

LOAN AGREEMENT

between

ABO HEALTHCARE LIMITED PARTNERSHIP

and

TRENCHANT CAPITAL CORP.

December 21, 2017

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THIS LOAN AGREEMENT (this "**Agreement**") is dated as of December 21, 2017

BETWEEN:

ABO HEALTHCARE LIMITED PARTNERSHIP, a British Columbia limited partnership, represented by its general partner, ABO Healthcare GP Ltd., a company incorporated under the laws of British Columbia

(the "**Borrower**")

AND:

TRENCHANT CAPITAL CORP., a company incorporated under the laws of British Columbia

(the "**Lender**")

WHEREAS:

A. Pursuant to the terms of an advance agreement dated June 29, 2017 (the "**Advance Agreement**") between 10164950 Canada Ltd. ("**10164950**") and the Lender, the Lender advanced \$1,500,000 (the "**Deposit**") to 10164950 as a refundable non-interest bearing deposit against potential future investments by the Lender (in any case, an "**Investment**") to 10164950 or an affiliate thereof; and

B. In accordance with the terms of the Advance Agreement, the Lender wishes to make an Investment in the Borrower and, accordingly, to direct 10164950 to deliver the Deposit to the Borrower as a loan from the Lender to the Borrower in the principal amount of \$1,500,000, in the manner and subject to the terms and conditions set out in this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1
INTERPRETATION

1.1 Definitions

In this Agreement, unless the context otherwise requires, the following terms shall have the respective meaning assigned to them:

- (a) "**ABO Loan**" means the loan made by 1141864 B.C. Ltd. pursuant to the ABO Loan Agreement;

- (b) "**ABO Loan Agreement**" means the loan agreement dated December 21, 2017 between the Borrower and 1141864 B.C. Ltd., a wholly-owned subsidiary of the Lender;
- (c) "**Affiliate**" means, with respect to any Person, any other Person directly or indirectly controlling, controlled by or under common Control with, such Person
- (d) "**AHLP**" means Abacus Healthcare Limited Partnership, an Ontario limited partnership;
- (e) "**AHLP-GP**" means 9334378 Canada Ltd. or any successor general partner of AHLP;
- (f) "**AHLP Units**" means all of the units in AHLP owned by the Borrower issued and outstanding from time to time;
- (g) "**Business Day**" means any day other than Saturday, Sunday and any other day which is a legal holiday in Vancouver, British Columbia or a day on which banking institutions in Vancouver, British Columbia are authorized by law or by local proclamation to close;
- (h) "**Change of Control**" shall mean, with respect to each member of the Security Group, any Person (or group of Persons acting in concert) (other than Hillcore Group Ltd. or an Affiliate thereof) acquiring, directly or indirectly (including through Affiliates), the power to Control such member of the Security Group;
- (i) "**Claims**" has the meaning set forth in Section 4.1(j);
- (j) "**Collateral**" means any personal property of a Loan Party subject to an Encumbrance in favor of the Lender pursuant to the Security, including the AHLP Units;
- (k) "**Control**" means (i) with respect to a limited partnership, the power to appoint the general partner of such general partnership, or (ii) with respect to a corporation or other entity, the power generally to direct the management and policies of a Person, directly or indirectly, whether through the ownership of voting securities, by contract or otherwise;
- (l) "**Debt**" means:
 - (i) indebtedness for money borrowed (including by way of overdraft) or indebtedness represented by notes payable representing extensions of credit;
 - (ii) all bankers' acceptances and similar instruments;
 - (iii) obligations (whether or not with respect to the borrowing of money) that are evidenced by bonds, debentures, notes or other similar instruments (whether or not with respect to the borrowing of money, and whether or not payable by, or

convertible into, equity) but for greater certainty excludes trade payables and other obligations incurred in the ordinary course of business;

- (iv) capital lease obligations, synthetic lease obligations, obligations under sale and leaseback transactions, and purchase money obligations;
- (v) contingent liabilities under any guarantee (other than by endorsement of negotiable instruments for collection or deposit in the ordinary course of business) in any manner of any part or all of an obligation of another Person of the type included in items (i) through (iv) above;
- (vi) contingent liabilities in respect of letters of credit, letters of guarantee and similar instruments or in respect of performance bonds and surety bonds; and
- (vii) any other obligation arising under arrangements or agreements, off-balance sheet or otherwise, that, in substance, provide financing to the Borrower;

provided always that, notwithstanding the foregoing, liabilities that are current liabilities incurred in the ordinary course of business do not constitute Debt;

- (m) "**Debtor Laws**" means all applicable liquidation, bankruptcy, moratorium, arrangement, receivership, insolvency reorganization or similar laws from time to time in effect affecting the rights of creditors generally;
- (n) "**Default**" means any of the events described in Article 7 independent of whether the giving of notice or lapse of time or both are required for such event to constitute an Event of Default;
- (o) "**Default Rate**" means the Fixed Rate plus 5% per annum;
- (p) "**Distributions**" means: (i) any loan, advance or payment to any partner, director or officer of the Borrower, (ii) the purchase or redemption of any partnership interest, (iii) taxes paid on behalf of partners of the Borrower, (iv) repayment of Debt or making of loans to any partner of the Borrower, and (v) any payment to Affiliates of the Borrower other than in the ordinary course of business, in each case other than pursuant to the Hillcore Loan;
- (q) "**Encumbrance**" means any mortgage, debenture, pledge, hypothec, lien, charge, assignment by way of security, consignment, operating lease, hypothecation, security interest or other security agreement, trust or arrangement having the effect of security for the payment of any debt, liability or obligation;
- (r) "**Event of Default**" has the meaning set forth in Section 7.1;

- (s) "**Fiscal Year-End**" means December 31;
- (t) "**Fixed Rate**" means 8.0% per annum;
- (u) "**GAAP**" means Canadian generally accepted accounting principles each applied on a consistent basis, and if so adopted by the Borrower, International Financial Reporting Standards (IFRS), such standards to be acceptable to the Lender acting reasonably and not changed without the prior written consent of the Lender;
- (v) "**General Partner**" means ABO Healthcare GP Ltd., a British Columbia corporation, or any successor general partner of the Borrower;
- (w) "**Hillcore**" means Abacus Private Equity Ltd., an Affiliate of the Borrower;
- (x) "**Hillcore Loan**" means the loan of the full proceeds of the Loan from the Borrower to Hillcore for a term equal to the Term at a rate of interest not less than the Fixed Rate (or in the case of Default, the default rate);
- (y) "**Hillcore Loan Agreement**" means the agreement documenting the Hillcore Loan;
- (z) "**Indebtedness**" means, at any time and from time to time, all indebtedness, liabilities and obligations, absolute or contingent, direct or indirect, matured or unmatured, liquidated or unliquidated, of the Borrower to the Lender for or in respect of the Loan or otherwise payable by the Borrower hereunder or pursuant hereto or under or pursuant to any other Loan Document;
- (aa) "**Key Ratio Disclosures**" means the disclosures required by the Lender's Investment Policy, in effect as at the date hereof and as amended from time to time, provided that any amendments which materially affect the Borrower shall be approved in advance and in writing by the Borrower, which approval shall not be unreasonably withheld or delayed;
- (bb) "**Loan**" means the loan made or which may be made by the Lender to the Borrower pursuant to Section 2.1;
- (cc) "**Loan Documents**" means this Agreement, the Security and all other agreements, instruments and documents required hereunder, thereunder, hereby or thereby;
- (dd) "**Loan Parties**" means, collectively, the Borrower and the General Partner and "**Loan Party**" means any one of them;
- (ee) "**Material Adverse Effect**" means any event, occurrence, fact, condition or change that is, or could reasonably be expected to become, individually or in the aggregate,

materially adverse to (i) the business, results of operations, condition (financial or otherwise) or assets of the Loan Parties, or (ii) the ability of a Loan Party to perform and discharge its obligations under any Loan Document to which it is a party;

- (ff) "**Maturity Date**" means January 27, 2023;
- (gg) "**OHFCF**" means Omni Health Care Finance Corporation, a British Columbia corporation;
- (hh) "**OHCLP**" means Omni Health Care Investment Limited Partnership, an Ontario limited partnership;
- (ii) "**OHCLP-GP**" means 0760692 B.C. Ltd. or any successor general partner of OHCLP;
- (jj) "**OHCL**" means Omni Health Care Ltd., an Ontario corporation;
- (kk) "**OHCLP**" means Omni Health Care Limited Partnership, a British Columbia limited partnership;
- (ll) "**OHCLP-GP**" means 0760444 B.C. Ltd. or any successor general partner of OHCLP;
- (mm) "**OHII**" means Omni Health Investments Inc., an Alberta corporation;
- (nn) "**OHLP**" means Omni Holdings Limited Partnership, a Quebec limited partnership;
- (oo) "**OHLP-GP**" means 10027707 Canada Ltd. or any successor general partner of OHLP;
- (pp) "**Permitted Encumbrances**" means, with respect to any Person, the following:
 - (i) Encumbrances for taxes, rates, assessments or other governmental charges or levies not yet due, or for which installments have been paid based on reasonable estimates pending final assessments, or if due, the validity of which is being contested diligently and in good faith by appropriate proceedings by that Person;
 - (ii) undetermined or inchoate Encumbrances, rights of distress and charges incidental to current operations which have not at any relevant time been filed or exercised and of which the Lender has not been given notice, or which relate to obligations not due or payable or if due, the validity of which is being contested diligently and in good faith by appropriate proceedings by that Person;
 - (iii) security given to a public utility or any municipality or Public Authority when required by such utility or authority in connection with the operations of that Person in the ordinary course of its business;

- (iv) Encumbrances created in connection with the ABO Loan Agreement;
 - (v) Encumbrances created by the Security; and
 - (vi) other Encumbrances expressly consented to in writing, in advance, by the Lender;
- (qq) "**Person**" is to be construed broadly and includes any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, Public Authority or any agency or political subdivision thereof;
- (rr) "**Principal**" has the meaning set forth in Section 2.1;
- (ss) "**Public Authority**" means any government (or any agency or political subdivision thereof), court, public body, authority, department, commission, board, bureau, agency, instrumentality or other governmental authority having jurisdiction over the Borrower, its business, operations or property;
- (tt) "**Security**" means any and all security documents to be provided to the Lender pursuant to Article 5;
- (uu) "**Security Group**" means, collectively, the Borrower, the General Partner, and all subsidiaries thereof, including, without limitation, AHLP, OHII, OHLP, OHCILP and OHCLP, together with their respective general partners, and "**member of the Security Group**" means any one of them;
- (vv) "**Senior Credit Agreement**" means the credit agreement dated effective as of June 12, 2017 among, *inter alios*, OHCLP as borrower, the guarantors party thereto, the lenders party thereto and Sun Life Assurance Company of Canada, as agent or any other credit or loan agreement entered into as a replacement thereof;
- (ww) "**Senior Debt**" means the borrowings and commitments pursuant to the Senior Lenders' Loan Documents and any additional or replacement borrowings incurred by any member of the Security Group;
- (xx) "**Senior Development Financing**" means such amounts as are reasonably required by any members of the Security Group to convert the C Beds owned by such members to A Beds;
- (yy) "**Senior Lenders**" mean collectively, the lenders under the Senior Credit Agreement and the Senior Note Agreement, from time to time;
- (zz) "**Senior Lenders' Loan Documents**" means the Senior Credit Agreement and the Senior Note Agreement and all such other agreements, certificates, instruments and other

documents granted in favour of all or any of the Senior Lenders as security or in connection therewith;

- (aaa) "**Senior Note Agreement**" means the Note Indenture dated as of February 6, 2007 and amended on June 12, 2017 among, *inter alios*, OHCFC, OHCLP, OCHILP, OHII, OHCLP-GP, OHCILP-GP, and OHLP-GP and BNY Trust Company of Canada, as trustee, or any other credit or loan agreement entered into as a replacement thereof;
- (bbb) "**Taxes**" has the meaning set forth in Section 4.1(j); and
- (ccc) "**Term**" means the period of time from the date of the Loan to the Maturity Date.

1.2 Interpretation

For purposes of this Agreement, except as otherwise expressly provided:

- (a) all references to "this Agreement" or any other agreement or document means such agreement or document as it may from time to time be supplemented or amended and in effect, including all schedules attached hereto or thereto;
- (b) all references in this Agreement to designated "Articles", "sections" and other subdivisions or Schedules are to the designated Articles, sections and other subdivisions or Schedules of or attached to this Agreement;
- (c) the words "herein" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular section or other subdivision;
- (d) the table of contents and headings are for convenience only and do not form a part of this Agreement and are not intended to interpret, define or limit the scope or extent of this Agreement or any provision hereof;
- (e) the singular of any term includes the plural, and vice versa, the use of any term is equally applicable to any gender and, where applicable, a body corporate;
- (f) the word "or" is not exclusive and the word "including" is not limiting (whether or not non limiting language (such as "without limitation" or "but not limited to" or words of similar import) is used with reference thereto);
- (g) the words "written" or "in writing" include printing, typewriting or any electronic means of communication capable of being visibly reproduced at the point of reception including email, telegraph or telecopy;
- (h) all references to currency mean Canadian currency; and

- (i) all accounting terms not otherwise defined have the meanings assigned to them in accordance with GAAP.

ARTICLE 2

LOAN

2.1 Commitment

Subject to the terms and conditions of this Agreement, including the satisfaction of the conditions precedent in Article 6, the Lender will direct 10164950 to deliver to the Borrower the Deposit, in the principal amount of \$1,500,000 (such amount being hereinafter referred to as the "**Loan**" and any balance thereof that may be outstanding from time to time being hereinafter referred to as the "**Principal**").

2.2 Repayment of Principal and Interest

The unpaid balance of Principal, all accrued and unpaid interest, and any other outstanding Indebtedness owing by the Borrower to the Lender hereunder shall be repaid in full on the Maturity Date. The Principal shall bear interest at the Fixed Rate calculated daily, which interest will be payable annually on May 15 of each calendar year, with the exception of the first interest payment, which will represent interest accrued from the date of delivery of the Deposit until May 15, 2018. Amounts payable pursuant to the foregoing sentence may also be paid directly to the Lender by Hillcore pursuant to the direction referred to in Section 5.1(d).

2.3 Optional Prepayment

The unpaid balance of the Principal and accrued and unpaid interest thereon may be repaid in whole or in part at any time, without penalty or bonus at the sole discretion of the Borrower.

2.4 Mandatory Prepayment

All proceeds received by the Borrower arising from: (a) any public or private offering of equity securities of any Loan Party or member of the Security Group to any Person that is not an Affiliate of the Borrower, including an outright sale of any Loan Party or member of the Security Group; or (b) the realization against any Security upon an Event of Default, shall be applied against the balance of the Principal remaining unpaid. Such mandatory prepayment may be waived by the Lender in its sole discretion.

2.5 Interest on Arrears

Any Principal or interest payment not made when due shall bear interest at the Default Rate calculated and paid in the same way as interest on the Principal not in arrears.

2.6 Calculation of Rates

- (a) All interest shall be calculated using the nominal rate method and not the effective rate method, and the "deemed reinvestment principle" shall not apply to such calculations.
- (b) Annual rates shall be calculated daily on the basis of a 365(6) day year.
- (c) For the purposes of the *Interest Act* (Canada), the yearly rate to which a rate calculated hereunder is equivalent, is equal to the rate so calculated multiplied by the actual number of days included in that year and divided by 365(6) days.

2.7 Cap on Interest

If any provision of this Agreement would oblige the Borrower to make any payment of interest or other amount payable to the Lender in an amount or calculated at a rate which would be prohibited by law or would result in a receipt by the Lender of "interest" at a "criminal rate" (as such terms are construed under the *Criminal Code* (Canada)), then, notwithstanding such provision, such amount or rate shall be deemed to have been adjusted with retroactive effect to the maximum amount or rate of interest, as the case may be, as would not be so prohibited by law or so result in a receipt by the Lender of "interest" at a "criminal rate", such adjustment to be effected, to the extent necessary (but only to the extent necessary) (a) first, by reducing the amount or rate of interest; and (b) thereafter, by reducing any fees, commissions, premiums and other amounts, if any, required to be paid to the Lender which would constitute "interest" for purposes of section 347 of the *Criminal Code* (Canada).

2.8 Payment to Lender

All payments to be made to the Lender by the Borrower hereunder will be made by direct deposit payments by way of electronic funds transfer to an account in a bank in Canada designated by the Lender, unless directed otherwise by the Lender.

2.9 Payments to be Made on Business Days

Whenever any payment to be made hereunder is due on a day that is not a Business Day, such payment will be due and payable on the immediately preceding Business Day.

2.10 Timing of Payments

Any payment made to the Lender by the Borrower hereunder that is received by the Lender after 1:00 p.m. Vancouver time will be deemed to have been made on, and incur interest to and including, the next succeeding Business Day.

2.11 Application of Payments

All payments made by the Borrower pursuant to this Agreement will be applied by the Lender in the following order (if applicable): 1) arrears, at the Lender's sole option, and 2) current balances, in the following order: expenses, interest and Principal. Other than regular payments of interest, the Lender may apply any other monies received by it to any amount the Borrower may owe the Lender under this Agreement and the Lender may change such applications from time to time in its sole discretion.

ARTICLE 3 REPRESENTATIONS AND WARRANTIES

3.1 Representations and Warranties

The Borrower represents and warrants to the Lender that:

- (a) **Partnership Action.** The Borrower has full power and authority to enter into and perform its obligations provided for under this Agreement.
- (b) **Authorization.** This Agreement has been duly authorized by all necessary partnership action.
- (c) **Accuracy of Information.** All written information delivered by the Borrower to the Lender in connection with this Agreement is accurate in all material respects and contains no material misstatement of fact nor does it omit a material fact the omission of which would make such information misleading in light of the circumstances in which the statements contained therein were made; and, to the extent that there are financial forecasts contained in such information, they have been prepared on the basis of reasonable assumptions and procedures and represent an estimate of the results forecast therein.
- (d) **Material Adverse Change.** Except as disclosed to the Lender, no change has occurred in the business and financial condition of any Loan Party since December 31, 2016, which would reasonably be expected to have a Material Adverse Effect.
- (e) **Effect of this Agreement.** Neither the execution and delivery of this Agreement or any of the Loan Documents nor compliance with the terms and provisions hereof or with the terms and provisions of the documents evidencing the Security will:
 - (i) conflict with, violate, or result in a breach of, any of the terms, conditions or provisions of any law or regulation applicable to the Borrower,
 - (ii) conflict with, violate, result in a breach of, or constitute a default under, the partnership agreement or any other constating document of any Loan Party or

of any agreement or instrument to which a Loan Party is a party or by which it is bound (including but not limited to the ABO Loan Agreement); or

- (iii) conflict with, violate, result in a breach of, or constitute a default under any of the Senior Lenders' Loan Documents.
- (f) **Validity of this Agreement.** This Agreement constitutes a legal, valid and binding obligation of the Borrower subject to applicable bankruptcy, insolvency, reorganization and other laws of general application limiting the enforcement of creditors' rights generally and to the fact that specific performance is an equitable remedy available only in the discretion of the court.
- (g) **Default.** No Default or Event of Default has occurred and is continuing.
- (h) **Encumbrances.** Each Loan Party granting security in favour of the Lender owns the property and assets included in such security free and clear of any Encumbrance other than Permitted Encumbrances.

ARTICLE 4 **COVENANTS**

4.1 Positive Covenants

The Borrower covenants and agrees with the Lender that:

- (a) **Payment and Performance of Obligations.** The Borrower shall duly and punctually pay all amounts and perform all other obligations on its part required to be performed under the terms of this Agreement and all other Loan Documents at the times and places and in the manner provided for herein or therein.
- (b) **Preservation of Security.** The Borrower shall observe and perform all of its obligations and all matters and things necessary or expedient to be done, observed or performed by virtue of any law, decree, regulation or similar enactment for the purpose of creating, maintaining and keeping maintained the liens created by the Security granted by the Borrower as a valid and effective security interest in favour of the Lender or its assigns upon the property, assets and undertaking charged or intended to be charged thereby and performing the obligations therein contained. The Borrower shall file, register, enter or record the Security, all modifications thereto and all other instruments of further assurance in respect thereof without delay wherever in the opinion of the Lender it would be of material advantage in preserving and protecting the liens created by the Security and shall renew such filings, registrations, entries or recordings from time to time as and when required, including as required by the Lender acting

reasonably, and to fully and effectively maintain and keep maintained the Security as a valid and effective security interest upon the property, assets and undertaking charged or intended to be charged thereby.

- (c) **Reporting.** The Borrower shall provide to the Lender:
- (i) within 55 days of each fiscal quarter-end, quarterly unaudited financial statements for the Borrower;
 - (ii) within 115 days of each Fiscal Year-End, annual review engagement financial statements for the Borrower;
 - (iii) within 55 days of each fiscal quarter-end, quarterly unaudited financial statements for OHII or its successor in interest;
 - (iv) within 115 days of each Fiscal Year-End, a copy of the annual audited financial statements for OHII or its successor in interest;
 - (v) concurrently with delivery of the statements referred to in (ii) above, a compliance certificate from a senior officer of the Borrower confirming the accuracy of such review engagement annual financial statements and confirming that no Default or Event of Default has occurred and is continuing;
 - (vi) concurrently with delivery to the Senior Lenders, all financial reports and compliance certificates relating to the Security Group delivered to any one or all of the Senior Lenders;
 - (vii) within 55 days of each fiscal quarter-end, the Key Ratio Disclosures for that quarter;
 - (viii) within 115 days of each Fiscal Year End, the Key Ratio Disclosures for that year; and
 - (ix) all other information which is reasonably requested by the Lender on a confidential basis regarding the business affairs, operations and financial condition of the Security Group.
- (d) **Corporate Existence, Licences and Approvals.** Each Loan Party shall preserve and maintain its corporate or partnership existence, licences, rights, franchises and privileges in good standing in the jurisdiction of its formation and any jurisdiction in which the Loan Party conducts its business, and, as the case may be, obtain, preserve and maintain all authorizations, consents, approvals, orders, licences, patents, trademarks, intellectual property rights, exemptions from or registrations or qualifications with any Public Authority that are necessary or materially valuable in the operation of its business based upon the judgment of the Borrower.

- (e) **Indemnity.** The Borrower shall, except in the case of gross negligence or wilful misconduct by the Lender or its directors, officers, employees, sub-contractors, consultants, agents, attorneys and permitted assigns, indemnify the Lender and its directors, officers, employees, sub-contractors, consultants, agents, attorneys and permitted assigns from and against any and all claims, damages, liabilities, loss or expense (including, without limitation, all reasonable legal fees and disbursements of counsel) (except to the extent such loss or expense is a consequential loss (such as loss of profits) or expense which could not otherwise be recovered under applicable law) incurred by or asserted against any of the foregoing Persons in connection with, arising out of or relating to any of the Loan Documents.
- (f) **Books and Records; Access.** The Borrower shall keep and maintain proper and accurate books of account and other accounting records reflecting all financial transactions of the Borrower in conformity with GAAP applied on a basis consistent with past practices. The Borrower shall permit the Lender's representatives to have access, on two Business Days prior written notice, during regular office hours, to all books and records in its possession or within its control, to examine and copy such books and records and to inspect its property, and the Borrower shall provide to the Lender all information reasonably requested by the Lender concerning the Borrower's performance of its obligations under the Loan Documents.
- (g) **Notice of Litigation.** The Borrower shall, upon becoming aware that the same may be threatened or pending, and in any event within two Business Days of becoming so aware, give to the Lender notice in writing of all litigation or administrative, arbitration or similar proceedings against or affecting a Loan Party or any of its property, assets or undertaking which could, if determined adversely to it, have a Material Adverse Effect, and from time to time furnish to the Lender all reasonable information requested by the Lender concerning the status of any such litigation or administrative, arbitration or similar proceeding or dispute.
- (h) **Compliance with Laws.** The Borrower shall materially comply with the requirements of all applicable laws, decrees, regulations or similar enactments and published orders of any Public Authority by which the Borrower or any of its property, assets or undertaking is bound.
- (i) **Notice of Default.** The Borrower shall, as soon as practicable and in any event within two Business Days after it becomes aware of the occurrence of a Default or an Event of Default, notify the Lender forthwith in writing of any occurrence of the Default or Event of Default and at the same time inform the Lender of any action taken or proposed to be taken in connection therewith.

- (j) **Payment of Taxes and other Claims.** The Borrower shall pay and discharge (i) all taxes, assessments or other government duties (collectively "**Taxes**") owed by it in respect of its revenues, earnings, property, assets or undertaking, including all taxes on goods and services, before they become past due; (ii) all legal claims (collectively "**Claims**") that, if they remained unpaid, could give rise to an Encumbrance on any of its property, assets or undertaking; and (iii) all of its other Debts, subject to any restrictions thereon provided in this Agreement; it being understood that the Borrower is not obligated to pay or discharge any Taxes or Claims to the extent that (i) their amount, application or validity is being actively challenged in good faith using the appropriate procedures and (ii) that the appropriate reserves have been established in accordance with GAAP applied on a basis consistent with past periods.
- (k) **Reliance and Survival.** All representations and warranties of the Borrower made herein or in any certificate or other document delivered by or on behalf of the Borrower for the benefit of the Lender are material, will survive the execution and delivery of this Agreement and will continue in full force and effect without time limit. The Lender is deemed to have relied upon each such representation and warranty notwithstanding any investigation made by or on behalf of the Lender at any time.
- (l) **Purpose.** The Loan shall be used by the Borrower to fund the Hillcore Loan. Notwithstanding any other provision of this Agreement, the Hillcore Loan and the entering into of the Hillcore Loan Agreement and all transactions made in connection therewith shall be permitted hereunder.
- (m) **Hillcore Loan.** The balance of the Hillcore Loan shall always be equal to or greater than the balance due under the Loan. The Hillcore Loan Agreement will be in full force and effect for the term of the Loan.

4.2 Negative Covenants

Without the prior written consent of the Lender, the Borrower covenants and agrees with the Lender that so long as any Indebtedness is outstanding:

- (a) **Restrictions on Distributions.** The Borrower shall not declare or pay any Distributions whatsoever on any partnership units or set aside any funds or assets for such purpose or purchase, redeem, retire or cancel any of its partnership units or make any distribution of its assets to its partners, except that, provided no Default or Event of Default has occurred and is continuing, the Borrower may make Distributions to its partners from distributions which it receives in respect of the AHL P Units, provided that the making of such Distributions will not cause and will not be likely to cause a Default hereunder or under the Security to which it is a party.

- (b) **Negative Pledge.** No Loan Party shall create, grant, assume or permit to exist any Encumbrance on any of their respective property, assets and undertaking, except Permitted Encumbrances.
- (c) **Sale of Property and Assets.** No Loan Party shall sell, assign, transfer, charge, encumber or otherwise dispose of any of their respective property or assets except as otherwise contemplated herein without the prior written approval of the Lender, not to be unreasonably withheld.
- (d) **Loans and Advances.** The Borrower shall not make any loan or advance to, or purchase or otherwise acquire any Debt of, any other Person, other than the Hillcore Loan.
- (e) **Amalgamation, Merger, Consolidation, Liquidation or Dissolution.** No Loan Party shall:
 - (i) amalgamate, merge, otherwise consolidate, or enter into any other form of business combination, with or into any other Person, (ii) enter into any other form of business combination or other transaction with any other Person that could result in a Change of Control, or (iii) proceed with any liquidation or dissolution of itself.
- (f) **Creation of a Subsidiary.** The Borrower shall not create a subsidiary other than AHLF without the prior written approval of the Lender, not to be unreasonably withheld.
- (g) **Business.** The Borrower shall not engage in any business other than the ownership of AHLF Units and matters ancillary thereto without the prior written approval of the Lender, not to be unreasonably withheld.
- (h) **Restriction on Debt.** The Borrower shall not make any borrowing, or incur or assume any Debt, directly or indirectly, other than pursuant to the ABO Loan.
- (i) **Restriction on Dilution.** No member of the Security Group shall issue any additional ownership interests that would have the effect of diluting the Security.

ARTICLE 5

SECURITY

5.1 Granting of Security

As security for the payment of the Indebtedness by the Borrower to the Lender and the performance of its obligations hereunder, the Borrower shall execute and deliver, or cause to be executed and delivered, to the Lender in form and content satisfactory to the Lender, the following Security, which, for greater certainty, will be subordinate to any security granted under the ABO Loan:

- (a) a promissory note payable by the Borrower to the Lender evidencing the Loan;

- (b) a securities pledge agreement from the Borrower of the AHLP Units in favour of the Lender and with applicable acknowledgements and agreements of AHLP;
- (c) a full recourse guarantee with assignment and postponement of claims from the General Partner and a unit pledge agreement from the General Partner with respect to the issued and outstanding units of the Borrower in its name in favour of the Lender; and
- (d) a direction from the Borrower to Hillcore (and acknowledged and agreed by Hillcore) to pay the interest on the Hillcore Loan directly to the Lender as contemplated in Section 2.2.

5.2 Ranking of the Security

The Security shall be perfected in all relevant jurisdictions in accordance with the applicable personal property security legislation and shall be first ranking on the property charged thereby, subject to the Permitted Encumbrances, which, for greater certainty, include Encumbrances created in connection with the ABO Loan Agreement.

ARTICLE 6 **CONDITIONS PRECEDENT**

6.1 Conditions Precedent

The obligations of the parties under this Agreement (save for under this Section 6.1) are expressly subject to:

- (a) the approval of the respective boards of the Lender, the General Partner and AHLP-GP;
- (b) receipt by the Borrower of all required consents and approvals to this Agreement from its Affiliates;
- (c) at least \$10,000,000 of the ABO Loan having been advanced by 1141864 B.C. Ltd. to the Borrower in accordance with the terms of the ABO Loan Agreement;
- (d) receipt by the Lender of all required consents and approvals to this Agreement from its Affiliates,

all of which the parties agree they shall use commercial reasonable efforts to obtain within ten (10) Business Days of the date of this Agreement; and

- (e) the parties agreeing on the form and substance of all further documentation required to effect the Loan and, without limiting the generality of the foregoing, to secure the Loan as provided in Article 5, in accordance with Section 8.6.

6.2 Conditions Precedent in favour of the Lender

The obligation of the Lender to make available the Loan hereunder is conditional upon:

- (a) the delivery of the following by the Borrower to the Lender, in form and substance satisfactory to the Lender:
 - (i) a duly executed copy of this Agreement;
 - (ii) duly executed copies of all Security;
 - (iii) evidence of the perfection of all security interests created by the Security;
 - (iv) certified copies of authorizing resolutions from each Loan Party with respect to the Security to which it is a party;
 - (v) a duly executed certificate of an officer of each Loan Party as to certain matters of fact required by the Lender;
 - (vi) the favourable opinion of counsel to the Loan Parties addressing such matters as the Lender may require including the status of each the Loan Parties, the due and proper execution and delivery, and enforceability, of the Loan Documents and the registration and perfection of the Security;
 - (vii) a certified copy of the partnership agreement or constating documents for each member of the Security Group;
 - (viii) an organizational chart with accurate and current ownership details of the Security Group;
 - (ix) such acknowledgements and further assurances and documents from the Borrower as the Lender may require;
 - (x) undertakings executed by each of Arledon Investments Ltd., Falkland Investments Ltd. and Happy Cabbage Financial Corp. in favour of the Lender, pursuant to which they each undertake to do all things necessary to support the enforcement by the Lender of the Security, including giving any consents necessary to allow the transfer of the AHLP Units to the Lender upon an Event of Default; and

- (xi) all other information reasonably requested by the Lender;
- (b) the TSX Venture Exchange having given its written conditional approval of this Agreement and the transactions contemplated hereunder;
- (c) the Borrower and Hillcore having entered into the Hillcore Loan Agreement on terms acceptable to the Lender, acting reasonably;
- (d) the representations and warranties contained in this Agreement being true and correct in all material respects; and
- (e) the Lender being satisfied, in its sole opinion, that there exists no event or circumstance which has had or reasonably could be expected to have a Material Adverse Effect and no material adverse change shall have occurred in the operations or financial conditions of any Loan Party since the date of the most recent financial statements provided to the Lender.

6.3 Waiver of Conditions Precedent

The terms and conditions of Section 6.2 are inserted for the sole benefit of the Lender and may be waived by the Lender, in whole or in part, with or without terms or conditions.

ARTICLE 7

EVENTS OF DEFAULT

7.1 Events of Default

Each of the following events constitutes an "**Event of Default**" under this Agreement whether any such Event of Default shall be voluntary or involuntary or be effected by operation of law or pursuant to or in compliance with any judgment, decree or order of any court or any order, rule or regulation of any Public Authority:

- (a) **Repayment of Principal or Interest.** The Borrower fails to pay any portion of the Principal or interest, fees (including fees for late payment) or other Indebtedness when due (including pursuant to a notice of prepayment) and such default continues for two Business Days;
- (b) **Breach or Default.** Any Loan Party commits a breach of, or defaults in the due and prompt performance or observance of, any of its covenants, conditions or obligations pursuant to this Agreement or any other Loan Document to which it is a party (other than payment obligations included in paragraph (a)) and such breach, if capable of being remedied, is not remedied within 15 days after the Borrower has received written notice thereof;

- (c) **Cross Default.** There exists and is continuing an event of default under and as defined in (i) any or all of the Senior Lenders' Loan Documents or (ii) the ABO Loan Agreement;
- (d) **Restriction on Debt.** If any member of the Security Group incurs any further obligations for borrowed money except (i) pursuant to a Senior Lenders' Loan Document, (ii) on account of Senior Development Financing or (iii) where the amount of such further obligations for borrowed money, together with the amount of the Loan, does not exceed \$24,500,000, without the prior written consent of the Lender, which consent shall not be unreasonably withheld or delayed;

Amendments to Senior Debt. If the Senior Lenders' Loan Documents are amended in such a manner that would have a Material Adverse Effect on the Lender without the prior written consent of the Lender, which consent shall not be unreasonably withheld or delayed;

- (e) **Breach of Representations and Warranties.** Any representation or warranty made by a Loan Party in or pursuant to this Agreement or any other Loan Document to which it is a party, or report or certificate which it has provided to the Lender, proves to be untrue or incorrect in any material respect as of the date on which such representation or warranty is made or any such representation or warranty is or proves to be untrue or incorrect in any material respect at any time thereafter with reference to the facts subsisting at that time and, if capable of being remedied, is not remedied within 15 days after the Borrower has received written notice thereof;
- (f) **Bankruptcy and Insolvency.** Any member of the Security Group or a Loan Party becomes, admits to being or is declared insolvent or bankrupt or admits in writing its inability to pay its debts generally as they become due, ceases or threatens to cease to carry on all or a substantial part of its business or passes any resolution to wind up its affairs or to liquidate its assets, makes an assignment for the benefit of its creditors, makes a proposal or seeks other relief under the *Bankruptcy and Insolvency Act* (Canada), the *Companies Creditors Arrangement Act* (Canada) or any other Debtor Laws, or a judgment is executed against all or substantially all of its assets, property or undertaking;
- (g) **Winding Up.** An order is made, a resolution passed or a petition is filed for the liquidation, dissolution or winding up of a member of the Security Group or a Loan Party or all of them;
- (h) **Appointment of Receiver.** A custodian, liquidator, receiver, receiver and manager, receiver-manager or trustee or any other Person with similar powers is appointed for any Loan Party or a member of the Security Group;

- (i) **Change of Control.** There is a Change of Control in any member of the Security Group without the prior written consent of the Lender; and
- (j) **Invalid and Unenforceable.** Any material provision of any Loan Document shall for any reason cease to be valid, binding and enforceable in accordance with its terms, or any Encumbrance granted, or intended by the Loan Documents to be granted, to the Lender shall cease to be a valid and perfected Encumbrance having the first priority (or a lesser priority if expressly permitted in the Loan Documents) in any of the Collateral described therein (or any Loan Party shall so assert any of the foregoing).

7.2 Remedies upon Event of Default

Upon the occurrence and during the continuance of any Event of Default the Lender may, by notice in writing, declare the Indebtedness outstanding to be forthwith due and payable, whereupon the same shall become and be forthwith due and payable, without protest, presentment, demand, notice of Default, notice of acceleration or other notice of any kind, all of which are hereby expressly waived by the Borrower, and the Lender may proceed to protect, exercise and enforce its rights and remedies under this Agreement and the other Loan Documents and such other rights and remedies as are provided by law.

7.3 Obligations of Lender

The Lender shall not be under any obligation to the Borrower or any other Person to realize upon any Collateral or enforce the Security or any part thereof or to allow any of the Collateral to be sold, dealt with or otherwise disposed of. The Lender shall not be responsible or liable to the Borrower or any other Person for any loss or damage arising from or related to: (i) the realization or enforcement of, or the failure to realize or enforce, the Collateral or any part thereof; (ii) allowing any of the Collateral to be sold, dealt with or otherwise disposed of; or (iii) any act or omission on its part or on the part of any director, officer, agent, servant, adviser or other representative of the Lender in connection with any of the foregoing, except that the Lender may be responsible or liable for any loss or damage arising from its or their wilful misconduct or gross negligence.

7.4 Power of Attorney

Effective upon the occurrence of and during the continuance of an Event of Default, the Borrower hereby irrevocably constitutes and appoints any officer of the Lender and its assignee its due and lawful attorney with full power of substitution in its name and on its behalf, during the continuance of an Event of Default, to enforce any right, title or interest of the Borrower in, to or under the Security or any part thereof or any Collateral charged thereunder or any obligation to the Borrower or remedy available to the Borrower. This appointment is coupled with an interest and is irrevocable to the maximum extent permitted by applicable law.

7.5 Remedies Non Exclusive

No remedy herein or in any of the other Loan Documents conferred on the Lender is intended to be exclusive to each and every remedy, given hereunder or under any of the other Loan Documents now or hereafter existing, or at law, in equity, by statute or otherwise. The exercise or commencement of exercise by the Lender of any one or more of such remedies shall not preclude the simultaneous or later exercise by the Lender of any or all such other remedies.

7.6 Set Off or Counterclaim

The obligation of the Borrower to make all payments hereunder or under any of the other Loan Documents shall be absolute and unconditional and shall not be affected by any circumstance, including without limitation, any set off, compensation, counterclaim, defence or other right which the Borrower may have against the Lender or anyone else for any reason whatsoever or any insolvency, bankruptcy, reorganization or similar proceeding by or against the Borrower.

7.7 Forbearance

No condonation, forgiveness, waiver or forbearance by the Lender of any non-observance or non-performance by the Borrower of any of the provisions hereunder will operate as a waiver or estoppel by or against the Lender in respect of any subsequent non-observance or non-performance by the Borrower of any of the provisions hereunder.

7.8 No Merger or Novation

Neither the taking of any judgment under a covenant contained in any of the Loan Documents or otherwise, nor the exercise of any power of appointment, seizure, sale or otherwise pursuant to any of the Loan Documents or otherwise, will operate to extinguish the obligation of the Borrower to pay any of the Indebtedness or as a merger of any covenant contained in any of the Loan Documents or otherwise, and the acceptance of any payment or alternate security by or on behalf of the Lender will not constitute or create a novation.

7.9 Remedies Cumulative

The rights and remedies in the Loan Documents expressly specified are cumulative and not exclusive of any rights or remedies which the Lender would otherwise have; nor will the acceptance by the Lender of any further security or of any payment of or on account of any Indebtedness and liabilities hereunder maturing after a Default or of any payment on account of any past Default be construed to be a waiver of any right to take advantage of any future Default or of any past Default not completely cured thereby. The Lender may also, in its discretion, exercise any and all rights, powers, remedies and recourses available to it under any of the Loan Documents, or any other remedy available to it, and such rights,

powers, remedies and recourses may be exercised concurrently or individually without the necessity of any election.

ARTICLE 8
MISCELLANEOUS

8.1 Performance by Lender

After an Event of Default, if the Borrower fails to perform any of its obligations under any of the Loan Documents, the Lender may, but is not obligated to, perform any or all of such obligations and all reasonable costs, charges, expenses, fees, outlays and premiums incurred by the Lender in connection with such performance will be payable by the Borrower to the Lender, forthwith without demand by the Lender, with interest thereon from the date incurred by the Lender at the Default Rate.

8.2 Waiver

No failure or delay on the part of the Lender in exercising any right, power or privilege under any of the Loan Documents will operate as a waiver thereof or a waiver of any other right, power or privilege, and no single or partial exercise of any right, power or privilege hereunder or thereunder will preclude any other or further exercise thereof or the exercise of any other right, power or privilege; and performance by the Lender of any obligation of the Borrower will not constitute a waiver thereof, or a waiver of any other right, power or privilege.

8.3 Confidentiality

Each of the Borrower and the Lender covenants and agrees to maintain the confidential nature of the terms and conditions of the Loan Documents and any other information disclosed to it pursuant to the terms of the Loan Documents and not to disclose the same by any means or for any purpose, except as follows: (a) to its accountants and professional advisors; (b) to its officers, directors and employees, its Affiliates and their officers, directors and employees, and to each other party to the Loan Documents; (c) as required by applicable law or by judicial or administrative process, provided that the party requiring disclosure shall use its best efforts to limit the extent of the disclosure to the extent permitted by applicable law; (d) in connection with any litigation to which the Borrower or the Lender is a party relating to this Agreement, any other Loan Document or the transactions contemplated hereby or thereby; (e) in connection with any enforcement of the Borrower's or the Lender's rights under the Loan Documents; (f) as permitted by the ABO Loan Agreement; or (g) as expressly contemplated under the Loan Documents. In addition, any of the parties may make such other public disclosures of the terms and conditions hereof as, in the opinion of its respective counsel, the party is required by applicable law to make.

8.4 Announcements

The Lender may make oral or written announcements with respect to the Loan in the normal course of its business or as required by applicable securities laws from time to time. Any media based announcement which references the Borrower shall require the written approval of the Borrower, which consent shall not be unreasonably delayed or withheld.

8.5 Modifications, Approvals and Consents to be in Writing

Subject to Section 8.6, no amendment, modification, supplement, termination or waiver of any provision of this Agreement or any of the Loan Documents, and no approval, consent or permission to be given by the Lender under this Agreement or any of the Loan Documents, will be effective unless in writing signed by the Lender and then only in the specific instance and for the specific purpose given, and the Lender will and does have discretion as to the exercise of any such approval, consent or permission and to the mode of and time for exercise thereof and, except as otherwise provided by law, the Lender will be in no way responsible for any loss, costs, damages or inconvenience that may result from the exercise or non-exercise thereof.

8.6 Further Assurances

The Borrower will do such further acts and things and execute and deliver to the Lender such further deeds, instruments, powers and other documents as the Lender may from time to time reasonably require or deem advisable to carry into effect the purposes of the Loan Documents or to better assure and confirm unto the Lender its rights, powers and remedies under the Loan Documents.

8.7 Successors and Assigns

This Agreement and the Loan Documents will be binding upon and enure to the benefit of the Borrower and the Lender, and their respective successors and permitted assigns, provided that neither the Borrower nor the Lender may assign any of its rights hereunder or thereunder, as the case may be, without the prior written consent of the other, which consent may not be unreasonably withheld or delayed.

8.8 Lender's Records

The Lender is hereby authorized to open and maintain books of account and other books and records evidencing all advances under the Loan, interest accruing thereon, fees, charges, and other amounts from time to time charged to the Borrower under the Loan Documents; and amounts from time to time owing, paid, or repaid by the Borrower under this Agreement. The records of the Lender as to the amount of the Indebtedness outstanding at any time, or as to any demand having been made upon the Borrower, will be regarded as constituting prima facie proof of the relevant fact or facts without any

further or other proof but the failure to make any entry or recording in such records will not limit or otherwise affect the obligations of any Loan Party under the Loan Documents.

8.9 Notice

Any notice, statement or other communication required or permitted to be given hereunder will be in writing and transmitted by fax or email or delivered by hand to the party for whom it is intended at the email address, location or fax number of such party set out below or to such other email address, location or fax number as such party may designate to the other party by notice in writing delivered in accordance with this section.

If to the Lender: Trenchant Capital Corp.
Suite 900 – 885 West Georgia Street
Vancouver, B.C. V6C 3H1

Attention: Corporate Secretary

If to the Borrower: ABO Healthcare Limited Partnership
c/o Hillcore Group & Abacus Private Equity
Suite 2578, Bentall Tower Five
550 Burrard Street
Vancouver, B.C. V6C 2B5

Attention: Mr. Greg Tedesco

The notices, statements or communications sent in accordance with this section shall be presumed to have been received the day they are sent, if delivered by hand or if transmitted by email or fax before 4:00 p.m. Vancouver time on a Business Day; failing this, the notice shall be deemed to have been received the next Business Day.

8.10 Governing Law

The Loan Documents and all matters and agreements contemplated by and arising under the Loan Documents will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein, and the parties hereby agree to attorn to the exclusive jurisdiction of the courts of British Columbia.

8.11 Severability

If any provision or any part thereof of this Agreement or any other Loan Document or any part thereof is found or determined to be invalid, illegal or unenforceable, such provision will be severable from such Loan Document and the remainder of such Loan Document will be construed as if such invalid, illegal or unenforceable provision or part had been deleted therefrom.

8.12 Agreement to Govern

In case of conflict between the terms of this Agreement and the terms of the Security (such that terms of this Agreement and the terms of the Security cannot coexist), the terms of this Agreement will prevail.

8.13 Time of the Essence

Time is of the essence of the Loan Documents in respect of all payments to be made hereunder and thereunder, as applicable, and all covenants and agreements to be performed and fulfilled. Any extension of time hereunder or thereunder, as applicable, shall not be deemed to be or operate in law as a waiver on the part of the Lender that time is to be of the essence hereunder or thereunder.

8.14 Whole Agreement

This Agreement constitutes the whole and entire agreement among the parties hereto with respect to the subject hereof and cancels and supersedes any prior agreements, undertakings, declarations, representations, written or verbal, in respect thereof.

8.15 Signature

This Agreement and any modification of it may be executed and delivered by original signature, fax, or any other electronic means of communication acceptable to the Lender and in any number of counterparts, each of which is deemed to be an original and all of which taken together shall constitute one of the same agreement.

8.16 Costs

Each party will be responsible for its own out-of-pocket fees and expenses incurred in connection with the transactions contemplated hereby, including the fees of legal counsel.

Signature page follows.

IN WITNESS WHEREOF the parties hereunto have duly executed this Agreement as of the day and year first above written.

ABO HEALTHCARE LIMITED PARTNERSHIP, by
its general partner, ABO Healthcare GP Ltd.

TRENCHANT CAPITAL CORP.

Per: “Roddy MacDonald”

Per: “Eric Boehnke”