

PROPERTY OPTION AGREEMENT

THIS AGREEMENT is made as of the 6th day of June, 2023.

BETWEEN:

GOLDSEEK RESOURCES INC., a corporation having an office at 1231 Huron Street, London, Ontario, N5Y 4L1

(the “**Optionor**”)

AND:

AARDVARK VENTURES INC., a corporation having an office at Suite 3123, 595 Burrard Street, Vancouver, British Columbia, V7X 1J1

(the “**Optionee**”)

WHEREAS:

A. The Optionor is the legal and beneficial owner of one-hundred percent (100%) interest in and to a series of ninety-two (92) map designed mineral claims each of which are located in the Province of Québec and are more particularly described in Schedule “A” to this Agreement and commonly referred to as the “Bonanza Gold Property” (such claims are collectively referred to herein as the “**Mineral Claims**”); and

B. The Optionor desires to grant, pursuant to the terms of this Agreement, and the Optionee wishes to acquire, the right to acquire up to a fifty-one percent (51.0%) interest in and to the Mineral Claims on the terms and subject to the conditions set out in this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of one (\$1.00) dollar paid by each party to the other, and the mutual promises, covenants, conditions, representations and warranties herein set out, the parties agree as follows:

ARTICLE 1 - DEFINITIONS

1.1 For the purposes of this Agreement the following words and phrases shall have the following meanings, namely:

- (a) “**Affiliate**” shall have the meaning attributed to such term in the *Business Corporations Act* (British Columbia);
- (b) “**Agreement**” means this Agreement, as amended from time to time;
- (c) “**Business Day**” means a day other than a Saturday, Sunday or any day on which chartered banks in the City of Vancouver, British Columbia are not open for business during normal banking hours;
- (d) “**Closing**” means the closing of the Transaction on the Closing Date;
- (e) “**Closing Date**” means the date of this Agreement, as first set out above;
- (f) “**Consideration Shares**” shall have the meaning attributed to it in Section 3.2(b);

- (g) **“Environmental Claims”** means any and all administrative, regulatory, or judicial actions, suits, demands, claims, liens, notices of non-compliance or violation, investigations, or proceedings relating in any way to any Environmental Law or any permit issued under any Environmental Law, including:
 - (i) any and all claims by government or regulatory authorities for enforcement, clean-up, removal, response, remedial, or other actions or damages under any applicable Environmental Law; and
 - (ii) any and all claims by any third-party seeking damages, contribution, indemnification, cost recovery, compensation, or injunctive or other relief resulting from hazardous materials, including any release of those claims, or arising from alleged injury or threat of injury to human health or safety (arising from environmental matters) or the environment;
- (h) **“Environmental Laws”** means all requirements of the common law or environmental, health, or safety statutes of any agency, board, or governmental authority, relating to:
 - (i) noise; (ii) pollution or protection of the air, surface water, ground water, or land; (iii) solid, gaseous, or liquid waste generation, handling, treatment, storage, disposal, or transportation; (iv) exposure to hazardous or toxic substances; or (v) the closure, decommissioning, dismantling, or abandonment of any facilities, mines, or workings and the reclamation or restoration of the Property;
- (i) **“Expenditures”** means any amounts spent by a party, directly or indirectly, on or in connection with the Property for the purposes of ascertaining the existence, location, quality, quantity or commercial value of deposits of Minerals on the Property, including:
 - (i) prospecting, exploration, geology and related interpretation, geochemical surveys and analysis, geophysical surveys and interpretation, drilling, geotechnical work, open pits, blasting, underground activities and workings, shafts, adits, drifts, bulk sampling, camp costs, evaluation, independent resource estimates, economic studies, assessment reports; and
 - (ii) all other expenses directly benefiting the Mineral Claims and the prospecting, exploration, evaluation and development thereof, including those incurred for environmental and other studies (field and lab studies), charges incurred for site preparation, engineering, surveying, equipment rental, third-party contractor services, construction of roads, costs of equipment and supplies, labour costs and all direct salary and all direct salary and field expenses of exploration personnel, and transportation costs;
- (j) **“Mineral Claims”** has the meaning attributed to such term in Recital A hereto;
- (k) **“Minerals”** means all materials of commercial value produced or derived from the Property and all base metals and minerals, all precious metals and minerals, all rare earth, non-metallic minerals including diamonds, all industrial minerals and all ores, concentrates, precipitates, beneficiated products, and solutions containing any of the aforementioned metals or minerals, and all forms in which such metals and minerals may occur, be found, extracted or produced on, in or under the Property;
- (l) **“Operations”** means all activities carried out in connection with the prospecting, exploring, evaluation, development, and mining of Minerals on the Property, including prospecting, exploration, the development of a mine, the mining, extraction, treatment,

storage and processing of Minerals, distribution of Minerals, the acquisition and relinquishment of properties or the construction of any improvements, fixtures or equipment reasonably necessary therefor, and any other activities or operations related to or necessary for exploration, development, and mining of Minerals on, in or under the Property;

- (m) **“Operator”** means the Optionee;
- (n) **“Option”** means the sole, exclusive and irrevocable right and option granted by the Optionor to the Optionee to acquire up to fifty-one percent (51.0%) legal and beneficial interest in and to the Mineral Claims as more particularly set out in Section 3.1 hereof;
- (o) **“Option Period”** means the period commencing on the Closing Date and ending at 12:01 am on the earlier of the day after the Optionee exercises the Option as set out in Section 3.1 hereof and the day on which this Agreement is otherwise terminated;
- (p) **“Optionee”** means Aardvark Ventures Inc.;
- (q) **“Optionor”** means Goldseek Resources Inc.;
- (r) **“Property”** means the Mineral Claims together with all right, title and interest of the Optionor to all other mining interests derived from the Mineral Claims, including any renewal thereof and any form of successor or substitute title thereto; and
- (s) **“Transaction”** means the grant of the Option by the Optionor to the Optionee, as set out herein.

1.2 **Entire Agreement**

This Agreement constitutes the entire agreement between the Optionor and the Optionee pertaining to the subject matter of this Agreement and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of and between the parties to this Agreement relating to the Property, and there are no representations, warranties, covenants or other agreements among the parties to this Agreement in connection with the subject matter of this Agreement except as specifically set forth in this Agreement. No supplement, modification, waiver or termination of this Agreement shall be binding unless executed in writing by the party to be bound thereby. No waiver of any of the provisions of this Agreement shall be deemed to or shall constitute a waiver of any other provisions (whether or not similar) nor shall such waiver constitute a continuing waiver unless otherwise expressly provided.

1.3 **Headings**

The Articles, Sections, subsections and other headings contained herein are included solely for convenience, are not intended to be full or accurate descriptions of the content of this Agreement and shall not be considered part of this Agreement.

1.4 **Currency**

Unless otherwise indicated, all dollar amounts contained in this Agreement are and shall be construed to be in dollars in the lawful currency of Canada.

ARTICLE 2– REPRESENTATIONS, WARRANTIES AND COVENANTS

2.1 The Optionor and Optionee each represent and warrant to the other, as of the Closing Date that:

- (a) it has duly obtained all authorizations for the execution, delivery, and performance of this Agreement, and such execution, delivery and performance and the consummation of the Transaction herein contemplated will not conflict with, or accelerate the performance required by or result in any breach of any covenants or agreements contained in or constitute a default under, or result in the creation of any encumbrance, lien or charge under the provisions of its constating or initiating documents or any indenture, agreement or other instrument whatsoever to which it is a party or by which it is bound or to which it may be subject and will not contravene any applicable laws; and
- (b) this Agreement, when delivered in accordance with the terms hereof, will constitute a valid and binding obligation enforceable against it in accordance with its terms, except (i) as such enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium, liquidation and other similar laws of general application affecting enforcement of creditors' rights generally and (ii) as limited by laws relating to the availability of specific performance, injunctive relief or other equitable remedies.

2.2 The Optionor represents and warrants to, and covenants with the Optionee that, as of the Closing Date:

- (a) the Mineral Claims have been properly located and staked pursuant to the applicable laws and regulations of the Province of Québec and the exploration licenses comprising the Minerals Claims are in good standing;
- (b) the Optionor is the legal and beneficial owner of the Mineral Claims, and to the best of its knowledge, there is no adverse claim or challenge against or to the ownership of or title to any part of the Property and, except for an existing three-percent (3.0%) royalty owing on the commercial production of minerals from the Property, the Property is not subject to any underlying royalties or encumbrances;
- (c) all fees, taxes, assessments, rentals, levies or other payments required to be made to such date relating to the Property have been made;
- (d) other than this Agreement, it is not a party to any outstanding agreements or options to acquire, purchase or sell the Property or any portion thereof or any interest therein;
- (e) to its knowledge, there are no actions, or claims, investigations, suits, proceedings or inquiries (judicial or otherwise) pending or threatened against or relating to the Property before or by any governmental or regulatory agency or board, which would reasonably be expected to have a materially adverse effect on the ability of the Optionor to perform its obligations hereunder;
- (f) it has not received from any governmental or regulatory agency or board, any notice of or communication relating to any actual or alleged Environmental Claims and, to its knowledge, there are no outstanding work orders or actions required to be taken relating to environmental matters respecting the Property or any Operations carried out on the Property;

- (g) it has provided to the Optionee data, maps, interpretive data, samples and other materials relevant to the Property for evaluation in the possession or control of the Optionor and it will permit the Optionee to retain possession of such materials and information during the Option Period, it being understood that these materials will remain in the Optionee's possession in the event the Option is exercised and, if the Option is not exercised, returned to the Optionor; and
- (h) during the Option Period, immediately notify the Optionee of any defaults with respect to ownership of the Property and shall not abandon any portion of the Mineral Claims comprising the Property without the prior written consent of the Optionee.

2.3 The Optionee acknowledges and agrees that the Optionor makes no representation or warranty except as set forth in Section 2.2, above, and that it expressly disclaims any representation or warranty as to the existence of any Minerals on the Property.

2.4 The Optionee represents and warrants to, and covenants with the Optionor that, as of the Closing Date:

- (a) it is a company duly incorporated, validly subsisting and in good standing with respect to filing of annual reports under the laws of the jurisdiction of its incorporation or organization and will, as of the Closing Date, be qualified, directly or indirectly, to do business in the Province of Québec;
- (b) it has full power and authority to carry on its business and to enter into this Agreement and any agreement or instrument referred to in or contemplated by this Agreement and to carry out and perform all of its obligations and duties hereunder;
- (c) it will observe the terms and the conditions of this Agreement; and
- (d) upon termination of this Agreement, the Optionee shall return or assign to the Optionor all technical information and data, maps, interpretive data, samples and other material relevant to the Property and in their respective possession.

2.5 The representations, warranties and covenants hereinbefore set out are conditions on which the parties have relied in entering into this Agreement and shall survive the exercise of the Option or the termination of this Agreement in accordance with its terms, whichever shall first occur, for a period of one year. Each of the parties shall indemnify and save the other harmless from all losses, damages, costs (including reasonable legal expenses, but not including losses of profits or opportunity or punitive or incidental damages), actions and suits arising out of or in connection with any breach of any representation or warranty contained in this Agreement, and each party shall be entitled, in addition to any other remedy to which it may be entitled, to set off any such loss, damage or costs suffered by it as a result of any such breach against any payment required to be made by it to any other party hereunder.

ARTICLE 3 - GRANTING AND EXERCISE OF OPTIONS

3.1 Upon and subject to the terms and conditions of this Agreement, the Optionor hereby grants the Option to the Optionee effective on the Closing Date.

3.2 The Option will be exercised by the Optionee in two parts, as follows:

- (a) initially, the Optionee may acquire a twenty-five percent (25.0%) interest in and to the Property by incurring Expenditures of no less than \$100,000 and issuing 500,000 common shares of the Optionee (the “**Consideration Shares**”), as presently constituted, to the Optionor on or before December 31, 2023; and
- (b) following acquisition of an initial twenty-five percent (25.0%) interest in the Property, the Optionee may acquire a further twenty-six percent (26.0%) interest in and to the Property, for a total interest of fifty-one (51.0%), by incurring Expenditures of no less than \$150,000 on or before December 31, 2024.

Unless otherwise agreed by the Optionor, if the Optionee does not timely complete all of the Expenditures, and issue the Consideration Shares, at the times provided in this Section 3.2, then any unexercised portion of the Option shall automatically terminate without notice. Notwithstanding the foregoing, the Optionee shall have the right to accelerate exercise of any portion of the Option by expending all of the Expenditures described above, or completing equivalent cash payments to the Optionor, and completing the issuance of the Consideration Shares.

3.3 In the event the Optionee incurs Expenditures of less than the amount required under Section 3.2 hereof, such shortfalls may be paid as cash in lieu to the Optionor, in order to keep the Option in good standing.

3.4 In the event the Optionee incurs Expenditures in excess of the amount required under Section 3.2(a) hereof, any excess amount shall be applied to any remaining Expenditures required under Section 3.2(b).

3.5 The Optionor acknowledges that the Consideration Shares will be subject to resale restrictions imposed by applicable securities laws, and that such restrictions will limit the ability of the Optionor to trade the Consideration Shares for a period of four-months-and-one-day following issuance. The Optionor further acknowledges that the common shares of the Optionee are not listed for trading on any stock exchange at this time, and there can be no guarantee that they will be listed at any time in the future.

3.6 Upon the Optionee having timely incurred the Expenditures required by Section 3.2(a) hereof, the Optionee will be deemed to have acquired a twenty-five percent (25.0%) interest in the Property. Following this, upon the Optionee having incurred the Expenditures and issued the Consideration Shares required by Section 3.2(b) hereof, the Optionee will be deemed to have exercised the Option in full, and the Optionee will be deemed to have acquired a fifty-one (51.0%) interest in the Property.

3.7 In the event the Optionee exercises all or a portion of the Option, at the conclusion of the Option Period, the parties will work diligently and in good faith to negotiate the terms of a joint venture to advance development of the Property. The terms of the joint venture will include, among other things, (i) a mechanism by which expenditures on the Property will be funded on a pro rata basis, based upon the respective parties proportionate interest in the Property; (ii) in the event any one party declines to fund the expenditures in proportion to their interest, their respective interest in the joint venture shall be reduced accordingly,

provided that no party shall be diluted below a five percent (5%) interest in the Property; (iii) a mechanism for preparing and approving a budget and work program in respect of the Property; and (iv) the ongoing management of the joint venture.

ARTICLE 4 - ACTIVITIES OF THE OPERATOR

- 4.1 During the Option Period, the Operator shall have full right, power and authority to do everything necessary or desirable to determine the manner of exploration and development of the Property, including the right, power and authority to:
- (a) regulate access to the Property subject only to the right of the representatives of the Optionor to have access to the Property at all reasonable times and on reasonable notice, for the purpose of inspecting work being done thereon but at their own risk and expense;
 - (b) employ and engage such employees, agents and independent contractors as the Operator may consider necessary or advisable to carry out its duties and obligations hereunder and in this connection to delegate any of its powers and rights to perform its duties and obligations hereunder; and
 - (c) remove any Minerals from the Property for sampling and testing purposes as may be necessary in accordance with its Operations on the Property.

ARTICLE 5 - OBLIGATIONS OF THE OPERATOR

- 5.1 During the Option Period, the Operator shall, in regard to the Property:
- (a) permit the Optionor, at their own expense, reasonable and timely access to the results of the work done on the Property;
 - (b) keep the Property free and clear of all liens, charges and encumbrances of every character arising from its operation hereunder (except for liens for taxes not then due, other inchoate liens and liens diligently contested in good faith by the Operator), and proceed with all reasonable diligence to contest or discharge any lien that is filed;
 - (c) pay, when due and payable, all wages or salaries for services rendered in connection with the Property and all accounts for materials supplied on or in respect of any work or operation performed on the Property;
 - (d) do or cause to be done all work on the Property in a good and workmanlike fashion and in accordance with all applicable laws, regulations, orders and ordinances of any applicable governmental authority; and
 - (e) at all times during the Option Period, keep the Property in good standing, including making all claim payments required by law, in accordance with applicable laws and regulations.

ARTICLE 6 - TERMINATION

- 6.1 The Optionee may, at any time prior to its exercise of the Option and subject to any survival terms and conditions provided in this Agreement, terminate this Agreement in its entirety on

written notice to the Optionor and except for the obligations set out in Section 6.4 hereof and any liability for any obligation incurred prior to such termination, shall thereafter have no liability to the Optionor as a result of such termination.

- 6.2 If at any time the Optionee fails to perform any obligation required to be performed by it hereunder, or the Optionee is otherwise in breach of a warranty or a covenant given by it hereunder, then the Optionor (or either of them) may terminate this Agreement, but only after it shall have first given written notice of default to the Optionee and the Optionee has not cured the default within (a) five (5) Business Days following delivery of the notice of default if the default is a failure to timely pay money, or (b) within thirty (30) calendar days following delivery of the notice of default if the default is other than a failure to timely pay money.
- 6.3 The Option is an option only in respect of the Property and except as specifically provided otherwise, nothing in this Agreement shall be construed as obligating the Optionee to do any acts or make any payments hereunder and any act or acts or payment or payments as shall be made hereunder shall not be construed as obligating the Optionee to do any further act or make any further payment.
- 6.4 In the event of termination of this Agreement, the Optionee will hold only such interest in the Property as they have earned prior to termination of this Agreement, and in such case the Optionee and the Optionor shall use their commercially reasonable efforts to negotiate the terms for a joint venture to maintain and further develop the Property consistent with the principles set forth in this Agreement.
- 6.5 Notwithstanding any other provisions of this Agreement, in the event of termination of this Agreement prior to the acquisition of any interest in the Property, the Optionee shall:
- (a) have the right and obligation to remove from the Property within one-hundred and eighty (180) calendar days of the effective date of such termination all equipment erected, installed or brought upon the Property by or at the instance of the Optionee; and
 - (b) perform all reclamation work on the Property required under applicable mining, exploration and environmental laws as a result of Operations carried out by or on behalf of the Optionee.

ARTICLE 7 - TRANSFERS

- 7.1 Except in the event of a transfer to an Affiliate, the Optionee shall not be permitted to transfer all or any part of its rights or obligations under this Agreement without the prior written consent of the Optionor, which consent will not be unreasonably withheld.

ARTICLE 8 - FORCE MAJEURE

- 8.1 If any party to this Agreement is at any time prevented or delayed in complying with any provisions of this Agreement by reason of strikes, lock-outs, labour shortages, power shortages, fuel shortages, fires, wars, insurrection, terrorist activities, inability to gain or maintain surface access not related to the misconduct of such party, acts of God, governmental regulations restricting normal operations, shipping delays or any other extraordinary reason or reasons beyond the control of such party, other than lack of funds, the effect of which would be to halt work on any or all of the Property, the time limited for the performance by such party of its obligations hereunder shall be extended by a period of

time equal in length to the period of each such prevention or delay, but nothing herein shall discharge such party from its obligations hereunder to maintain any and all Property in respect of which it is the Operator in good standing.

- 8.2 Each party shall give prompt notice to the other of each event of force majeure under Section 8.1 hereof and upon cessation of such event shall furnish to the other party notice to that effect together with particulars of the number of days by which the obligations of the notifying party hereunder have been extended by virtue of such event of force majeure and all preceding events of force majeure.

ARTICLE 9 - CONFIDENTIAL INFORMATION

- 9.1 The parties to this Agreement shall keep confidential all books, records, files and other information supplied by any party to the other party or its employees, agents or representatives in connection with this Agreement or in respect of the activities carried out on the Property by any party, or related to the sale of Minerals, or other products derived from any Property, including all analyses, reports, studies or other documents prepared by any party or its employees, agents or representatives, which contain information from, or otherwise reflects such books, records, files or other information. The parties shall use their reasonable efforts to ensure that their employees, agents or representatives do not disclose, divulge, publish, transcribe, or transfer such information, in whole or in part, other than to an Affiliate where such disclosure is for routine corporate purposes, and other than to its contractors, legal, accounting and other advisors, financiers, potential investors and potential transaction partners who require such information, without the prior written consent of the other party, which consent may not be arbitrarily or unreasonably withheld and which shall not apply to such information or any part thereof to the extent that:
- (a) it is required to be publicly disclosed pursuant to applicable securities or corporate laws or rules or requirements of any stock exchange, in which event the party seeking to make such disclosure shall provide to the non-disclosing party, at least twenty-four (24) hours prior to making such disclosure, a written copy of such proposed disclosure, unless mutually agreed otherwise, and shall include any comments the non-disclosing party may have, acting reasonably, on such proposed disclosure;
 - (b) the disclosure is reasonably required to be made to a taxation authority in connection with the taxation affairs of the disclosing party; or
 - (c) such information becomes generally disclosed to the public, other than as a consequence of a breach of this Agreement by one of the parties to this Agreement.
- 9.2 Notwithstanding any other provision hereof each party to this Agreement agrees to provide to the other party to this Agreement the text of any proposed news release or information update with respect to this Agreement or the Property at least twenty-four (24) hours prior to release of such information to third parties. The party receiving such proposed news release or information update shall review and comment on the text thereof within twenty-four (24) hours of receipt. The party proposing the new release or information update shall in good faith review the comments provided and shall take reasonable steps to modify the release or update according to the concerns raised.

ARTICLE 10 - DISPUTE RESOLUTION

- 10.1 All disputes arising out of or in connection with this Agreement, or in respect of any defined legal relationship associated with or derived therefrom, shall be referred to and finally resolved by arbitration by one arbitrator under the rules of the British Columbia International Commercial Arbitration Centre.
- 10.2 The appointing authority shall be the British Columbia International Commercial Arbitration Centre and the case shall be administered at Vancouver, British Columbia, by the British Columbia International Commercial Arbitration Centre in accordance with its “Procedures for Cases under the BCICAC Rules”.

ARTICLE 11 - COVENANT TO REGISTER AGREEMENT

- 11.1 Forthwith upon the acquisition of an interest in any land or mineral rights pursuant to this Agreement, either party to this Agreement shall, if requested by the other by notice in writing, cooperate with such other party in taking such steps as are necessary for the registration of the interests of the parties to this Agreement with the appropriate authorities, governmental agencies or registry offices to properly evidence this Agreement in the jurisdiction in which the Property is located and protect to the extent possible, the rights and interests of the parties acquired hereunder from time to time from adverse claims by third parties.

ARTICLE 12 - NOTICES

- 12.1 Any notice or other writing required or permitted to be given hereunder or for the purposes of this Agreement to either the Optionor or the Optionee, shall be sufficiently given if delivered personally or transmitted by email or other form of recorded communication capable of producing a printed copy:
- (a) In the case of a notice to the Optionor, at their address as shown on the first page of this Agreement, or by email to <jdeluce@goldseekresources.com>, to the attention of Jonathan Deluce, Chief Executive Officer.
 - (b) In the case of a notice to the Optionee, at their address as shown on the first page of this Agreement, or by email to <garyjm@shaw.ca>, to the attention of Gary Monaghan, Chief Executive Officer.

or at such other address or addresses as the parties to whom such writing is to be given shall have last notified the party giving the same in the manner provided in this Section 12.1. Any notice delivered to the party to whom it is addressed as provided in this Agreement shall be deemed to have been given and received on the day it is so delivered at such address, provided that if such day is not a Business Day, then the notice shall be deemed to have been given and received on the Business Day next following such day. Any notice transmitted by facsimile or other form of recorded communication shall be deemed to be given and received on the first Business Day after its transmission.

ARTICLE 13 - GENERAL

- 13.1 No consent or waiver expressed or implied by any party in respect of any breach or default by any other party in the performance by such other of its obligations hereunder shall be deemed or construed to be a consent to or a waiver of any other breach of default.

- 13.2 No investigation made by or on behalf of the parties or any of their respective advisors or agents at any time shall have the effect of waiving, diminishing the scope of or otherwise affecting any representation or warranty made or incorporated by reference herein by the other parties to this Agreement or made pursuant thereto. No waiver by the parties of any condition, in whole or in part, shall operate as a waiver of any other condition.
- 13.3 Notwithstanding the right of any party to this Agreement fully to investigate the affairs of the others, each of the parties has the right to rely fully upon the representations, warranties, covenants and agreements of the other contained or otherwise incorporated by reference in this Agreement and of such other party's Affiliates, officers and agents delivered pursuant to this Agreement.
- 13.4 All statements contained in any certificate or other instrument delivered by or on behalf of any party pursuant to this Agreement or in connection with the transactions contemplated by this Agreement shall be deemed to be made by such party hereunder.
- 13.5 The parties shall promptly execute or cause to be executed all documents, deeds, conveyances and other instruments of further assurance and do such further and other acts which may be reasonably necessary or advisable to carry out fully and effectively the intent and purpose of this Agreement or to record wherever appropriate the respective interests from time to time of the parties in the Property.
- 13.6 This Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.
- 13.7 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.
- 13.8 Time shall be of the essence in this Agreement.
- 13.9 The preamble to this Agreement shall be deemed to be incorporated in, and to form part of, this Agreement.
- 13.10 Wherever the neuter and singular is used in this Agreement it shall be deemed to include the plural, masculine and feminine, as the case may be.
- 13.11 The word "or" shall not be exclusive and the word "including" shall not be limiting (whether or not non-limiting language such as "without limitation" or "but not limited to" or other words of similar import is used with reference thereto).
- 13.12 Nothing contained in this Agreement shall be deemed to constitute either party to this Agreement the partner of the other nor to create any fiduciary relationship between them, nor, except as otherwise herein expressly provided, to constitute either the Optionee or the Optionor as the agent or legal representative of the other. It is not the intention of the parties to this Agreement to create, nor shall this Agreement be construed to create, any partnership or agency relationship between any of the parties. None of the parties shall have any authority to act for or to assume any obligation or responsibility on behalf of the other parties, except as otherwise expressly provided herein.
- 13.13 If any provisions of this Agreement shall be invalid, illegal or unenforceable in any respect under any applicable law, such provision may be severed from this Agreement, and the validity, legality and enforceability of the remaining provisions hereof shall not be affected or impaired by reason thereof.

- 13.14 The Optionor acknowledges and agrees that this Agreement has been prepared by Cassels Brock & Blackwell LLP, as legal counsel to the Optionee, and that at no time has Cassels Brock & Blackwell LLP given legal advice to the Optionor in connection with the entering into of this Agreement. The Optionor further acknowledges that they have been advised to seek independent legal advice in connection with the entering into of this Agreement, and that by executing this Agreement they confirm that they have either sought the requisite legal advice or waived their right thereto.
- 13.15 This Agreement may be signed by the parties in counterparts and may be delivered by facsimile or other form of electronic transmission, each of which when delivered will be deemed to be an original and all of which together will constitute one instrument.

[Signature Page to Follow]

SCHEDULE "A"

to the property option agreement entered into
between Goldseek Resources Inc. and Aardvark Ventures Inc.

DESCRIPTION OF THE MINERAL CLAIMS
(Bonanza Gold Property)

[See Attached]

SCHEDULE A - DESCRIPTION OF THE MINERAL CLAIMS

Bonanza Gold Property

NTS Sheet	Title No	Expiry Date	Area (Ha)	Excess Work	Required Work	Required Fees	Titleholder(s)	Municipality
NTS 32B13	2483204	2024-03-07	56,67	815,42	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483205	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483206	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483207	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483208	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483209	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483210	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483211	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483212	2024-03-07	56,66	1513,77	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483213	2024-03-07	56,66	851,92	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483214	2024-03-07	56,66	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483215	2024-03-07	56,66	410,68	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483216	2024-03-07	56,66	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483217	2024-03-07	56,66	107,33	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483218	2024-03-07	56,66	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483219	2024-03-07	56,66	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483220	2024-03-07	56,65	190,06	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483221	2024-03-07	56,65	161,74	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483222	2024-03-07	56,65	0,02	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483223	2024-03-07	56,65	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483224	2024-03-07	56,65	192,3	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483225	2024-03-07	56,65	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483226	2024-03-07	56,64	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483227	2024-03-07	56,64	135,67	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483228	2024-03-07	56,64	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483229	2024-03-07	56,64	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483230	2024-03-07	56,64	412,92	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483231	2024-03-07	56,63	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483232	2024-03-07	56,63	135,66	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483233	2024-03-07	56,63	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483234	2024-03-07	56,63	22,35	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483235	2024-03-07	56,63	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483236	2024-03-07	56,63	163,98	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483237	2024-03-07	56,62	107,34	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483238	2024-03-07	56,62	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483239	2024-03-07	56,62	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483240	2024-03-07	56,61	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483241	2024-03-07	56,61	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483242	2024-03-07	56,61	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483243	2024-03-07	56,6	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483244	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483245	2024-03-07	56,68	1516,01	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483246	2024-03-07	56,68	1487,69	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483247	2024-03-07	56,68	1487,69	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483248	2024-03-07	56,68	605,22	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483249	2024-03-07	56,68	106,57	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483250	2024-03-07	56,68	0,77	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483251	2024-03-07	56,68	412,92	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483252	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483253	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre

NTS 32B13	2483254	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483255	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483256	2024-03-07	56,67	1074,77	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483257	2024-03-07	56,67	2839,72	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483258	2024-03-07	56,67	1516,01	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483259	2024-03-07	56,67	2149,55	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483260	2024-03-07	56,66	3501,57	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483261	2024-03-07	56,66	5422,62	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483262	2024-03-07	56,66	9507,06	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483263	2024-03-07	56,65	412,92	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483264	2024-03-07	56,65	3501,57	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483265	2024-03-07	56,65	9507,06	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483266	2024-03-07	56,65	41230,81	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483267	2024-03-07	56,64	4874,07	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483268	2024-03-07	56,64	18523,41	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483269	2024-03-07	56,64	283452,56	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483270	2024-03-07	56,64	1074,77	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483271	2024-03-07	56,64	410,68	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483272	2024-03-07	56,63	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483273	2024-03-07	56,63	24924,5	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483274	2024-03-07	56,63	117866,26	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483275	2024-03-07	56,63	5977,16	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483276	2024-03-07	56,63	192,29	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483277	2024-03-07	56,63	410,67	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483278	2024-03-07	56,63	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483279	2024-03-07	56,63	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483280	2024-03-07	56,62	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483281	2024-03-07	56,62	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483282	2024-03-07	56,61	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483283	2024-03-07	56,6	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483284	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483285	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483286	2024-03-07	56,68	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483287	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483288	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483289	2024-03-07	56,67	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483290	2024-03-07	56,66	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483291	2024-03-07	56,65	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483292	2024-03-07	56,64	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483293	2024-03-07	56,64	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483294	2024-03-07	56,62	0	1200	73,25	Goldseek Resources inc.	Senneterre
NTS 32B13	2483415	2024-03-07	56,66	0	1200	73,25	Goldseek Resources inc.	Senneterre