

SHARE PURCHASE AGREEMENT

BETWEEN

TECH ONE LITHIUM RESOURCES CORP.

AND

ALL OF THE SHAREHOLDER OF TECH ONE LITHIUM CORP.

AND

SPEY RESOURCES CORP.

April 23, 2021

SHARE PURCHASE AGREEMENT

THIS SHARE PURCHASE AGREEMENT (this “**Agreement**”) is made effective as of the 23rd day of April, 2021.

AMONG:

TECH ONE LITHIUM RESOURCES CORP., a company incorporated under the laws of the Province of British Columbia, having an office at [Redacted: Company Address]

(the “**Company**”)

AND: **ALL OF THE SHAREHOLDERS OF THE COMPANY**, as set out in Schedule A attached hereto,

(collectively, the “**Vendors**”)

AND:

SPEY RESOURCES CORP., a company incorporated under the laws of the Province of British Columbia, having an office at Suite 900 – 580 Hornby Street, Vancouver, BC, V6C 3B6

(the “**Purchaser**”)

WHEREAS:

- A. The Vendors are the legal and beneficial owners of all of the issued and outstanding common shares in the share capital of the Company (the “**Shares**”), as set out in Schedule A attached hereto;
- B. The Vendors wish to sell their Shares to the Purchaser and the Purchaser wishes to purchase the Shares from the Vendors; and
- C. The Vendors, the Company and 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 in consideration 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) **“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;
- (d) **“Closing”** has the meaning set out in Section 5.1 hereof;
- (e) **“Closing Date”** means the date agreed to among the parties within **[forty (40)]** Business Days of execution of this Agreement, or such other date as the parties may agree;
- (f) **“Concession”** means the Mining Concession identified as CANDELA II – EXPTE. 23262 with a total area of 300.1 Has., as more particularly described in Schedule “B” attached hereto;
- (g) **“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;
- (h) **“CSE”** means the Canadian Securities Exchange;
- (i) **“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;
- (j) **“Amended Option Agreement”** means the Amended and Restated Exploration Joint Venture Agreement between the Company and A.I.S. Resources Limited dated April 21, 2021 pursuant to which the Company has an option to acquire up to a 100% interest in the Concession.
- (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 Shares”** means 23,500,000 common shares without par value in the capital of the Purchaser; and
- (m) **“Shares”** means all of the issued and outstanding shares in the capital of the Company.

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

<u>Schedule</u>	<u>Subject</u>
“A”	Company Shareholders
“B”	Concession

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, each of the Vendors hereby agrees to sell, assign and transfer to the Purchaser, and the Purchaser hereby agrees to purchase from the Vendors, 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 Shares to each of the Vendors in the amount set out in Schedule A.
- 2.2 Securities Exemptions. Each Vendor acknowledges and accepts that the Purchaser's Shares 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.
- 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. The Company and 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 applicable Vendor or the Company, as applicable, and this Agreement constitutes a legal, valid and binding obligation of the applicable Vendor and the Company enforceable against the applicable Vendor or the Company 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 or the Company 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 applicable 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 applicable Vendor of their respective 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) The Option Agreement
- (i) the Option Agreement is a legal and enforceable agreement to acquire up to a 100% interest in the Concession;
 - (ii) the Option Agreement has been duly authorized by all necessary corporate action on behalf of the Company;
- (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, 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 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 by the Vendors;
- (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 sole director of the Company is as follows:

<u>Name</u>	<u>Title</u>
Lawrence Hay	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, each of the Vendors 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 Constatting Documents or loan agreements of the Company. As at the Closing Date, the Company shall not have any debt, whether principal or interest;

(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 Concession 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 Concession 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 Concession or because of any other cause; and
- (ii) none of the Vendors is aware of any environmental issues affecting the Concession; 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 28,984,500 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. Each of the Vendors covenant and agree with the Purchaser as follows:

- (a) the Vendors will provide all necessary information regarding itself, the Company, the Option Agreement and the Concession 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, the Option Agreement or the Concession, will timely and regularly provide to the Purchaser all such information about the status of the Option Agreement and the Concession 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 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 nor 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 thereunder, and in connection therewith, the Vendors will comply with all policy statements of the applicable regulatory authorities;
- (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 required to carry out the transactions contemplated herein to which the Vendor is a party; 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 Vendor 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;
- (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, shareholders 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 policy statements of the British Columbia Securities Commission and the bylaws, rules and policies of the CSE;
- (c) the Purchaser will, subject to the terms of this Agreement, issue the Purchaser's Shares to the Vendor 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 Vendor 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 required to carry out the transactions contemplated herein to which the Purchaser is a party; 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 Spey Resources Corp. located at 900 – 580 Hornby Street, Vancouver, BC, V6C 3B6 or another place as may be 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 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 Vendor approving the transfer of the Shares to the Purchaser;
 - (iv) the share certificates 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 Vendor:
 - (i) share certificates evidencing ownership of the Purchaser's Shares in the amounts set out in Schedule A duly registered in the name of each 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 May 15, 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 Vendor 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.

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SIGNED and DELIVERED by **Buffalo Associates Ltd.**)
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) (Signed) "Marc T. Bamber"
) Authorized Signatory
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SIGNED and DELIVERED by **MLF Holdings Inc.**)
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) (Signed) "Marshall Farris"
) Authorized Signatory
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SIGNED and DELIVERED by **Benjamin T.J. Bamber**)
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) (Signed) "Benjamin T.J. Bamber"
) **Benjamin T. J. Bamber**
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SIGNED and DELIVERED by **Bromham**)
Communications & Investment Limited)

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(Signed) "Peter Allaway"

Authorized Signatory

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SIGNED and DELIVERED by **N.K.V. Engineering**)
& Consulting Ltd.)

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(Signed) "Naveen Varshney"

Authorized Signatory

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SIGNED and DELIVERED by **Carter Capital Corp.**)
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(Signed) "Anthony Balme"
 Authorized Signatory

SIGNED and DELIVERED by **Robert Mahalski**)
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(Signed) "Robert Mahalski"
Robert Mahalski

SIGNED and DELIVERED by **Roadman**)
Investments Corp.)

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)) (Signed) "Luke Montaine"
)) Authorized Signatory
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SIGNED and DELIVERED by **1170147 BC Ltd.**)

))
)) (Signed) "Hani El-Rayess"
)) Authorized Signatory
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SCHEDULE A
List of Tech One Lithium Resources Shareholders

[NTD: Include column for number of Company shares held by each Vendor]

Name of Vendor	Number of Purchaser's Shares to be issued to Vendor
Serva Capital Corp.	4,500,000
1245301 BC Ltd.	4,000,000
1231205 BC Ltd.	2,590,000
MLF Holdings Inc.	1,300,000
1170147 BC Ltd	1,250,000
Cervus Business Management Inc.	2,500,000
Shaun Gibson	1,200,000
Buffalo Associates Ltd.	150,000
Marc T. Bamber	150,000
Benjamin T. J. Bamber	50,000
Bromham Communications & Investment Limited	200,000
Roadman Investments Corp.	1,700,000
Carter Capital Ltd.	200,000
Robert Mahalski	250,000
N.K.V. Engineering & Consulting Ltd.	50,000
1170331 BC Ltd.	50,000
Castello Q Development Corporation	50,000
Gold Funnel Consulting & Investing Inc.	50,000
Usha Varshney	50,000
Big Boss Capital Limited	150,000
Panopus PLC	500,000
A.I.S. Resources Limited	200,000

Fairview Inc.	700,000
Stanley Fenwick	1,150,000
Bam Bam Capital Corp.	250,000
Anthony Cena	50,000
Katie Lopac	20,000
Ronald Beesley	50,000
Mellisa Somers	60,000
Richard Stagg	80,000
<u>Total</u>	<u>23,500,000</u>

SCHEDULE B

List and Maps of Concession

THE CONCESSION

- Point 1. Y = 2637500.00 X = 7313400.00
- Point 2. Y = 2645600.00 X = 7313400.00
- Point 3. Y = 2645600.00 X = 7309671.61
- Point 4. Y = 2637500.00 X = 7309671.61

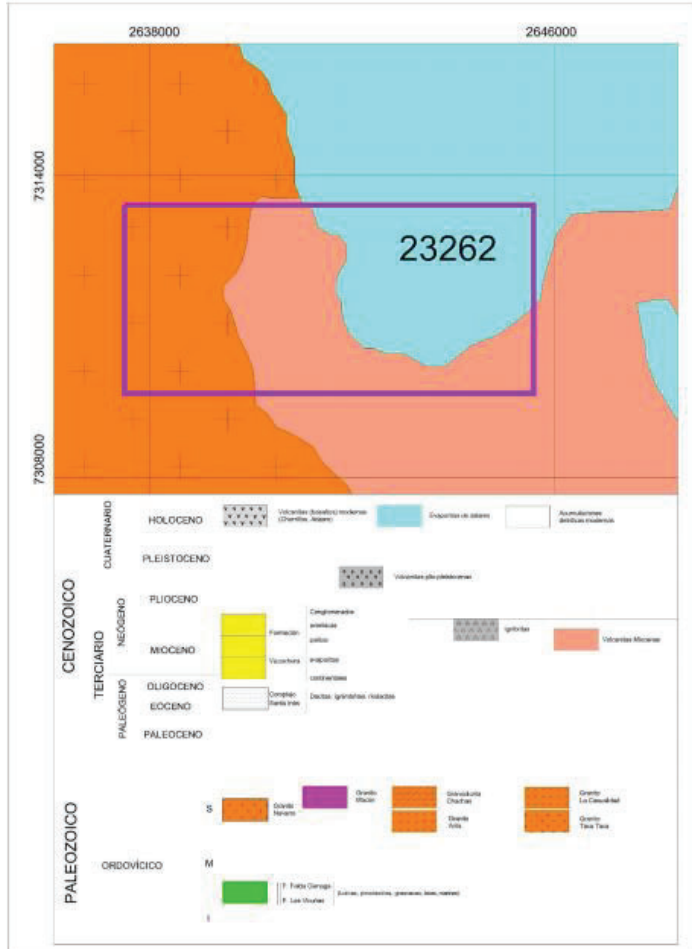
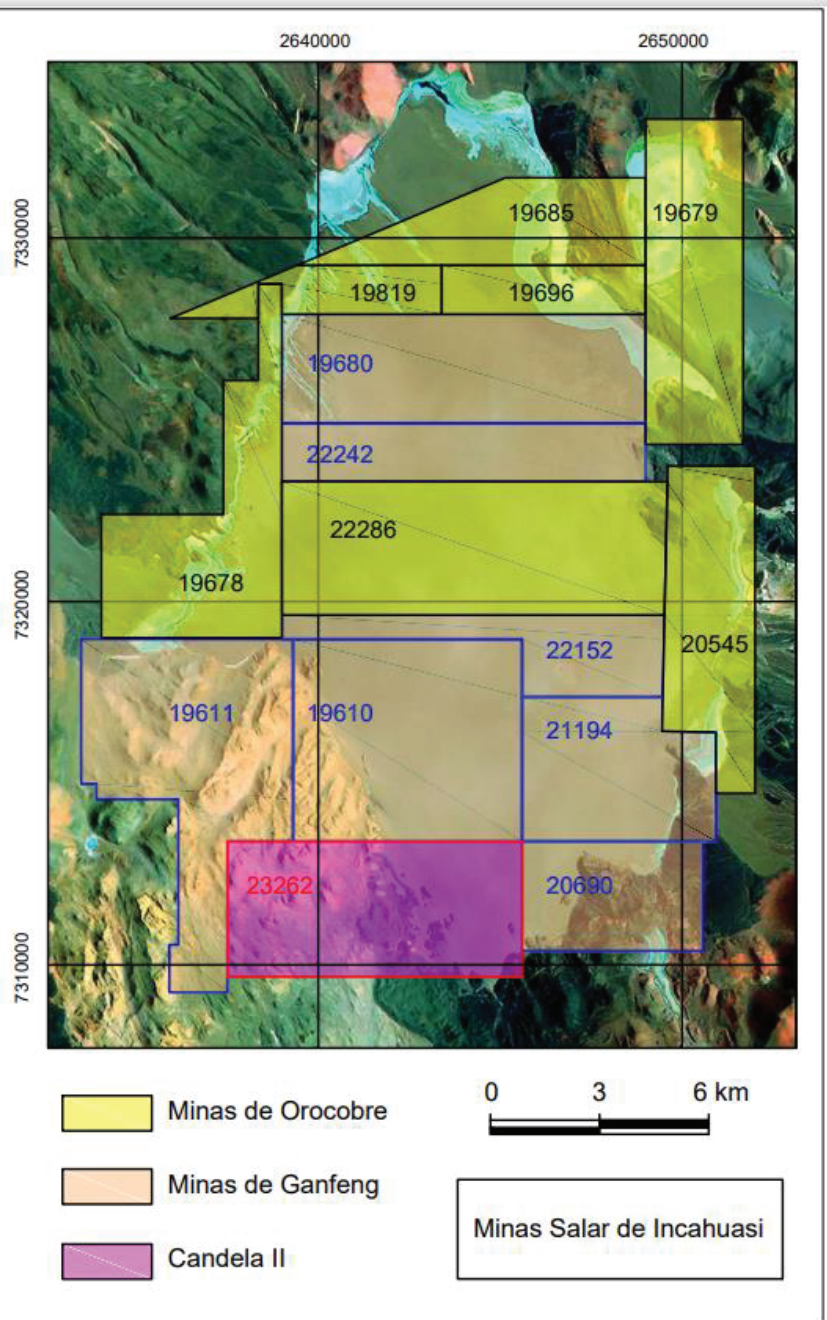


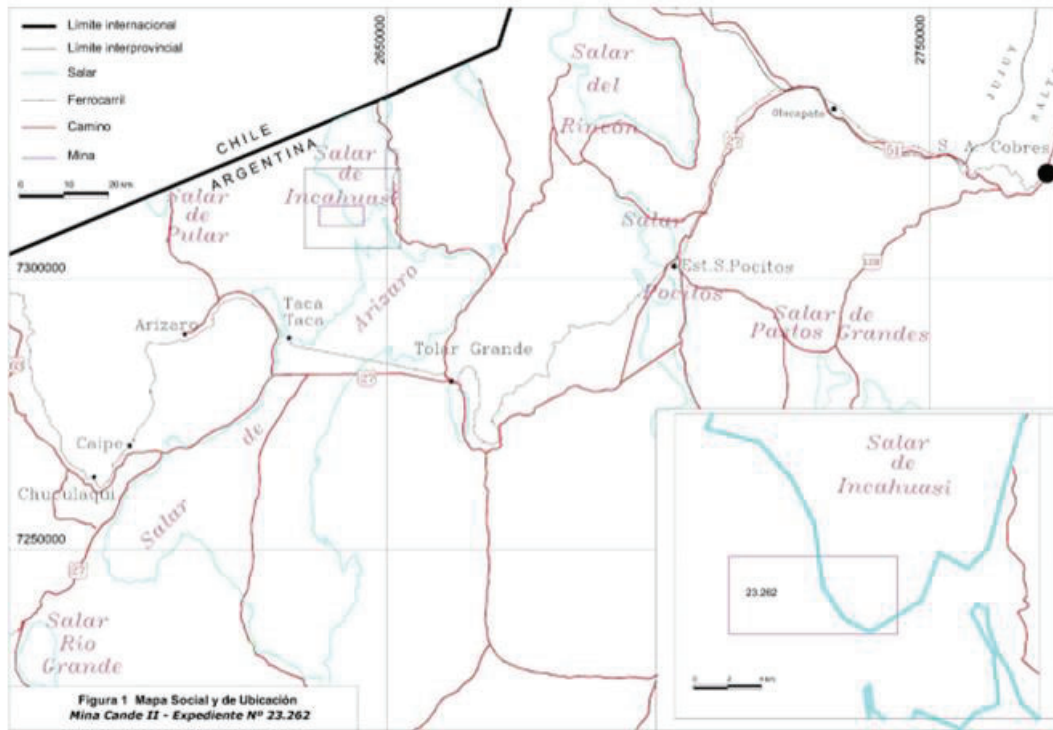
Figura 2. Mapa Geológico Regional



LOCATION MAP OF THE CONCESSION IN THE SALAR DE INCAHUASI

The Mining Law of Argentina includes all rights, concession, easements of all kinds, improvements and extensions, belongings, finishing stocks, formation of mining groups, and all improvements, goods and things that accesses and / or future access to this mining property, under the provisions of Article 12 of the *Argentinean Mining Code*.

GENERAL LOCATION MAP, SALARES OF ARGENTINA'S PUNA.



Las coordenadas Gauss Krugger Posgar de la mina son las siguientes: