

PROMISSORY NOTE

Cdn \$150,000

1. PROMISE TO PAY

For value received, **MOBIO TECHNOLOGIES INC** (the “**Corporation**”) promises to pay to the order of **LANEBURY GROWTH CAPITAL LTD.** (together with its successors and assigns, the “**Holder**”) at #1080 – 789 West Pender Street, Vancouver, BC or at such other place as the Holder may designate in writing, the aggregate principal sum of ONE HUNDRED AND FIFTY THOUSAND Dollars (\$150,000) in lawful money of Canada (the “**Principal Amount**”) in the manner hereinafter provided, together with interest in the same currency which may from time to time be owing under this Promissory Note (this “**Note**”).

2. INTEREST

The Principal Amount outstanding from time to time under this Note will bear interest at the rate of TEN percent (**10%**) per annum. Interest will be calculated monthly, not in advance, on the basis of a 365 or 366 day year, as the case may be. The Corporation will pay the Holder accrued and unpaid interest on or before the Maturity date of this Note.

3. PRINCIPAL PAYMENTS AND MATURITY

On November 7, 2018, (the “**Maturity Date**”), the Corporation shall pay entire remaining Principal Amount then outstanding under this Note and all outstanding interest (if any).

4. EVENT OF DEFAULT

The entire Principal Amount outstanding together with accrued and unpaid interest on this Note will become immediately due and payable in the event the Corporation fails to make any payment when due hereunder and such failure continues for a period of twenty (20) business days.

5. PREPAYMENT

The Corporation may prepay the Principal Amount of this Note, either in whole or in part at any time and from time to time, without notice, penalty or bonus, provided all accrued and unpaid interest at the time of such prepayment is paid together with such principal repayment.

6. GOVERNING LAW

This Note is and will be deemed to be made in British Columbia and for all purposes be governed exclusively by and construed and enforced in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7. AMENDMENT

This Note may not be amended except in writing executed by each of the parties hereto.

8. COUNTERPARTS AND FACSIMILE/ELECTRONIC EXECUTION

This Note may be executed in one or more counterparts each of which when so executed and delivered will be an original and taken together will constitute one and the same instrument. A facsimile or electronic (pdf.) counterpart of this agreement or any document contemplated herein bearing the signature of any party will be binding on all parties to this Note.

9. SEVERABILITY

If a provision of this Note is at any time unenforceable or invalid for any reason, it will be severable from the remainder of this Note and this Note will be construed as if it had been executed without the unenforceable or invalid provision.

10. BINDING EFFECT

The Corporation represents and warrants that the execution and delivery by the Corporation of this Note are within the Corporation's corporate power and authority and have been duly authorized by all necessary corporation actions. This Note will enure to the benefit of and be binding upon the respective legal representatives, successors and permitted assigns of the parties.

IN WITNESS WHEREOF, the Corporation has made, executed and delivered this Note effective as of the 7th day of November, 2017.

MOBIO TECHNOLOGIES INC.

Per: /s/ "Michael Edwards"
Michael Edwards, Director

LANEBURY GROWTH CAPITAL LTD.

Per: /s/ "Lance Tracey"
Lance Tracey, Director