Province of Alberta

 Land Titles Act R.S.A.

 Sec. 113.2

MORTGAGE TERMS

1. MORTGAGOR(S) (as described on title)

2. LAND(S) (legal description as described on title)

 Excepting thereout all mines and minerals

3. MORTGAGEE (including address)

Servus Credit Union Ltd.

#200, 2850 Sunridge Boulevard NE

Calgary, AB

T1Y 6G2

4. THE FOLLOWING FORM PART OF THIS MORTGAGE:

(a) Those Standard Form Mortgage Terms filed at the Land Titles Office (Alberta) as registration number 182122533 (the "Standard Terms").

(b) Those terms contained in Schedules  and attached hereto.

(c) Those deletions from or amendments or additions to the Standard Terms as may be set out in Schedule hereto, if any.

(d) If this Mortgage is a high ratio mortgage then sections 43(4.1) and (4.2) and 44.(4.1) and (4.2) of the *Law of Property Act)* will apply. You and anyone who, expressly or impliedly, assumes this Mortgage from you, could be sued for any obligations under this mortgage if there is a default by you or by a person who assumes this Mortgage.

Unless otherwise specified, "Mortgage" means and includes the terms, provisions, covenants, conditions and other provisions of these Mortgage Terms, the Standard Terms and any Schedules attached hereto as referred to in Clause 4 of these Mortgage Terms.

5. PAYMENT TERMS: Payable in full on demand.

6. MAXIMUM PRINCIPAL SECURED: $

7 INTEREST RATE: Interest on the outstanding principal sum is payable at the variable prime lending rate of the Credit Union for Canadian dollar loans announced from time to time, plus 10% per year, calculated on a daily basis and payable monthly, following demand, default and/or judgment with interest calculated and payable on overdue interest.

8. MORTGAGOR'S COVENANTS:

(a) I (We) am (are) the registered owner(s) of the Land(s) being mortgaged by this Mortgage.

(b) I (We) promise and covenant to pay the Maximum Principal Secured, interest and other charges and money secured by the Mortgage and to be bound by all the terms of this Mortgage and the Mortgage Lending Agreement(s).

(c) I (We) hereby mortgage and charge all my (our) estate, interest and title in the Land(s) in accordance with the terms of this Mortgage for the purposes of securing all my (our) obligations herein including the payment of the Maximum Principal Secured, interest and all other amounts secured by the Mortgage.

(d) I (We) understand and acknowledge that this Mortgage consists of these Mortgage Terms, the Standard Terms as well as any Schedule(s) annexed hereto.

(e) I (We) hereby acknowledge receipt of a copy of this Mortgage including any Schedule(s) annexed hereto as well as the Standard Terms.

(f) I (We) acknowledge and agree that in the event these Mortgage Terms have been executed by more than one Mortgagor then the obligations and liability under this Mortgage are the joint and several liability and obligations of each Mortgagor.

Executed this       day of      , 20      by the Mortgagor(s) at       in the Province of Alberta.

*Witness* -       *Mortgagor* -

*Witness* -       *Mortgagor* -

AFFIDAVIT OF EXECUTION

I,      , of       , in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did see      who is (are) based on the identification provided to me, known to me to be the person(s) named in the within instrument, duly sign the instrument;

2. THAT the instrument was signed at      , in the Province of Alberta, and that I am the subscribing witness thereto;

3. THAT I believe the person(s) whose full signature(s) I witnessed is (are) at least eighteen (18) years of age.

SWORN before me at      , )

 in the Province of Alberta, this       day )

of      , 20      )

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A Commissioner for Oaths in and )

for the Province of Alberta

DOWER AFFIDAVIT

I,       of       , in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I am the Mortgagor named in the within instrument.

2. THAT I am not married

or

THAT neither myself nor my spouse have resided on the within mentioned Land(s) at any time since our marriage.

SWORN BEFORE ME at       )

in the Province of Alberta, this       day of )

     , 20      )

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A Commissioner for Oaths in and for

the Province of Alberta

CONSENT OF SPOUSE

I,       being married to the above named       do hereby give my consent to the disposition of our homestead, made in this instrument and I have executed this document for the purpose of giving up my life estate and other dower rights in the said Land(s) given to me by The Dower Act to the extent necessary to give effect to the said disposition.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGEMENT BY SPOUSE

1. This document was acknowledged before me by       apart from her husband (or his wife).

2.       acknowledged to me that she (or he):

(a) is aware of the nature of this disposition;

(b) is aware that The Dower Act gives her (or him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;

(c) consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (or him) by The Dower Act to the extent necessary to give effect to the said disposition;

(d) is executing the document freely and voluntarily without any compulsion on the part of her husband (or his wife).

DATED at      , in the Province of Alberta, this       day of      , 20     .

A Commissioner for Oaths in

and for the Province of Alberta