

## Patent License Agreement

**THIS AGREEMENT** (hereinafter referred to as the "CANNABIX LICENSE AGREEMENT") is made by and between Cannabix Breathalyzer Inc (hereinafter referred to as "Licensor") and West Point Resources Inc. ("West Point" or "the Company") a British Columbia company with principal offices at 7934 Government Road, Burnaby, British Columbia V5A 2E2

### Background

**WHEREAS**, Cannabix (Licensor) is the owner of all right, title, and interest in United States Patent Application Serial No. 61/981,650. Cannabix has a License Agreement in place with inventors Rajpaul Attariwala and Kulwant Malhi (which is hereinafter referred to as the "Licensed Patent");

**WHEREAS**, West Point, (Licensee) wishes to obtain an exclusive license to make, use, and sell products and to practice the inventions covered by the Licensed Patent;

**WHEREAS**, Licensor and Licensee desire to enter into a license agreement covering the Licensed Patent; and

**WHEREAS**, the Licensor has the right to grant an exclusive license to Licensee under the Licensed Patent and is willing to do so on the terms and conditions recited in this Agreement.

The parties agree as follows:

### 1. DEFINITIONS

**1.1 Licensed Patent.** "Licensed Patent" as used in this Agreement shall mean claims derived from United States Application Serial No. 61/981,650, and any patent issued in the future from any reissue, reexamination, divisional, continuation, and/or continuation-in-part of the Licensed Patents, including any foreign counterpart thereof.

**1.2 Territory.** "Territory" as used in this Agreement shall mean the United States and its territories and possessions, and all other countries that are deemed to constitute the North American Continent.

**1.3 Effective Date.** "Effective Date" shall mean June 5, 2014.

**1.4 Term.** "Term" as used in this Agreement shall mean the period beginning on the Effective Date and ending with the termination of this Agreement, in accordance with Section 5.

**1.5 Licensed Product.** "Licensed Product" as used in this Agreement shall mean any cannabis breath testing device that may be developed under patent Application Serial No. 61/981,650

## 2. LICENSE

**2.1 License Grant.** Subject to the terms and conditions of this Agreement and the due performance by Licensee of Licensee's obligations under this Agreement and in reliance on Licensee's representations and warranties set forth in this Agreement, Licensors hereby grant to Licensee an exclusive, license under the Licensed Patent for the Term in the Territory to make, use, import, offer to sell, and sell Licensed Product, with right to sublicense within the Territory. This license shall not extend to any third party, subsidiary, division, or any entity acquired after the Effective Date.

**2.2 Basis.** The foregoing license is granted solely under United States Patent Application Serial No. 61/981,650. No license under any other patents or intellectual property of Licensor is granted, either expressly or by implication.

**2.3 Marking.** During the Term of this Agreement, Licensee shall affix to Licensed Products a statement in substantially the form: "Application Serial No. 61/981,650 or a patent number once granted by the patent office." The Licensee shall provide Licensor with the samples of its Licensed Products evidencing proper marking as required hereunder. From time to time, and within a reasonable time after written notice from Licensor, Licensor shall have the right to inspect Licensee's Licensed Products to determine if Licensee is marking in accordance with this paragraph.

**2.3 Development Progress.** During the Term of this Agreement, Licensee shall share all progress made on the development of products pertaining to the patent with the Licensors. The Licensors shall be free to utilize any development information and product advancement for use in areas outside of the Territory of license. Licensee understands that the Licensor will utilize product development knowledge gained as per this agreement to further the advancement of similar products of the Licensor outside of the Territory.

## 3. PAYMENTS

The following payments are subject to the approval of the Canadian Securities Exchange and to the completion of a \$500,000 financing.

The consideration for the Licensed Patent is as follows: issuing 7.5 million common shares to current shareholders of Cannabix and issuing 7.5 million warrants exercisable at \$0.075, exercisable for one year to Cannabix Breathalyzer Inc. Cannabix will nominate two members to the Board of Directors of the Company. West Point will obtain an exclusive license for the Licensed Patent irrespective of whether the *additional milestone payments* are completed.

### **Additional milestone payments**

The issuance of 7,500,000 of common shares of West Point within 14 business days of production/delivery of prototype to shareholders of Cannabix.

Furthermore, upon receipt of the final patent, the company will issue 5,000,000 common shares of West Point to shareholders of Cannabix.

## Royalty on Licensed Patent

**3.1.1 Royalty Payment.** For the rights granted in this Agreement and subject to Paragraphs 3.2 and 3.3 herein below, Licensee shall pay Licensor a royalty of three percent (3%) of Licensee's selling price for each Licensed Product manufactured, used, or sold by Licensee in the Territory or imported by Licensee into the Territory.

**3.1.2 Termination of Royalty on Invalidity or Unenforceability.** The royalty payments shall terminate if all of the Licensed Patents are held invalid or unenforceable. A Licensed Patent shall be deemed invalid or unenforceable under this Agreement if a court or tribunal or regulatory body of competent jurisdiction makes such a determination, and the determination becomes final in that it is not further reviewable through appeal or exhaustion of all permissible petitions or applications for rehearing or review.

**3.2 Accrual.** A running royalty as to a unit of Licensed Product shall accrue on the day the unit is shipped or invoiced to a Licensee customer, whichever occurs first.

**3.3 Payment.** All royalty payments to Licensor shall be made quarterly by Licensee. Payment of royalties shall be made to Licensors not later than the thirtieth (30th) day (the "Due Date") after the end of the period to which the payment relates.

**3.4 Accounting Statements.** Licensee shall provide Licensors with a statement of royalties due to Licensors under this Agreement quarterly (as that term is defined in Paragraph 3.3) on or before the Due Date, setting forth the amount due to Licensors for the period and, in reasonable detail, the factual basis for calculating the amount.

**3.5 Interest.** Subject to the limits imposed by any applicable usury law, interest shall accrue on payments made more than ten (10) days after they are due at the rate of twelve percent (12%) per annum, compounded daily, from the due date until paid.

**3.6 Books and Records and Audit.** Licensee shall keep full, complete, and accurate books of account and records covering all transactions relating to this Agreement. Licensee shall preserve such books and records for a period of three (3) years after the Due Date to which the material relates. Acceptance by Licensor of an accounting statement or payment hereunder will not preclude Licensor from challenging or questioning the accuracy thereof. During the Term and for a period of one (1) year thereafter, Licensor may, upon reasonable notice in writing to Licensee, cause an independent audit to be made of the books and records of Licensee in order to verify the statements rendered under this Agreement, and prompt adjustment shall be made by the proper party to compensate for any errors disclosed by the audit. The audit shall be conducted only by an independent accountant during regular business hours and in a reasonable manner so as not to interfere with normal business activities. Audits shall be made hereunder no more frequently than annually. Before any audit may be conducted, the auditor must represent that the auditor's fee will in no manner be determined by the results of the audit and must agree to maintain the confidentiality of all confidential material to which the auditor is given access. Licensor will bear all expenses and fees of the

audit, but if the audit reveals an underpayment for any quarter of more than five percent (5%), Licensee shall pay all such expenses and fees. Licensee shall provide samples of any new visual display units, and/or a complete written description thereof, sufficient to enable Licensor to determine whether such product is covered by any of the claims of any of the Licensed Patents.

#### 4. INDEMNIFICATION

**4.1 Licensee Indemnification.** Licensee shall at all times during the term of this Agreement and thereafter indemnify, defend, and hold Licensor, its directors, officers, employees, and affiliates harmless against all claims, proceedings, demands, and liabilities of any kind whatsoever, including legal expenses and reasonable attorneys' fees, arising out of the death of or injury to any person or out of any damage to property, or resulting from the production, manufacture, sale, use, lease, or advertisement of Licensed Products or arising from any obligation of Licensee under this Agreement.

**4.2 Licensor Indemnification.** Licensor shall at all times during the term of this Agreement and thereafter indemnify, defend, and hold Licensee, its directors, officers, employees, and affiliates harmless against all claims, proceedings, demands, and liabilities of any kind whatsoever, including legal expenses and reasonable attorneys' fees, arising out of any breach of any representation, warranty, or covenant expressly made by Licensor in this Agreement.

#### 5. TERMINATION

**5.1 Termination by Licensor.** In addition to all other remedies Licensor may have, Licensor may terminate this Agreement and the licenses granted in this Agreement in the event that:

(a) Licensee defaults in its payment to Licensor and such default continues unremedied for a period of sixty (60) days after the Due Date of this Agreement;

**5.2 Termination by Licensee.** If the Licensed Patent is determined to be invalid or unenforceable by any court or tribunal of competent jurisdiction, and the determination becomes final in that it is not further reviewable through appeal or exhaustion of all permissible petitions or applications for rehearing or review, Licensee in consultation with the Licensor, may jointly terminate this Agreement and shall have no further obligations hereunder.

**5.3 Effect of Termination.** After the termination of this Agreement, Licensee shall have no rights under the Licensed Patent.

**5.4 No Discharge on Termination.** No termination of this Agreement for any reason shall relieve or discharge either Licensor or Licensee from any duty, obligation, or liability that was accrued as of the date of the termination (including, without limitation, the obligation to indemnify or to pay any amounts owing as of the date of termination).

## 6. REPRESENTATIONS AND WARRANTIES OF LICENSOR

**6.1 Right to Grant License.** Licensor represents and warrants that Licensor has the right and authority to grant the licenses granted to Licensee in this Agreement and that this Agreement and the licenses granted in this Agreement do not and will not conflict with the terms of any agreement to which Licensor is a party.

**6.2 Disclaimers.** Except as otherwise expressly set forth in this Agreement, Licensor, its directors, officers, employees, and agents make no representations and extend no warranties of any kind, either expressed or implied. In particular, and without limitation, nothing in this Agreement shall be construed as:

- (a) a warranty or representation by Licensor as to the validity or scope of the Licensed Patent;
- (b) a warranty or representation by Licensor that anything made, used, sold, or otherwise disposed of under any license granted in this Agreement is or will be free from infringement of patents of third parties;
- (c) an obligation on the part of Licensor to bring or prosecute actions against third parties for infringement of the Licensed Patent or other proprietary rights;
- (d) the granting by implication, estoppel, or otherwise of any licenses or rights under patents other than the Licensed Patent; or
- (e) the assumption by Licensor of any responsibilities whatever with respect to use, sale, or other disposition by Licensee or its vendees or transferees of Licensed Products.

**6.3 Limitation of Liability.** In no event shall Licensor, its directors, officers, employees, or affiliates be liable for incidental or consequential damages of any kind, including economic damage or injury to property and lost profits, regardless of whether Licensor shall be advised, shall have other reason to know, or in fact shall know of the possibility.

## 7. REPRESENTATIONS AND WARRANTIES OF LICENSEE

Licensee represents and warrants that Licensee has the right and authority to enter into this Agreement and that this Agreement and the exercise of the licenses granted hereunder do not and will not conflict with the terms of any agreement to which Licensee is a party. Except as otherwise expressly set forth in this Agreement, Licensee, its directors, officers, employees, and agents make no representations and extend no warranties of any kind, either expressed or implied. In particular, and without limitation, nothing in this Agreement shall be construed as an obligation on the part of Licensee to furnish any manufacturing or technical information.

### ADDITIONAL WARRANTIES:

Licensee warrants that the cash position for the licensee at the time of the execution of this license agreement is approximately \$240,000. There are no debts on the books of the

licensee and there are no salaries or directors salaries owing from previous periods. Only debt known to exist that is not shown on the financial statements as shown on statements Dated January 31, 2014 are payables for legal fees of approximately \$20,000.

## **8. RELATIONSHIP OF THE PARTIES**

Nothing in this Agreement will be construed to constitute the parties as partners or joint venturers or constitute either party as agent of the other, nor will any similar relationship be deemed to exist between them. Neither party shall hold itself out contrary to the terms of this paragraph and neither party shall become liable by reason of any representation, act, or omission of the other contrary to the provisions of this paragraph. This Agreement is not for the benefit of any third party and shall not be deemed to give any right or remedy to any such party, whether referred to in this Agreement or not.

## **9. ASSIGNMENT**

Licensee may at any time assign or transfer any or all of their interest herein (without consent of the other party), provided such assignee agrees to abide by and be bound by the terms of this Agreement in the same manner and to the same effect as if an original signatory hereto.

**9.2 Binding on Successors.** This Agreement will inure to the benefit of and be binding upon Licensor, its successors, and assigns.

## **10. DISPUTE RESOLUTION**

### **10.1 Arbitration of Royalty Disputes.**

(a) Any dispute between Licensor and Licensee concerning the amount of royalties payable to Licensor under this Agreement shall be submitted for binding arbitration in accordance with the provisions of this Section 10 and the then-applicable rules of the Canadian Arbitration Association (the "Association"). Judgment upon the arbitration award may be entered in any court of competent jurisdiction.

(b) The power of the arbitrators shall be limited to resolving the specific issues stated by determining the royalties Licensee owes or should receive credit for, if any, under this Agreement. The power of the arbitrators shall not extend to any other matters. All other disputes shall be subject to litigation in a court of competent jurisdiction.

(c) The arbitration panel or tribunal shall consist solely of neutral arbitrators.

(d) The parties agree that arbitration proceedings under this Agreement shall not be stayed on the ground of pending litigation to which either or both of them is a party.

**10.2 Remedies.** Except as expressly provided herein, all specific remedies provided for in this Agreement are cumulative and are not exclusive of one another or of any other remedies available in law or equity.

## 11. LIMITATIONS OF RIGHTS AND AUTHORITY

**11.1 Limitation of Rights.** No right or title whatsoever in the Licensed Patents is granted by Licensor to Licensee, or shall be taken or assumed by Licensee, except as is specifically set forth in this Agreement.

**11.2 Limitation of Authority.** Neither party shall, in any respect whatsoever, be taken to be the agent or representative of the other party, and neither party shall have any authority to assume any obligation for the other party, or to commit the other party in any way.

## 12. MISCELLANEOUS

**12.1 Computation of Time.** The time in which any act provided in this Agreement is to be done shall be computed by excluding the first day and including the last day, unless the last day is a Saturday, Sunday, or legal holiday, and then it shall also be excluded.

**12.2 Notices.** All notices given in connection with this Agreement shall be in writing and shall be deemed given upon actual receipt by the addressee. Notices shall be personally delivered or sent by telex or facsimile (with prompt confirmation by registered or certified air mail, postage prepaid) or by registered or certified air mail, postage prepaid, addressed to the party to be notified at the following address, or at such other address as the party may designate by notice:

Licensor:

Cannabix Breathalyzer Inc  
10589 Ladner Trunk Road  
Delta, BC, Canada V4G 1K2  
Phone: 604-805-4602  
Email:K.malhi@dccnet.com

Licensee:

West Point Resources Inc  
7934 Government Road, Burnaby,  
British Columbia V5A 2E2  
Phone: 604-551-7831  
Email:rav@westpointresources.com

**12.3 Survival.** The provisions of this Agreement relating to payment obligations, confidentiality, indemnification, remedies, and arbitration shall survive the expiration or termination of this Agreement.

**12.4 Severability.** If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, illegal, unenforceable, or void then both parties shall be relieved of all obligations arising under such provision, but only to the extent that such provision is invalid, illegal, unenforceable, or void. If the remainder of this Agreement is capable of substantial performance, then each provision not so affected shall be enforced to the extent permitted by law.

**12.5 Waiver and Modification.** No modification of any of the terms of this Agreement will be valid unless in writing and signed by both parties. No waiver by either party of a breach of this Agreement will be deemed a waiver by such party of any subsequent breach.



**12.6 Headings.** The headings in this Agreement are for reference only and shall not in any way control the meaning or interpretation of this Agreement.

**12.7 Interpretation.** No provision of this Agreement is to be interpreted for or against any party because that party or its attorney drafted the provision.

**12.8 Governing Law.** This Agreement shall be construed, governed, interpreted, and applied in accordance with the laws of the British Columbia, Canada

**12.9 No Other Agreement.** The parties each represent that in entering into this Agreement, they rely on no promise, inducement, or other agreement not expressly contained in this Agreement; that they have read this Agreement and discussed it thoroughly with their respective legal counsel; that they understand all of the provisions of this Agreement and intend to be bound by them; and that they enter into this Agreement voluntarily.

**12.10 Entire Agreement.** This Agreement constitutes the complete and exclusive statement of the terms and conditions between the parties, which supersedes and merges all prior proposals, understandings, and all other agreements, oral and written, between the parties relating to the subject of this Agreement.

**12.11 Counterparts.** This Agreement may be executed in counter-parts, which taken together shall constitute one document.

The Parties agree to the terms of this Agreement above and have executed this Agreement by their duly authorized representatives.

For and on behalf of

For and on behalf of

Licensor

Licensee

Cannabix Breathalyzer Inc

West Point Resources Inc

Signature: 

Signature: 

Name: Kulwant (Kal) Malhi

Name: Rav Mlait

Title: President

Title: CEO

Date: June 5, 2014

Date: June 5, 2014