

Landlord's Consent to Lease Assignment

THIS CONSENT TO LEASE ASSIGNMENT (the "Assignment") is hereby executed this 2nd day of November, 2005.

BETWEEN:

Lon Wise

(the "Landlord")

- AND -

Cyril Evans and Julio Bellamy

(collectively and individually the "Assignor")

- AND -

Ezekiel Dove and Manual Dozier

(collectively and individually the "Assignee")

1. BACKGROUND

The Assignor and Landlord have entered into a lease agreement (the "Lease") with each other. The Lease, commencing 1988-06-30, governs the occupancy of the property located at 23 Chandler Mews, Richmond, Yukon Territory, Northwest Territories, Y4S 1Y5 (the "Premises").

As of Lorem ipsum nostra nisl, hac., and continuing until the end of the term of the Lease, the Assignor has or will be assigning all of its rights and responsibilities, as set forth in the Lease, to the Assignee (the "Assignment").

IN CONSIDERATION OF the Landlord agreeing to the Assignment, the Assignor transferring all of its rights and responsibilities as described in the Lease, and the Assignee consenting to assume the Lease and all of the Assignor's obligations therein, the parties hereby agree to the following conditions:

2. CONSENT TO ASSIGNMENT

The Landlord consents to the Assignment and the transactions contemplated by that Assignment.

The Landlord's consent to the Assignment will not be deemed a consent of:

1. The terms and conditions of the Assignment;
2. Any further assignment of the Premises;
3. Any assignment of any other portion of the Premises; or
4. The assignment, to any other assignor, of any portion of the Premises or on any other terms than those specified herein. Promptly after the execution of this Agreement, the Assignor will provide a copy of the fully executed Agreement to the Landlord.

3. LIABILITY OF ASSIGNOR

The Assignor understands that it is discharged from its obligations under the Lease in the event of a breach by the Assignee, regardless of the Landlord's consent to the Assignment. However, the Assignor will reassume the obligations if it later retakes possession of the Premises from the Assignee.

4. ASSUMPTION BY ASSIGNEE

The Assignee understands that it will fully assume the applicable obligations and responsibilities of the Tenant under the Lease, from the period of Lorem ipsum nostra nisl, hac. until the end of the term of the Lease.

5. ASSIGNMENT AND SUBLETTING

The Assignee will not sublet, transfer or further assign the Premises, or any part thereof, without the Landlord's prior written consent.

6. BINDING EFFECT

The covenants and obligations set forth in this Agreement shall be binding upon the heirs, executors, successors, legal representatives, administrators, and assigns of the parties.

7. ATTORNEY FEES

Should a legal action be initiated concerning this Agreement, the unsuccessful party will pay to the successful party a reasonable sum for the successful party's legal fees. In addition, both parties will pay any sums mandated by the court.

8. REQUIREMENT OF EXECUTION

This Consent will not be valid and binding on the Landlord, Assignor and Assignee unless and until it has been completely executed by all of the parties.

9. ADDITIONAL PROVISIONS

1. Lorem ipsum ultricies urna torquent, dolor mi pretium.

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IN WITNESS WHEREOF the Assignor, the Assignee and the Landlord have duly affixed their signatures under hand and seal on this 2nd day of November, 2005.

Per: _____
(SEAL) Lon Wise
(Landlord)

Cyril Evans
(Tenant)

Julio Bellamy
(Tenant)

Per: _____
(SEAL) Ezekiel Dove
(Tenant)

Manual Dozier
(Tenant)