

SHARE PURCHASE AGREEMENT

BETWEEN

PILGRIM EXPLORATION CORP.

AND

1245301 BC LTD. and 1231205 BC LTD.

AND

WEST MINING CORP.

December 23, 2020

SHARE PURCHASE AGREEMENT

THIS SHARE PURCHASE AGREEMENT (this “**Agreement**”) is made effective as of the 23rd day of December, 2020 (the “**Effective Date**”)

BETWEEN:

PILGRIM EXPLORATION CORP., a company incorporated under the laws of the Province of British Columbia, having an office at Suite 1702 – 68 Smithe Street, Vancouver, BC, V6B 0P4, Canada, email: ericksonchiu@gmail.com

(the “**Company**”)

AND:

1245301 BC LTD., a company incorporated under the laws of the Province of British Columbia, having an office at Suite 1702 – 68 Smithe Street, Vancouver, BC, V6B 0P4, Canada, email: ericksonchiu@gmail.com

(“**1245301 BC LTD**”) (Shareholder: **Erickson Chiu**)

AND:

1231205 BC LTD., a company incorporated under the laws of the Province of British Columbia, having an office at Suite 1702 – 68 Smithe Street, Vancouver, BC, V6B 0P4, Canada, email: asoos35@gmail.com

(“**1231205 BC LTD**”) (Shareholder: **Amarveer Singh Soos**)

(1231205 BC Ltd, collectively with 1245301 BC Ltd., the “**Vendors**”)

AND:

WEST MINING CORP., a company incorporated under the laws of the Province of British Columbia, having an office at Suite 2300 – 1177 West Hastings Street, Vancouver, BC, V6E 2K3, Canada, email: luke@westminingcorp.com

(the “**Purchaser**”)

WHEREAS:

- A. The Vendors legally and beneficially own the issued and outstanding common shares set out in Schedule A attached hereto (the “**Shares**”) in the capital of the Company representing 100% of the issued and outstanding shares of the Company;
- B. The Vendors wish to sell the Shares to the Purchaser and the Purchaser wishes to purchase the Shares from the Vendors; and
- C. The Vendors and the Purchaser wish to enter into this Agreement to set forth the terms and conditions upon which the purchase and sale of the Shares will take place.

NOW THEREFORE THIS AGREEMENT WITNESSES that for and in consideration of the sum of TEN (\$10.00) DOLLARS now paid by the Purchaser to the Vendors and of the premises, covenants and agreements herein set forth, the parties hereto covenant and agree each with the other as follows:

1. DEFINITIONS

1.1 Definitions. For the purposes of this Agreement and the recitals and any schedules hereto, unless the context otherwise requires, the following words and phrases will have the meanings hereinafter ascribed to them:

- (a) **“Agreement”** means this Agreement including the recitals and schedules hereto, as amended and supplemented;
- (b) **“Approvals”** means any and all approvals, orders, consents, filings, licences and permits required by any applicable law, rule, regulation, order, decree, statute or otherwise, including all court, securities, regulatory, shareholder and stock exchange approvals;
- (c) **“BCBCA”** means the British Columbia *Business Corporations Act*, as amended;
- (d) **“Business Day”** means any day on which commercial banking institutions in Vancouver, British Columbia are open for the transaction of business other than Saturday, Sunday or any day which is a legal holiday in Vancouver, British Columbia;
- (e) **“Closing”** has the meaning set out in Section 5.1 hereof;
- (f) **“Closing Date”** means the Effective Date, or such other date as the parties may agree;
- (g) **“Claims”** means the mining claims held by the Company as more particularly described in Schedule B hereto;
- (h) **“Constating Documents”** means the Notice of Articles, the Articles, the Articles of Arrangement, the Articles of Continuance or the Articles of Amalgamation pursuant to which a corporation is incorporated, arranged, continued or amalgamated, as the case may be, together with any amendments thereto, the by-laws of such corporation, any special rights and restrictions associated with any class of shares and any shareholders’ agreement which has been executed by such corporation and which governs in whole or in part such corporation’s affairs;
- (i) **“CSE”** means the Canadian Securities Exchange;
- (j) **“Governmental Authority”** means any federal, provincial, state, municipal, county or regional governmental or quasi-governmental authority, domestic or foreign, and bureau, board, administrative or other agency or regulatory body or instrumentality thereof;
- (k) **“Person”** means and includes an individual, a partnership, a corporation, a joint venture, a trust, an unincorporated association or other entity or government or any agency or political subdivision thereof;
- (l) **“Purchaser’s Units”** means 3,000,000 units at a deemed price of \$0.2325 per unit, each comprised of one common share without par value in the capital of the Purchaser, and one-half of one common share purchase warrant, each whole warrant exercisable for one common share at \$0.35 for two years;

- (m) “**Shares**” means all of the issued and outstanding shares in the capital of the Company; and
- (n) “**Taxes**” means all income, franchise, business, property, sales, use, value added, withholding, excise, alternate minimum capital and other taxes required to be reported upon or paid to any domestic or foreign jurisdiction and all interest and penalties thereon.

1.2 Schedules. The following Schedules are attached hereto and form a part hereof:

| <u>Schedule</u> | <u>Subject</u> |
|-----------------|----------------------|
| A | Company Shareholders |
| B | Claims |

2. PURCHASE AND SALE OF THE SHARES

- 2.1 Purchase and Sale. Upon and subject to the terms and conditions set forth in this Agreement, the Vendors hereby agree to sell, assign and transfer to the Purchaser, and the Purchaser hereby agrees to purchase from the Vendor, on the Closing Date, the Shares free and clear of all liens, charges and encumbrances of any kind whatsoever in consideration for the issuance, by the Purchaser to the Vendors, of the Purchaser’s Units in the amount set out in Schedule A.
- 2.2 Securities Exemptions and Voluntary Escrow. Each Vendor acknowledges and accepts that the Purchaser’s Units to be issued under the terms of this Agreement are being issued pursuant to an exemption from the prospectus requirements under applicable securities laws pursuant to Section 2.16 of National Instrument 45-106. Each Vendor also acknowledges and accepts that the Purchaser’s Units are subject to voluntary escrow, as described in Schedule A.
- 2.3 Deferral. The parties hereby acknowledge and declare their common intention that the transfer of the Shares contemplated herein shall take place on a fully deferred basis for the purposes of the *Income Tax Act* (Canada) pursuant to the provisions of section 85.1 of the *Income Tax Act* (Canada).

3. REPRESENTATIONS AND WARRANTIES

- 3.1 Representations and Warranties of the Vendors. Each Vendor represents and warrants to the Purchaser, jointly and severally, as representations and warranties that are true at the date hereof, and acknowledges that the Purchaser is relying on each of the following representations and warranties in entering into this Agreement that:
 - (a) Authority - the execution and delivery of this Agreement has been duly and validly authorized by all necessary action on the part of the Vendor and this Agreement constitutes a legal, valid and binding obligation of the Vendor enforceable against the Vendor in accordance with its terms subject, as to enforcement, to bankruptcy, insolvency, reorganization and other similar laws of general applicability relating to or affecting creditors’ rights and to the availability of equitable remedies;
 - (b) No Authorizations - except as otherwise provided in this Agreement, no authorization, approval, order, licence, permit, consent, certificate or registration of any Governmental

Authority, court, or arbitrator, and no registration, declaration or filing by the Vendor with any Governmental Authority, court or arbitrator, is required in order for the Vendor:

- (i) to duly perform and observe the terms and provisions of this Agreement;
 - (ii) to execute and deliver all other documents and instruments to be delivered by the Vendor pursuant to this Agreement; and
 - (iii) to render this Agreement legal, valid, binding and enforceable in accordance with its terms;
- (c) No Default/Approvals - provided that the Vendor has obtained the Approvals in subsection 3.1(h), neither the execution and delivery of this Agreement nor the due observance and performance by the Vendor of its obligations contemplated herein shall:
- (i) conflict with or result in a breach of or violate any of the terms, conditions or provisions of any agreement to which the Vendor or the Company is bound;
 - (ii) result in a breach or violation by the Vendor or the Company of any of the terms, conditions or provisions of any law, judgment, order, injunction, decree or ruling to which the Vendor, or the Company are subject; or
 - (iii) give any other Person any right of termination, cancellation, acceleration in respect of, or constitute a material breach of or material default under, any material agreement, instrument or commitment to which the Vendor or the Company is a party or by which the Claims are bound or affected;
- (d) Claims
- (i) the Company is the sole and beneficial owner of the Claims;
 - (ii) all Taxes on the Claims have been paid and title to the Claims is free of any claims, encumbrances and liens;
 - (iii) the Company holds the right to sell, transfer and cede the Claims within the provisions of the laws of the Province of British Columbia, and Canada;
 - (iv) the Company is not bound by any third party with any options to purchase, or with any preferential rights to the acquisition of, the Claims;
 - (v) the Claims were duly granted to the Company by the appropriate authority in the Province of British Columbia, and the Claims have not been transferred by the Company;
 - (vi) all applicable requirements and procedures established by the laws of the Province of British Columbia with regard to the granting of mining Claims have been fulfilled in all stages of the Claims and there was no opposition to the granting of the Claims to the Company;
 - (vii) the Claims are in complete and legal existence and the Company has fulfilled all obligations under the mining law and mining titles of the Claims within the time required, such mining titles are duly registered, and the Company has not given

cause for the forfeiture of the Claims under the aforementioned law and the indicated mining titles;

- (viii) to the best of the knowledge of the Vendor, the Claims are not in any way or form vitiated or affected by any termination cause contemplated by the laws of the Province of British Columbia and there is no legal or illegal occupation by third parties within the superficial perimeter of each of the Claims; and
- (ix) no third party has any type of rights to occupy, own or acquire the Claims as lessee or otherwise;

(e) Status and Capacity of the Company – The Company is a corporation duly registered and validly in existence in accordance with the laws of the Province of British Columbia, and the Company:

- (i) is in good standing and up-to-date with all its corporate filings required under the laws of its incorporating jurisdiction;
- (ii) has the corporate power and capacity to carry on the business now carried on by it and to own, lease or acquire the assets or interests in assets now owned or leased by it or proposed to be acquired by it;
- (iii) is duly qualified to carry on business in each jurisdiction in which the conduct of its business or the ownership or leasing of its properties and assets makes such qualification necessary;
- (iv) is not in default of any requirement under any applicable corporate, securities or taxation laws or other laws to which it is subject;
- (v) has duly obtained all permits, licenses and authorizations, to own, to operate and to utilize its assets, including the Claims, and to carry on its business. As of this date the Company retains the sole ownership and the total and exclusive rights, without restrictions, to utilize all licenses, franchises and permits with respect to its assets. The Company has fulfilled and is fulfilling completely and totally all obligations within all laws, decrees, resolutions, and applicable government regulations with regard to its assets, the Claims and its business. All obligatory environmental permits and authorizations have been or are being obtained; and
- (vi) has no subsidiaries and has no participation in any company, limited partnership or sole proprietorship;

(f) Organization of the Company

- (i) the Company has an authorized capital of an unlimited number of common shares of which only the Shares are issued;
- (ii) all of the Shares are legally and beneficially owned as set out in Recital A hereto;
- (iii) the Shares are all validly issued and outstanding as fully paid and non-assessable shares and are free and clear of all liens, charges and encumbrances;
- (iv) no Person has any right, present or future, contingent or absolute, to require the Company to issue any share in its capital and, in particular, there are no

outstanding securities of the Company which are convertible into shares in the capital of the Company and there are no outstanding options on or rights to subscribe for any of the unissued shares in the capital of the Company, or any agreements, options or understandings capable of becoming options or agreements to purchase the Shares;

- (v) the directors and officers of the Company are as follows:

| <u>Name</u> | <u>Title</u> |
|---------------|----------------|
| Erickson Chiu | Director & CEO |

- (vi) effective upon the Closing Date no Person other than the Vendors or their nominees will have any right of any kind or nature to vote the Shares or to appoint the directors or officers of the Company; and

- (vii) on the Closing Date, the Shares shall be validly issued and fully paid, and shall be shares with the right to vote. On the Closing Date, the Vendor shall have the complete and absolute right to sell, to transfer and to cede legal and beneficial title to its Shares, without the existence of preferential rights or acquisition options created by the Constating Documents or any agreements of the Company. As at the Closing Date, the Company shall not have any debt, whether principal or interest, or liabilities, whether actual or contingent;

- (g) Other Matters Regarding the Company -

- (i) there are no legal conflicts of any nature and no investigations or legal or administrative affairs pending against the Company or in connection with the Claims or for any other cause, there is no pending decree, decision, sentence, injunction or order of any court or Governmental Authority for cause of any action, procedure, administrative or judicial investigation with regard to the Company or the Claims and to the best of its knowledge and belief, after having duly investigated, there is no fact, circumstance or condition of any kind which could reasonably cause any lawsuit, action, procedure or investigation to be established against the Company with regard to the Claims or because of any other cause; and

- (ii) the Vendor is not aware of any environmental issues affecting the Claims; and

- (h) Approvals and Filings - no exemption, consent, approval, order or authorization of, or resignation or filing with, any court, administrative agency or commission or other Governmental Authority or instrumentality, domestic or foreign, or any third party is required by, or with respect to the execution and delivery of this Agreement by the Vendor or the consummation by the Vendor of the transactions contemplated hereby.

3.2 Representations and Warranties of the Purchaser. The Purchaser represents and warrants to the Vendors, as representations and warranties that are true at the date hereof, and acknowledges that the Vendors are relying on each of the following representations and warranties in entering this Agreement that:

- (a) Status - the Purchaser is a corporation duly organized, validly existing and is in good standing in the jurisdiction of its incorporation;

- (b) Capacity - the Purchaser has all requisite corporate power and capacity to execute and deliver this Agreement, to carry out the transactions to which it is a party and to duly observe and perform all its covenants set out herein;
- (c) Authority - the execution and delivery of this Agreement have been duly and validly authorized by all necessary action on the part of the Purchaser and this Agreement constitutes a legal, valid and binding obligation of the Purchaser enforceable against it in accordance with its terms subject, as to enforcement, to bankruptcy, insolvency, reorganization and other similar laws of general applicability relating to or affecting creditors' rights and to the availability of equitable remedies;
- (d) No Authorizations - except as otherwise provided in this Agreement, no authorization, approval, order, licence, permit, consent, certificate or registration of any Governmental Authority, court, or arbitrator, and no registration, declaration or filing by the Purchaser with any Governmental Authority, court or arbitrator, is required in order for the Purchaser:
 - (i) to duly perform and observe the terms and provisions of this Agreement;
 - (ii) to execute and deliver all other documents and instruments to be delivered by the Purchaser pursuant to this Agreement; and
 - (iii) to render this Agreement legal, valid, binding and enforceable in accordance with its terms;
- (e) No Default/Approvals - provided that the Purchaser has obtained the Approvals in subsection 3.2(i), neither the execution and delivery of this Agreement nor the due observance and performance by the Purchaser of its obligations contemplated herein shall:
 - (i) conflict with or result in a breach of or violate any of the terms, conditions or provisions of the Constatng Documents of the Purchaser;
 - (ii) result in a breach or violation by the Purchaser of any of the terms, conditions or provisions of any law, judgment, order, injunction, decree, ruling or award to which the Purchaser is subject; or
 - (iii) give any other Person any right of termination, cancellation, acceleration in respect of, or constitute a material breach of or material default under, any material agreement, instrument or commitment to which the Purchaser is a party or by which its properties are bound or affected;
- (f) No Litigation - To the Purchaser's knowledge, after due inquiry, there is no public or private litigation, arbitration, proceeding or governmental investigation pending or threatened involving any of the Purchaser or any of its subsidiary companies which may, if adversely determined, materially and adversely affect the Purchaser;
- (g) Listing and Reporting Issuer - The Purchaser is a reporting issuer in the Provinces of British Columbia, Alberta and Ontario and the Purchaser Shares are listed for trading on the CSE.

- (h) Authorized and Issued Capital - The authorized capital of the Purchaser consists of an unlimited number of common shares, of which 26,151,334 are outstanding as fully paid and non-assessable as of the date hereof; and
- (i) Approvals and Filings - no exemption, consent, approval, order or authorization of, or resignation or filing with, any court, administrative agency or commission or other Governmental Authority or instrumentality, domestic or foreign, or any third party is required by, or with respect to the execution and delivery of this Agreement by the Purchaser or the consummation by the Purchaser of the transactions contemplated hereby, except, to the best of the Purchaser's knowledge, as follows:
 - (i) acceptance for filing by the CSE of final documentation with respect to the transactions contemplated hereby; and
 - (ii) the Purchaser filing a press release and a material change report pursuant to the provisions of applicable securities legislation.

3.3 Survival of Representations and Warranties. The representations and warranties made by any party to this Agreement herein or pursuant hereto, including any statements contained in any certificate or other instrument delivered by or on behalf of any party pursuant to this Agreement, shall not merge and shall survive the completion of the transactions contemplated hereunder regardless of any independent investigations that any other party may have made at any time.

3.4 The Vendors to Indemnify the Purchaser. Each Vendor shall severally and not jointly from and after Closing, indemnify and save harmless the Purchaser from and against all losses, judgments, liabilities, claims, damages and expenses arising out of or with respect to or relating to any representation or warranty contained herein being untrue or incorrect; provided however that the Purchaser shall not be entitled to any indemnity hereunder unless written notice of a claim for indemnity and the reasons for which the indemnity is sought is provided to the Vendors before the expiration of two years from the Closing Date. This section shall survive the Closing.

3.5 The Purchaser to Indemnify the Vendors. The Purchaser shall from and after the Closing, indemnify and save harmless the Vendors from and against all losses, judgments, liabilities, claims, damages and expenses arising out of or with respect to or relating to any representation or warranty contained herein being untrue or incorrect; provided however that the Vendors shall not be entitled to any indemnity hereunder unless written notice of a claim for indemnity and the reasons for which the indemnity is sought is provided to the Purchaser before the expiration of two years from the Closing Date. The section shall survive the Closing.

4. COVENANTS

4.1 Covenants of the Vendors. The Vendors covenant and agree with the Purchaser as follows:

- (a) the Vendors will provide all necessary information regarding itself, the Company and the Claims to the Purchaser as may be required to obtain the approval of the CSE for the transactions contemplated herein;
- (b) until the Closing Date, the Vendors will promptly discuss with the Purchaser any significant developments in or with respect to the Company or the Claims, will timely and regularly provide to the Purchaser all such information about the status of the Claims as the Purchaser may reasonably request, and will afford, or cause to be afforded, to the Purchaser and to their accountants, counsel, financial advisors and other representatives,

full access during normal business hours to the Company's properties, books, contracts, commitments and records in its possession or to which they have access and to allow the Purchaser and such representatives to perform a diligent and complete examination of the Claims and of the Company's financial condition, business, affairs, property and assets during such period, to furnish at the request of the Purchaser a copy of all filings made by the Company with any regulatory authority, and all other information concerning the Company's business, properties and personnel as the Purchaser may reasonably request;

- (c) until the Closing Date, neither the Vendors and the Company will take or permit to be taken or suffer any action which would in any way impair or derogate from the right of the Purchaser to acquire on the Closing Date all right, title and interest, both real and beneficial, in and to the Shares, free of all liens, charges and encumbrances of any kind whatsoever, or would render inaccurate in any material way any of the representations and warranties set forth in section 3.1 as if such representations and warranties were made at a date subsequent to such act, transaction or negotiation unless such transaction or negotiation is entered into with the consent of the Purchaser;
- (d) forthwith after execution and delivery of this Agreement, the Vendors will take such steps and proceedings in good faith as may be reasonably required to obtain all governmental and corporate Approvals required for the Purchaser to complete the transactions contemplated herein and to carry out the obligations of the Vendors hereunder, and in connection therewith, the Vendors will comply with all applicable securities legislation;
- (e) the Vendors will in good faith make reasonable efforts to cause all the conditions precedent on its part to be performed, as set out in sections 5.3 and 5.4, to be complied with on or before the Closing Date;
- (f) as soon as reasonably possible after the Vendors have determined that a state of facts exists which results in or will result in the non-fulfilment of any of the material conditions precedent set forth in sections 5.3 or 5.4, the Vendors will notify the Purchaser of such state of facts;
- (g) provided the conditions set forth in sections 5.3 and 5.4 have been satisfied or waived by the Closing Date, the Vendors will execute and deliver all such documents and certificates reasonably required to carry out the transactions contemplated herein; and
- (h) the Vendors will indemnify and save the Purchaser harmless from and against any and all liabilities, losses, claims, damages incurred or suffered by the Purchaser by reason of, resulting from, in connection with, or arising in any manner out of the failure by the Vendors to observe or perform their respective covenants and agreements set out in this section 4.1.

4.2 Covenants of the Purchaser. The Purchaser covenants and agrees with the Vendors as follows:

- (a) until the Closing Date, the Purchaser will not perform any act or enter into any transaction or negotiation which interferes or is inconsistent with the completion of the transactions contemplated herein or would render inaccurate in any material way any of the representations and warranties set forth in section 3.2 as if such representations and warranties were made at a date subsequent to such act, transaction or negotiation unless such transactions or negotiations are entered into with the consent of the Vendor, it being acknowledged and agreed by the Vendor that the Vendor consents to the execution, delivery, and fulfilment of the terms of the property option agreement dated as of the

date hereof respecting the Kena and Daylight Gold-Copper properties, including without limitation the payment of finder's fees and/or the issuance of finder's shares in connection with such agreement;

- (b) forthwith after execution and delivery of this Agreement, the Purchaser will take such steps and proceedings in good faith as may be reasonably required to obtain all governmental, shareholder and stock exchange Approvals required for the Purchaser to complete the transactions contemplated herein and to carry out the obligations of the Purchaser thereunder, and in connection therewith, the Purchaser will comply with all applicable securities legislation and the policies of the CSE;
- (c) the Purchaser will, subject to the terms of this Agreement, issue the shares included in the Purchaser's Units to the Vendors as fully paid and non-assessable shares in accordance with the terms of this Agreement;
- (d) the Purchaser will in good faith make reasonable efforts to cause all the conditions precedent on its part to be performed, as set out in sections 5.3 and 5.5, to be complied with on or before the Closing Date;
- (e) as soon as reasonably possible after the Purchaser has determined that a state of facts exists which results in or will result in the non-fulfilment of any of the material conditions precedent set forth in sections 5.3 or 5.5, the Purchaser will notify the Vendors of such state of facts;
- (f) provided the conditions set forth in sections 5.3 and 5.5 have been satisfied or waived by the Closing Date, the Purchaser will execute and deliver all such documents and certificates reasonably required to carry out the transactions contemplated herein; and
- (g) the Purchaser will indemnify and save the Vendors harmless from and against any and all liabilities, losses, claims, damages incurred or suffered by the Vendors by reason of, resulting from, in connection with, or arising in any manner out of the failure by the Purchaser to observe or perform its covenants and agreements set out in this section 4.2.

5. CLOSING

5.1 Time and Place of Closing. The Closing shall take place at 10:00 a.m. (PST time) on the Closing Date at the offices West Mining Corp. located at 2300 – 1177 West Hastings Street, Vancouver, BC, or another place as mutually agreed upon.

5.2 Closing Documents. On the Closing Date the parties will table the following documents and instruments and take the following steps:

- (a) the Vendors will table for delivery to the Purchaser:
 - (i) any consents and approvals required for the transfer of the Shares to the Purchaser;
 - (ii) the corporate records and financial statements, if any, of the Company and all reports and technical information and all original documents relating to the Claims;

- (iii) a resolution of the board of directors of the Company approving the transfer of the Shares to the Purchaser;
 - (iv) the share certificate(s) representing the Shares duly executed in blank for the transfer; and
 - (v) resignations of all directors and officers of the Company;
- (b) the Purchaser will table for delivery to the Vendors:
- (i) share certificates and warrant certificates evidencing ownership of the Purchaser's Units in the amounts set out in Schedule A duly registered in the name of the Vendors, and
- (c) the Purchaser and the Vendors will execute and table for delivery, or cause to be executed and tabled for delivery, to the appropriate parties all such other documents and instruments reasonably required by the parties to effectively consummate the transactions hereunder.

5.3 Joint Conditions Precedent to Closing. The respective obligations of each of the parties hereto to complete the Closing shall be subject to satisfaction, on or before the Closing Date, of the following conditions, any of which may be waived by both the Purchaser and the Vendors acting together:

- (a) there shall not be in force any order or decree of a court of competent jurisdiction or any Governmental Authority restraining, interfering with or enjoining the consummation of the transactions contemplated herein;
- (b) all Approvals required for the completion of the transactions contemplated herein shall have been obtained or received from the Persons having jurisdiction in the circumstances;
- (c) no Governmental Authority shall have enacted any statute, regulation or bylaws or announced any policy that will materially and adversely affect the value of the Claims; and
- (d) this Agreement shall not have been terminated under Article 6.

5.4 Conditions to Obligations of the Vendors. The obligation of the Vendors to complete the Closing is subject to the satisfaction, on or before the Closing Date, of the following conditions, any of which may be waived by it without prejudice to its rights to rely on any other or others of them:

- (a) the warranties and representations of the Purchaser contained in section 3.2 shall be true in all material respects on the Closing with the same effect as though made at and as of such time; and
- (b) each of the covenants, agreements, acts and undertakings of the Purchaser to be performed on or before the Closing Date pursuant to the terms of this Agreement shall have been duly performed by it, including the delivery of the documents specified in section 5.2.

5.5 Conditions to Obligations of the Purchaser. The obligation of the Purchaser to complete the Closing is subject to the satisfaction, on or before the Closing Date, of the following conditions,

any of which may be waived by it without prejudice to its right to rely on any other or others of them:

- (a) the warranties and representations of the Vendors contained in section 3.1 shall be true in all material respects on the Closing with the same effect as though made at and as of such time; and
- (b) each of the covenants, agreements, acts and undertakings of the Vendor to be performed on or before the Closing Date pursuant to the terms of this Agreement shall have been duly performed by them, including the execution and delivery of the documents specified in section 5.2.

6. **TERMINATION**

6.1 **Mutual Termination.**

- (a) This Agreement may, prior to the Closing Date, be terminated by the Purchaser and the Vendors by written agreement notwithstanding anything contained herein.
- (b) This Agreement shall also terminate upon the failure to conclude the transactions contemplated hereby by February 28th, 2021 (the “**Outside Date**”) or such other date as may be mutually agreed upon by the Purchaser and the Vendors.

6.2 **Unilateral Termination.**

- (a) If any of the conditions contained in section 5.3 shall not be fulfilled or performed on or before the Outside Date and such condition has not been waived by the parties in accordance with the provisions of section 5.3, either of the parties may terminate this Agreement by notice to the other party and in such event both parties shall be released from all obligations under this Agreement and all rights of specific performance by either party shall terminate.
- (b) If any of the conditions contained in section 5.4 shall not be fulfilled or performed on or before the Closing Date, the Vendors may terminate this Agreement by notice to the Purchaser and in such event the Vendors shall be released from all obligations hereunder and all rights of specific performance by any of the parties hereto shall terminate; provided that any of the aforesaid conditions, having been inserted herein for the exclusive benefit of the Vendor, may be waived in whole or in part by the Vendors without prejudice to its rights of rescission in the event of the non-fulfilment or non-performance of any other condition.
- (c) If any of the conditions contained in section 5.5 shall not be fulfilled or performed on or before the Closing Date, the Purchaser may terminate this Agreement by notice to the Vendors and in such event the Purchaser shall be released from all obligations hereunder and all rights of specific performance by any of the parties hereto shall terminate; provided that any of the aforesaid conditions, having been inserted herein for the exclusive benefit of the Purchaser, may be waived in whole or in part by the Purchaser without prejudice to its rights of rescission in the event of the non-fulfilment or non-performance of any other condition.

6.3 **Notice of Unfulfilled Conditions.** If any party hereto shall determine at any time prior to the Closing Date that it intends to terminate this Agreement because of any unfulfilled and/or

unperformed condition precedent contained in this Agreement on the part of the other party to be fulfilled and/or performed, it shall so notify the other party forthwith upon making such determination to the end that such other party shall have the right and opportunity to take such steps, at its own expense, as may be necessary for the purpose of fulfilling and/or performing such condition precedent within a reasonable period of time, but in no event later than 14 Business Days after the receipt of such written notice by such other party of its intention to terminate this Agreement.

7. GENERAL PROVISIONS

- 7.1 Time is and will be of the essence of each and every provision of this Agreement.
- 7.2 Each of the parties will, at their respective expense, execute and deliver all such further documents and instruments, give all such further assurances, and do all such acts and things as the other or its solicitors may, either before or after the Closing Date, reasonably require to carry out the full intent and meaning of this Agreement.
- 7.3 This Agreement contains the whole agreement between the Vendors and the Purchaser in respect of the subject matter hereof and supersedes and replaces all prior negotiations, communications and correspondence in respect of the subject matter hereof. There are no warranties, representations, terms, conditions or collateral agreements, express or implied, statutory or otherwise, other than as expressly set forth in this Agreement.
- 7.4 This Agreement will enure to the benefit of and be binding upon the parties and each of them and their respective heirs, successors, liquidators, executors and permitted assigns. No party may assign any of its right, title or interest in, to or under this Agreement, nor will any such purported assignment be valid amongst the parties hereto, except with the prior written consent of all parties hereto, such consent not to be unreasonably withheld.
- 7.5 This Agreement is being delivered in and is intended to be performed in British Columbia, and shall be construed and interpreted in accordance with the laws of British Columbia and the laws of Canada applicable therein. The parties irrevocably attorn to the jurisdiction of the arbitrators and courts of British Columbia and the venue for any actions or arbitrations arising out of this Agreement will be Vancouver, British Columbia.
- 7.6 Any notices required or permitted to be given under this Agreement will be in writing and will be duly and properly given and received if delivered, telecopied, emailed or mailed by prepaid post, in each case addressed to the intended recipient at its respective address appearing on the first page of this Agreement (or at such other address as a party may from time to time designate by notice in writing to the other parties in accordance with this section), and any such notice will be deemed to have been given and received, if delivered, when delivered to such address, and if telecopied or emailed, on the next business day after the telecopying or emailing of the same or, if mailed, on the tenth business day after depositing the same in any post office in Canada unless postal service is disrupted after the mailing of such notice, in which case the party giving notice will forthwith give such notice in another permitted manner.
- 7.7 No amendment, waiver, termination or variation of the terms, conditions, warranties, covenants, agreements and undertakings set out herein will be of any force or effect unless the same is reduced to writing duly executed by all parties hereto in the same manner and with the same formality as this Agreement is executed.

- 7.8 In the event that any date on which any action is required to be taken or by which notice is to be received hereunder is not a Business Day, such action shall be required to be taken on and such notice shall be required to be received by the next succeeding day which is a Business Day.
- 7.9 No waiver of any of the provisions of this Agreement will constitute a waiver of any other provision (whether or not similar) and no waiver will constitute a continuing waiver unless otherwise expressly provided.
- 7.10 The representations, warranties, covenants and agreements contained in this Agreement shall not merge in the Closing and shall continue in full force and effect from and after the Closing Date.
- 7.11 This Agreement, and any certificates or other writing delivered in connection herewith, may be executed in any number of counterparts with the same effect as if all parties had all signed the same documents, and all such counterparts and adopting instruments will be construed together and will constitute one and the same instrument. The execution of this Agreement and any other writing by any party hereto or thereto will not become effective until counterparts hereof or thereof, as the case may be, have been executed by all the parties hereto or thereto, and executed copies delivered to each party who is a party hereto or thereto. Such delivery may be made by facsimile transmission of the execution page or pages, hereof or thereof, to each of the other parties by the party signing the particular counterpart, provided that forthwith after such facsimile transmission, an originally executed execution page or pages is forwarded by prepaid express courier to each of the other parties by the party signing the particular counterpart.

[Remainder of page intentionally left blank]

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

WEST MINING CORP.

Per: "signed"
Authorized Signatory

PILGRIM EXPLORATION CORP.

Per: "signed"
Authorized Signatory

1231205 BC LTD.

Per: "signed"
Authorized Signatory

1245301 BC LTD.

Per: "signed"
Authorized Signatory

SCHEDULE A

Shares and Purchaser Units

| Name | Address | No. of Shares to sell to Purchaser on Closing | No. of Purchaser Units to be issued on Closing |
|---|--|--|---|
| 1245301 BC Ltd. Shareholder: Erickson Chiu | Suite 1702 – 68 Smithe Street, Vancouver, BC, V6B 0P4, Canada | 2,000,000 | 2,000,000 |
| 1231205 BC LTD. Shareholder: Amarveer Singh Soos | Suite 1702 – 68 Smithe Street, Vancouver, BC, V6B 0P4, Canada | 1,000,000 | 1,000,000 |
| Total: | | 3,000,000 | 3,000,000 |

50% of the common shares and warrants comprising the Purchaser Units will be free trading immediately. 50% of the common shares and warrants comprising the Purchaser Units will be subject to a voluntary 6 month time release escrow from the time of issuance. The certificates respecting such shares and warrants will include a legend respecting such escrow.

SCHEDULE "B"
CLAIMS

[Redacted – description of 10 mineral exploration claims located in the Nelson Mining District in the Province of British Columbia, and covering 1,038.18 hectares]