

SCHEDULE "A"

Definitions

"Anemometer" means any instrument used for the measurement of the speed of wind and includes all foundations, pads, footings, towers, guy wires, support fixtures, anchors, fences, all overhead and underground electrical cables and all overhead and underground telecommunications cables necessary or ancillary to such instruments.

"Commissioned" means, with respect to any Wind Turbine that the pertinent Wind Turbine generator has been initially certified under applicable law to produce electrical power and is connected to the power transmission system of the Power Purchaser.

"Commencement Date" means that date which is the early of either:

- i) the date which the Lessee determines is the Commencement Date; or
- ii) the date upon which any Wind Turbine on the Leased Land commences operation.

"Effective Date" means, the date of this Lease.

"Encumbrances" means, any one or more of the following registered on title to the Lands:

- (iii) liens for taxes, assessments or governmental charges or levies not at the time due and delinquent;
- (iv) restrictions, easements, rights of way, servitudes or other similar rights in land granted to or reserved by other persons which, in the opinion of Counsel to the Lessee, in the aggregate do not materially impair the usefulness of the Lands for the business of the Lessee subject to such restrictions, easements, right of way, servitudes or other similar rights;
- (v) the reservations, limitations, provisos and conditions, if any expressed in any original grants from the Crown and statutory exceptions to title;
- (vi) title defects or irregularities which, in the opinion of Counsel to the Lessee are of a minor nature and in the aggregate will not materially impair the use of the Lands for the purposes of the Lessee;
- (vii) any outstanding mortgages, charges or liens upon any of the Lands issued prior to the date hereof provided the holder thereof fully subordinates and postpones all of its interest to the Lessee and the Lessee has received a non-disturbance agreement from such holder.

"Lands" means, the lands owned by the Lessor as more particularly described in Schedule "D", a portion of which is leased to the Lessee which portion is shown outlined in red on the sketch or plan attached as Schedule "B".

"Leased Lands" means, that portion of the Lands leased by the Lessor to the Lessee which portion is shown outlined in red on the sketch or plan attached as Schedule "B".

"Lessor's Proportionate Share" means, a proportion the numerator of which is the number of commissioned Wind Turbine generators located on the Leased Lands and the denominator of which is the total number of Wind Turbine generators commissioned at a particular time in connection with the sale of power to that Power Purchaser from the Wind Power Project comprised in part of the Leased Lands.

"Permanent Access Road" means, any roadway(s) installed and maintained by the Lessee upon the Leased Lands to be used by the Lessee for access to the Wind Turbines and the Temporary Workspace, all of which are to be located where necessary for the use and purposes of the Lessee, as determined by the Lessee and as indicated on Schedule "B".

"Power Purchaser" means, the party to whom the Lessee sells the electrical energy generated by the Wind Turbines for transmission into an electric utility distribution or transmission system.

"Project Lands" means approximately _____ (_____) acres of land located in the Province of Ontario, including the Lands, as same may be reduced or increased at the discretion of the Lessee from time to time;

"Temporary Workspace" means, portions of the lands shown outlined in green on the sketch or plan attached as Schedule "C" to which the Lessee shall have access to enter upon, use and occupy as and when the Lessee shall determine for the purposes of construction, repair, maintenance and deconditioning of any Wind Turbines or electrical substations or any

appurtenances together with temporary access for any equipment associated with or required for such purposes.

“Term” means collectively the Initial Term, and if applicable, the First Renewal Term, Second Renewal Term and Third Renewal Term respectively.

“Wind Power Project” means the proposed wind power facilities, including the Wind Turbines, for the purposes of the conversion of wind power and the production, collection, storage and transmission and sale of electric power and any related activities on the Project Lands.

“Wind Turbines” means, collectively, Wind Turbine units designed and installed for the purposes of the generation of electricity and powered by natural wind resources and includes all foundations, concrete pads, footings, towers, guy wires, support fixtures, anchors, fences, all overhead and under ground electrical cables and all overhead and under ground telecommunications cables necessary or ancillary to such units.

SCHEDULE "B"

Plan of Survey or Sketch of Leased Lands

SCHEDULE "C"

Sketch of Temporary Workspace, including Temporary Access Roads

SCHEDULE "D"

The Lands