have continued as LUNA Amalco (the "**Amalgamation**"). As the amalgamation successor to the Prior Guarantors, LUNA Amalco is bound by the Guarantees and GSAs.

Further, in connection with the Amalgamation, the Borrower, Borrower GP, and LUNA Amalco, provided BMO the Security Confirmation, whereby LUNA Amalco acknowledged and confirmed, among other things, that: (i) the Guarantees remain in full force and effect, are enforceable in accordance with their respective terms and bind LUNA Amalco, and (ii) the GSAs granted by the Prior Guarantors remain in full force and effect, and are ratified and confirmed.

DEMAND FOR PAYMENT

Please be advised that the Borrower is in default of its obligations under the Credit Agreement and Security.

Accordingly, BMO is entitled to, and has, demanded from the Borrower the immediate payment of all amounts due and owing in respect of the Credit Facilities, which as of September 16, 2026, totals **$21,850,586.27**, together with interest, fees and costs accruing thereon, pursuant to the terms of the Credit Agreement and the Security (collectively, the "**Indebtedness**"). A copy of BMO's demand letter issued to the Borrower and Borrower GP is enclosed.

As a result of the Borrower's defaults, please be further advised that BMO is entitled to, and does hereby demand pursuant to the Credit Agreement, the Forbearance Agreement, the Security Confirmation and the Security, as applicable, payment in full of the Indebtedness from LUNA Amalco.

Payment of the Indebtedness must be immediately made to our office, on behalf of BMO, by certified cheque or wire transfer payable to Lawson Lundell LLP, in trust, failing which BMO may take any and all steps necessary to protect its position, including by commencing legal proceedings to enforce its security.

In this regard, a Notice of Intention to Enforce Security, pursuant to Section 244 of the Bankruptcy and Insolvency Act, RSC 1985, c B-3 ("***BIA***"), is enclosed herewith. Should LUNA Amalco agree to waive the notice period under the *BIA*, please return the enclosed waiver to our attention.

We trust you will find the foregoing in order.

Yours very truly,

LAWSON LUNDELL LLP

John (Jack) R. Maslen*
*Professional Corporation
JRM/ac3

Encls. Copy of the demand letter sent to the Borrower and Borrower GP

Notice of Intention to Enforce Security

cc. William Roberts and Baylee Hunt, Lawson Lundell LLP (email)

Client (via email)

BANKRUPTCY AND INSOLVENCY ACT

NOTICE OF INTENTION TO ENFORCE SECURITY
(Subsection 244(1))

FORM 86

TO: L.U.N.A Restorations Inc. (the "**Debtor**")

TAKE NOTICE THAT:

1. Bank of Montreal ("**BMO**"), a secured creditor, intends to enforce its security on the property of the Debtor including, but not limited to, the following:

   (a) all presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom; and

   (b) all presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures.

2. The security to be enforced includes, but is not limited to:

   (a) a General Security Agreement dated November 20, 2020 granted by ABK Restoration Services Ltd., which amalgamated into the Debtor;

   (b) a General Security Agreement dated November 20, 2020 granted by NorHaz Solutions Inc., which amalgamated into the Debtor;

   (c) a General Security Agreement dated September 14, 2023 granted by Universal Restoration Systems Ltd., which amalgamated into the Debtor;

   (d) a General Security Agreement dated May 2, 2024 granted by L.U.N.A Restorations Inc. (pre-amalgamation), which amalgamated into the Debtor; and

   (e) a Confirmation of Loan Documents dated January 26, 2026 granted by, *inter alia*, the Debtor,

   (collectively, the "**Security**").

3. The total amount of indebtedness secured by the Security is $21,850,586.27, as at September 16, 2026, plus interest, legal fees, expenses, and all other costs recoverable pursuant to the Security continuing to accrue thereon.

4. BMO will not have the right to enforce the Security until after the expiry of the 10-day period following the sending of this Notice, unless the Debtor consents to an earlier enforcement.

DATED at Calgary, Alberta, this 17th day of September, 2026.

BANK OF MONTREAL
by its solicitors and agents Lawson Lundell LLP

Per:_____
Jack R. Maslen

CONSENT AND WAIVER

THE UNDERSIGNED hereby, pursuant to Subsection 244(2) of the *Bankruptcy and Insolvency Act,* waives the 10-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* and consents to the immediate enforcement by Bank of Montreal of the Security as defined and referred to in the Notice of Intention to Enforce Security dated September 17, 2026.

DATED at _____, _____, this ____day of _____, 2026.

L.U.N.A RESTORATIONS INC.

Per: _____
Name:
Title:

LAWSON LUNDELL LLP

Suite 1100 Brookfield Place
225-6th Avenue S.W.
Calgary, Alberta
T2P 1N2
T: 403.269.6900

John (Jack) R. Maslen
D: 587.480.4610
F: 403.269.9494
jmaslen@lawsonlundell.com

September 17, 2026

DELIVERED VIA COURIER AND EMAIL
(graham.flater@fulcrumcapital.ca)

Canstar Restorations Limited Partnership
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, BC V6C 3E8

Canstar Restorations GP Inc.
c/o Fulcrum Capital Partners Inc.
885 West Georgia Street, Suite 1020
Vancouver, BC V6C 3E8

Attention: Graham Flater

Dear Mr. Flater:

Re: Fourth Amended and Restated Credit Agreement between, *inter alia*, Bank of Montreal ("BMO") as lender, and Canstar Restorations Limited Partnership (the "Borrower") by its general partner Canstar Restorations GP Inc. ("Borrower GP") as borrower, dated May 1, 2024 as amended from time to time (the "Credit Agreement")

General Security Agreement granted by the Borrower and Borrower GP in favour of BMO, dated July 8, 2016 (the "GSA")

Second Forbearance Extension Agreement between, *inter alia*, BMO, the Borrower and Borrower GP dated August 14, 2026 (the "Forbearance Agreement")

We are counsel to BMO with respect to the above-noted matters. Capitalized terms used herein, but not otherwise defined, have the meanings given to them in the Credit Agreement or Forbearance Agreement, as applicable.

Pursuant to the Credit Agreement, BMO made available to the Borrower (i) a revolving credit facility in the aggregate principal amount of up to the lesser of $15,000,000 and the Borrowing Base, (ii) a non-revolving term facility in the aggregate principal amount of $6,367,584.48, (iii) a non-revolving equipment lease facility in the principal amount of $225,603, pursuant to a master lease agreement between the Borrower as lessee and BMO as lessor, and (iv) a demand corporate MasterCard credit facility in the amount of up to $750,000 (collectively, the "**Credit Facilities**").

The Credit Facilities are secured by various Security, including the GSA and such other security as set out in Schedule "F" to the Credit Agreement.

Since on or around January 1, 2026, the Borrower and Borrower GP have committed several Events of Default under the Credit Agreement, and by extension under the Security, including by:

a) the Borrower's Total Funded Debt to EBITDA ratio being 7.92:1 as of December 31, 2025, exceeding the maximum allowable ratio under the Credit Agreement of 4.00:1;

b) the Borrower's Fixed Charge Coverage ratio being 0.76:1 as of December 31, 2025, falling below the minimum allowable ratio under the Credit Agreement of 1.20:1;

c) failing to repay the Credit Facilities in full by the Repayment Date; and

d) a Material Adverse Change having occurred.

Further, as detailed in our prior correspondence dated September 16, 2026, the Forbearance Period has terminated, and consequently, all of the obligations outstanding under the Credit Facilities became immediately due and payable to BMO on that date, and have not been paid by the Borrower.

In light of the foregoing, BMO is entitled to, and does hereby, demand pursuant to the Credit Agreement, the Forbearance Agreement and the Security, the immediate payment by the Borrower of all amounts due and owing in respect of the Credit Facilities, which as of September 16, 2026, totals **$21,850,586.27**, together with interest, fees and costs accruing thereon, pursuant to the terms of the Credit Agreement and the Security (collectively, the "**Indebtedness**").

For greater certainty and clarity, the Indebtedness includes interests in the Credit Facilities held by the "Investor", as that term is defined in the Participation and Administration Agreement, amongst, *inter alia*, BMO and Fulcrum Capital Partners V, LP dated June 29, 2026.

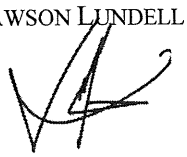
Payment of the Indebtedness must be immediately made to our office, on behalf of BMO, by certified cheque or wire transfer payable to Lawson Lundell LLP, in trust, failing which BMO may take any and all steps necessary to protect its position, including by commencing legal proceedings to enforce its security.

In this regard, a Notice of Intention to Enforce Security, pursuant to Section 244 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 ("***BIA***"), is enclosed herewith. Should the Borrower and Borrower GP agree to waive the notice period under the *BIA*, please return the enclosed waivers to our attention.

We trust you will find the foregoing in order.

Yours very truly,

LAWSON LUNDELL LLP



John (Jack) R. Maslen*
*Professional Corporation
JRM/ac3

Encls. Notice of Intention to Enforce Security

cc. William Roberts and Baylee Hunt, Lawson Lundell LLP (via email)

Client (via email)

BANKRUPTCY AND INSOLVENCY ACT

NOTICE OF INTENTION TO ENFORCE SECURITY
(Subsection 244(1))

FORM 86

TO: Canstar Restorations Limited Partnership and Canstar Restorations GP Inc. (collectively, the "**Debtor**")

TAKE NOTICE THAT:

1. Bank of Montreal ("**BMO**"), a secured creditor, intends to enforce its security on the property of the Debtor including, but not limited to, the following:

   (a) all presently owned or held and after acquired or held personal property, of whatever nature or kind (including without limitation client lists, client records and client files) and wheresoever situate, and all proceeds thereof and therefrom; and

   (b) all presently owned or held and after acquired or held real, immovable and leasehold property and all interests therein, and all easements, rights-of-way, privileges, benefits, licences, improvements and rights whether connected therewith or appurtenant thereto or separately owned or held, including all structures, plant and other fixtures.

2. The security to be enforced includes, but is not limited to, a General Security Agreement dated July 8, 2016 (collectively, the "**Security**").

3. The total amount of indebtedness secured by the Security is $21,850,586.27 as at September 16, 2026, plus interest, legal fees, expenses, and all other costs recoverable pursuant to the Security continuing to accrue thereon.

4. BMO will not have the right to enforce the Security until after the expiry of the 10-day period following the sending of this Notice, unless the Debtor consents to an earlier enforcement.

DATED at Calgary, Alberta, this 17th day of September, 2026.

BANK OF MONTREAL
by its solicitors and agents Lawson Lundell LLP

Per: _____
Jack R. Maslen

CONSENT AND WAIVER

THE UNDERSIGNED hereby, pursuant to Subsection 244(2) of the *Bankruptcy and Insolvency Act,* waives the 10-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* and consents to the immediate enforcement by Bank of Montreal of the Security as defined and referred to in the Notice of Intention to Enforce Security dated September 17, 2026.

DATED at _____, _____, this ____day of _____, 2026.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Per: _____
Name:
Title:

CANSTAR RESTORATIONS GP INC.

Per: _____
Name:
Title:

This is **Exhibit "Y"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

CONSENT AND WAIVER

THE UNDERSIGNED hereby, pursuant to Subsection 244(2) of the *Bankruptcy and Insolvency Act,* waives the 10-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* and consents to the immediate enforcement by Bank of Montreal of the Security as defined and referred to in the Notice of Intention to Enforce Security dated September 17, 2026.

DATED at _____, _____, this ____day of _____, 2026.

CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Per: _____
Name: GRAHAM FLATER
Title: DIRECTOR

CANSTAR RESTORATIONS GP INC.

Per: _____
Name: GRAHAM FLATER
Title: DIRECTOR

CONSENT AND WAIVER

THE UNDERSIGNED hereby, pursuant to Subsection 244(2) of the *Bankruptcy and Insolvency Act,* waives the 10-day period of notice required under Section 244 of the *Bankruptcy and Insolvency Act* and consents to the immediate enforcement by Bank of Montreal of the Security as defined and referred to in the Notice of Intention to Enforce Security dated September 17, 2026.

DATED at _____, _____, this ____day of _____, 2026.

L.U.N.A RESTORATIONS INC.

Per: _____
Name: Graham Flatzer
Title: Director

This is **Exhibit "Z"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

BMO Bank of Montreal

BMO Bank of Montreal

Connection Name: CANSTAR RESTORATIONS LIMITED PARTNERSHIP

Date: September 16, 2026

	Limit*	Principal	Interest**	All In Rate	Per Diem***	Currency
ODL 0004-1878-397	$ 15,500,000.00	$ 15,484,108.77	$ 56,672.78	8.95%	$ 3,796.79	CAD
LC BMTO733332OS		$ 10,000.00			$ -	CAD
LC BMTO580489OS		$ 10,000.00			$ -	CAD
FAC 2 364316750001		$ 783,323.57	$ 2,881.13	8.95%	$ 192.08	CAD
EFC LEASE - 35555		$ 39,166.51				CAD
EFC LEASE - 35552		$ 140,011.67				CAD
CORP MC 5264-5500-0016-0956	$ 750,000.00	$ 324,421.84		18.40%		CAD

Payout Totals		
Principal Balance	$	16,791,032.36
Accrued Interest	$	59,553.91
Total Other Charges		
TOTAL	**$**	**16,850,586.27**

				CAD
Per Diem Rate:	$	**3,988.86**	*Prime Rate on Payout Date:*	4.45%
				USD
Per Diem Rate:	$	-	*Prime Rate on Payout Date:*	7.25%

*** Revolving Facilties Limits**

**** Interest is accrued to but not including the date of payout**

*****Per Diem Charges will be added to the above total payout amount if not received by:** *16-Sep-26*

Note: Payout amounts are subject to recalculation if there is any activity prior to final payout

Remittance Instructions:

Please wire funds to

	CAD	USD
Beneficiary Bank:	***BMO Bank of Montreal***	***BMO Bank of Montreal***
Address	10185 101 Steet NW Edmonton, AB T5J 0H4	595 8th Avenue SW Calgary, AB T2P 1G1
Swift Code:	**BOFMCAM2**	**BOFMCAM2**
Beneficiary Name:	BMO - SAMU CFD ACCOUNTS	BMO- SAMU CFD ACCOUNTS
Address	10175 101 ST NW, 20TH FLOOR EDMONTON, AB T5J 0H4	10175 101 ST NW, 20TH FLOOR EDMONTON, AB T5J 0H4
Transit / Inst. Code	00149 / 001	00109 / 001
Account:	**1999815**	**4604350**
Ref: (borrower name)		

Please note:

1) This statement is based on the interest rate in effect at the time of issue.

2) Payoff amount is after scheduled monthly payments as indicated.

3) Payment in full must be received by the above branch not later than 3:00 pm on the projected payoff date. If funds are not received by 3:00 pm on the projected payoff date, the per diem amount of interest is to be added to the projected payoff amount for each day, from and including the projected payoff date, up to but excluding the business day funds are received by the branch not later than 3:00 pm of such business day. BMO reserves the right to confirm funds have been cleared prior to closing the loan and releasing the related security (if any).

4) This statement is valid for 15 days following the Effective Date.

5) If this statement was requested 10 days or more before the projected payoff date, Bank of Montreal undertakes to execute and deliver a discharge of this mortgage (in Quebec, a pure and simple mainlevée of its hypothecary rights on the property in respect to this mortgage) within a reasonable period following receipt in full of the projected payoff amount plus per diem interest, if applicable.

6) If this statement was requested less than 10 days before the projected payoff date, Bank of Montreal undertakes to execute and deliver a discharge of this mortgage (in Quebec, a pure and simple mainlevée of its hypothecary rights on the property in respect to this mortgage) within a reasonable period of its being satisfied that all monies owning, including unforeseen entries, have been paid in full.

7) In all cases where Bank of Montreal discharges the mortgage, if any monies that had been secured by the mortgage are subsequently discovered to remain owing, Bank of Montreal reserves the right to recover such amounts from the above borrower(s)

8) For Operating Demand Loans, the payout statement is based on current balance as at effective date. Given nature of product, the payout balance and per diem interest will fluctuate based on daily operation. Please confirm balance on payout date.

9) Bank of Montreal agrees to release reserves of title and lender's mortgage with respect to the borrower registered in all securities

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you receive this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

This is **Exhibit "AA"** to the Affidavit of Jesse Agassiz affirmed before me at the City of Vancouver, in the Province of British Columbia, this 21st day of September, 2026.

A Commissioner for Taking Affidavits in and for the Province of British Columbia

No.
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BANK OF MONTREAL

PETITIONER

AND:

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner CANSTAR RESTORATIONS GP INC., CANSTAR RESTORATIONS GP INC., and L.U.N.A RESTORATIONS INC.

RESPONDENTS

CONSENT TO ACT

AlixPartners Restructuring, Inc., a Licensed Insolvency Trustee, HEREBY CONSENTS to act as Receiver in the within proceedings.

DATED at the City of Toronto, in the Province of Ontario, this 21st day of September, 2026.

AlixPartners Restructuring, Inc.

Signed by:
Per: Bobby Kofman
89D097DCF2284F6...
Name: Robert Kofman
Title: Senior Advisor