

## **LESAE RENEWAL AGREEMENT**

**BETWEEN:**

**TRANSGLOBE HOLDINGS LTD.**

(the "Lessor")

-and-

**YEMIRA TRADING INC.**

(the "Lessee")

**Re: 12809 - 66 Street, Edmonton, Alberta**

The Lessor and the Lessee agree to renew the original Lease Agreement dated August 9, 2014 as follows:

**1. Page 4: Article 4.01 TERM:**

The Lease Term will be extended for a further term of Three (3) years. The renewed Lease will begin on the 1st day of October 2019 and end on the 30th day of September 2022;

**2. Page 4: Article 5.02 RENT:**

"The Monthly Basic Rent, payable in advance, hereinafter reserved is based upon the rates as follows:  
\$2,130.00 per month plus GST (or \$25,560.00 per annum plus GST)."

It is expressly understood that all the other terms and conditions of the Lease shall remain in full force and effect during the Renewal Term, except for the following:

- (a) Lessor's work responsibilities;
- (b) Free rents;
- (c) Lessee inducements.

**DATED** this 26 day of August, 2019.

**YEMIRA TRADING INC.**

Per: Ahmad Gohya

**TRANSGLOBE HOLDINGS LTD.**

Per: [Signature]