

29 APR 2008 11 26

BB0228852

LAND TITLE ACT

FORM C

(Section 233)

Province of British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use)

PAGE 1 of 8 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

**ROBERT D.J. BROWN,
McLACHLAN BROWN ANDERSON**

LTO CLIENT NO. 011713

Barristers and Solicitors
10th Floor, 938 Howe Street
Vancouver, BC V6Z 1N9
Telephone: (604) 331-6000
Our File No. 60.0899.002

DYE & DURHAM CLIENT No. 11061

signature of applicant, applicant's solicitor or agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID) (LEGAL DESCRIPTION)

See Schedule See Schedule

3. NATURE OF INTEREST:*

DESCRIPTION DOCUMENT REFERENCE PERSON ENTITLED TO INTEREST
(page and paragraph)

Modification of Lease No. BA449350 Entire Document Transferee(s)
assigned by BB516700

4. TERMS: Part 2 of this instrument consists of (select one only)

NL 08/04/29 11:27:58 01 LM 836884
CHARGE \$66.15

- (a) Filed Standard Charge Terms D.F. No.
- (b) Express Charge Terms Annexed as Part 2
- (c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

UNIVERSITY HIGHLANDS CONDOMINIUM DEVELOPMENTS LTD., (Incorporation No. BC0748612)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))*

QUEST UNIVERSITY CANADA, of 3200 University Boulevard, Squamish, BC V8B 0N8

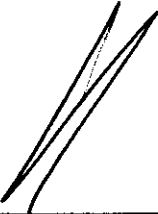
N/P. 60.0899.002\0053

7. ADDITIONAL OR MODIFIED TERMS:*

N/A

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)



Robert D.J. Brown
 Barrister & Solicitor
 10th Flr. - 938 Howe Street
 Vancouver, B.C. V6Z 1N9
 Phone: 604-331-6000

EXECUTION DATE		
Y	M	D
2008	04	28

Party(ies) Signature(s)

**UNIVERSITY HIGHLANDS
 CONDOMINIUM DEVELOPMENTS
 LTD.**, by its authorized signatory(ies):



Name: BRUNO WALL

Name:

As to the authorized signatory(ies)
 of University Highlands
 Condominium Developments Ltd.

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.


**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Officer Signature(s)


EXECUTION DATE

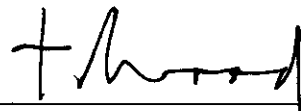
Transferor/Borrower/Party
Signature(s)


Janice Loomer Margolis
PO Box 2214, Vancouver St. Main
Vancouver BC
604-898-8000
NOTARY PUBLIC

Y	M	D
2008	04	22

QUEST UNIVERSITY CANADA, by its
authorized signatory(ies):


Name: LYNDON D. SCOTT


Name: Thomas wood.

As to the authorized signatory(ies)
of Quest University Canada

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
- ** If space insufficient, continue executions on additional page(s) in Form D.

**LAND TITLE ACT
FORM E****SCHEDULE**

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

<i>(PID)</i>	<i>(LEGAL DESCRIPTION)</i>
027-313-841	Strata Lot 1
027-313-859	Strata Lot 2
027-313-867	Strata Lot 3
027-313-875	Strata Lot 4
027-313-883	Strata Lot 5
027-313-891	Strata Lot 6
027-313-905	Strata Lot 7
027-313-913	Strata Lot 8
027-313-921	Strata Lot 9
027-313-930	Strata Lot 10
027-313-948	Strata Lot 11
027-313-956	Strata Lot 12
027-313-964	Strata Lot 13
027-313-972	Strata Lot 14
027-313-981	Strata Lot 15
027-313-999	Strata Lot 16
027-314-006	Strata Lot 17
027-314-014	Strata Lot 18
027-314-022	Strata Lot 19
027-314-031	Strata Lot 20
027-314-049	Strata Lot 21
027-314-057	Strata Lot 22
027-314-065	Strata Lot 23
027-314-073	Strata Lot 24
027-314-081	Strata Lot 25
027-314-090	Strata Lot 26
027-314-103	Strata Lot 27
027-314-111	Strata Lot 28
027-314-120	Strata Lot 29

**LAND TITLE ACT
FORM E****SCHEDULE**

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2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

<i>(PID)</i>	<i>(LEGAL DESCRIPTION)</i>
027-314-138	Strata Lot 30
027-314-146	Strata Lot 31
027-314-154	Strata Lot 32
027-314-162	Strata Lot 33
027-314-171	Strata Lot 34
027-314-189	Strata Lot 35
027-314-197	Strata Lot 36
027-314-201	Strata Lot 37
027-314-219	Strata Lot 38
027-314-227	Strata Lot 39
027-314-235	Strata Lot 40
027-314-243	Strata Lot 41
027-314-251	Strata Lot 42
027-314-260	Strata Lot 43
027-314-278	Strata Lot 44
027-314-286	Strata Lot 45
027-314-294	Strata Lot 46
027-314-308	Strata Lot 47
027-314-316	Strata Lot 48
027-314-324	Strata Lot 49
027-314-332	Strata Lot 50
027-314-341	Strata Lot 51
027-314-359	Strata Lot 52
027-314-367	Strata Lot 53
027-314-375	Strata Lot 54
027-314-383	Strata Lot 55
027-314-391	Strata Lot 56
027-314-405	Strata Lot 57
027-314-413	Strata Lot 58

**LAND TITLE ACT
FORM E****SCHEDULE**

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2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

<i>(PID)</i>	<i>(LEGAL DESCRIPTION)</i>
027-314-421	Strata Lot 59
027-314-430	Strata Lot 60
027-314-448	Strata Lot 61
027-314-456	Strata Lot 62
027-314-464	Strata Lot 63
027-314-472	Strata Lot 64
027-314-481	Strata Lot 65
027-314-499	Strata Lot 66
027-314-502	Strata Lot 67
027-314-511	Strata Lot 68
027-314-529	Strata Lot 69
027-314-537	Strata Lot 70
027-314-545	Strata Lot 71
027-314-553	Strata Lot 72
027-314-561	Strata Lot 73
027-314-570	Strata Lot 74
027-314-588	Strata Lot 75
027-314-596	Strata Lot 76
027-314-600	Strata Lot 77
027-314-618	Strata Lot 78
027-314-626	Strata Lot 79
027-314-634	Strata Lot 80
027-314-642	Strata Lot 81
027-314-651	Strata Lot 82
027-314-669	Strata Lot 83

all of District Lot 512 Group 1 New Westminster District Strata Plan BCS2651

**TERMS OF INSTRUMENT - PART 2
MODIFICATION OF LEASE**

THIS MODIFICATION OF LEASE is made as of the _____ day of February, 2008.

BETWEEN:

UNIVERSITY HIGHLANDS CONDOMINIUM DEVELOPMENTS LTD., a
British Columbia company with an office at 35th Floor, 1088 Burrard Street,
Vancouver, BC V6Z 2R9

("UHCD")

OF THE FIRST PART

AND:

QUEST UNIVERSITY CANADA, a British Columbia university established
under the *Sea to Sky University Act* with an office at 1100 Hunter Place,
Squamish, BC V0N 3G0

("Quest")

OF THE SECOND PART

WHEREAS:

- A. UHCD is the registered owner of the lands as more particularly defined hereinafter:
- District of Squamish
Strata Lots 1 to 83, District Lot 512 Group 1 New Westminster District Strata Plan BCS2651
(the "Lands")
- B. Quest is the registered holder of a Lease under BA449350 and assigned by BB516700.
- C. UHCD and Quest have agreed to amend the Lease as hereinafter provided.

THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements hereinafter contained and the sum of \$1.00 of lawful money of Canada and other good and valuable consideration (the receipt of sufficiency of which is hereby acknowledged) the parties hereto covenant and agree as follows:

1. To amend Section 1.1 (d) of the Lease by deleting it in its entirety and substituting therefore the following:
- "Term: Three years and one month from the Commencement Date (ending July 31, 2010)".

2. Notwithstanding the Commencement Date of the Lease, the Lease rates to be paid in respect of the Lands shall commence as follows:

- (a) in respect of Strata Lots 1 to 42 of the Lands – August 1, 2008; and
- (b) in respect of Strata Lots 43 to 83 of the Lands – November 1, 2007.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on Form C to which this Agreement is attached and which forms part of this Agreement, as of the date first above written.

END OF DOCUMENT