

ENCROACHMENT AGREEMENT

This Agreement dated this 21 day of November, 2011

BETWEEN:

THE REGIONAL MUNICIPALITY OF PEEL

(hereinafter called "the Region")

OF THE FIRST PART

-AND-

UNILEVER CANADA INC.

(hereinafter called "the Owner")

OF THE SECOND PART


WHEREAS the Owner is the registered owner of the lands known municipally as 307 Orenda Road in the City of Brampton, being legally described as Part Block F, Registered Plan 636, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel as in Instrument Number CH-30498, save and except Instrument Number CH-33357 (hereinafter referred to as the "Owner's Lands");

AND WHEREAS the Owner has requested the Region to permit a chain link fence to encroach on the widened limits of Dixie Road (Regional Road 4) (hereinafter referred to as the "Encroachment") being described as Part 1 on Reference Plan 43R-33769 (hereinafter referred to as the "Region Road");

NOW WITNESSETH that in consideration of the mutual covenants and agreements hereinafter set out, the parties agree as follows:

1. The recitals herein are true and accurate.
2. Subject to the provisions hereinafter set out, the Region permits the Owner to have the Encroachment remain in perpetuity (hereinafter referred to as the "Term").
3. The Owner agrees to pay the Region the following:

(a)	Administration fee (one time)	Nil
(b)	Registration fee (Registry Office)	Nil
(c)	Annual fee (each year throughout Term)	Nil
4. This Agreement may be terminated at any time by either party upon sixty (60) days written notice to the other party provided that an alternative location for the Owner's fire hydrant can be identified. The Owner agrees to remove the Encroachment at the Owner's sole expense within one hundred and twenty (120) days of any such notice of termination. This Agreement is also terminated upon the Owner obtaining approval of a development application of any manner whatsoever that would remove the technical impediment to a relocation of the Owner's fire hydrant. Upon termination due to a development application, the Owner shall remove the Encroachment at the Owner's sole expense within one hundred and twenty (120) days of the date that the development application is approved, or such longer period as may be reasonably required to relocate such fire hydrant. The parties acknowledge that they may negotiate a new encroachment agreement at the time of the submission of the development application but the Region is not bound to be required to enter into a new encroachment agreement. The Owner shall restore the area previously occupied by the Encroachment in a manner satisfactory to the Region, acting reasonably. The Owner agrees not to make any claims, demands, and/or commence any actions, suits, proceedings or maintain the same for any and all costs, damages, losses, compensations,


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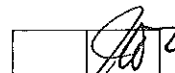
injurious affection arising from the Encroachment or as a result of the early termination of this Agreement.

5. Upon termination of this agreement, the Owner shall, at their sole cost and expense, remove the Encroachment and restore the area previously occupied by the Encroachment in a manner satisfactory to the Region, acting reasonably. The Owner agrees not to make any claims, demands, and/or commence any actions, suits, proceedings or maintain the same for any and all costs, damages, losses, compensations, injurious affection arising from the Encroachment or as a result of the termination of this Agreement all in accordance with its terms.
6. The Owner agrees and covenants that it will bear all costs associated with the Encroachment and agrees that, to its knowledge the Encroachment is now in a good and workmanlike condition and in compliance with all municipal by-laws and the laws of the Province of Ontario and shall be maintained in a good and workmanlike condition throughout the Term of this Agreement.
7. The Owner agrees not to hold the Region responsible in any way for any loss, accident, or damage or injury to person or persons on the Region Road resulting from the Encroachment. The Region shall not in any event whatsoever be liable or responsible in any way for any kind of liability, suit, claim, demand, fine, action, or proceeding of any kind for which the Owner, or those for whom they are in law responsible, may become liable or suffer by reason of the Encroachment, including any breach of or non-performance by the Owner of any provision of this Agreement, saving and excepting therefrom the sole gross negligence by the Region, or those for whom it is in law responsible. The Owner agrees to indemnify and save harmless the Region of and from all liabilities, fines, damages, suits, claims, demands, actions, and cost for such actions for which the Region may become liable or suffer by reason of the Encroachment, its use and or removal. Without restricting the generality of the foregoing, the Owner shall indemnify and save harmless the Region of and from all damages to persons or properties as a result of such Encroachment and its use and/or removal. This provision shall apply and survive the termination of this Agreement with respect to any act or omission that occurred during the Term of this Agreement.
8. The Owner agrees that there shall not be any addition, vertically, horizontally or otherwise, to the Encroachment. In the event that the Encroachment is being added to or materially altered, it will be relocated within the Owner's Lands. Upon such removal or relocation, this Agreement will be terminated.
9. Nothing in the Agreement shall be construed to mean that the Region by virtue of this Agreement has assumed the responsibility of such compliance or any compliance with any municipal by-laws. The Owner covenants to fully comply with any order, by-law, law, regulation, and direction of any lawful authority, including the municipal, provincial, or federal governments or their respective agents with respect to the Encroachment.
10. That the rights conferred by this Agreement shall not be assignable.
11. Any notice to be given or document to be delivered to the Owner or the Region shall be sufficiently given or delivered if delivered personally or if sent by facsimile transmission or ordinary prepaid mail to the following addresses:

If intended for the Owner, at:

Unilever Canada Inc.
Attn: Mr. John D. Coyne
1500-160 Bloor Street East
Toronto, Ontario M4W 3R2

Fax: 416-964-8831


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and if intended for the Region, at:

The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9


Attention: Manager of Real Estate
 905-791-7800, Extension 7624

Fax: 905-791-3645

Or to such other address or fax number as either party may from time to time notify the other. Any notice or other communication given by personal delivery shall be conclusively deemed to have been received by the party to which it is addressed on the day of actual delivery thereof, or if given by Fax, on the first business day following the transmittal thereof. Any notice sent by prepaid first class mail shall be deemed to have been delivered on the fifth (5th) business day following the date of mailing thereof provided that the postal services have not been interrupted in which case notice shall only be given by personal delivery or Fax as aforesaid.

12. The Owner consents to the registration of this Agreement on the title to the Owner's Lands and shall execute any or all such documents for such purposes.
13. The Owner shall obtain and maintain throughout the Term a Commercial General Liability insurance policy with limits of not less than FIVE MILLION DOLLARS (\$5,000,000.00) per occurrence, covering the Encroachment to protect the Owner and the Region, and those for whom the Region is in law responsible, from any and all claims for damages, personal injury including death, and for claims from property damage which may arise from the Owner's use and/or removal or in relation to the Encroachment under this Agreement, including the use or maintenance or removal of the Encroachment or any act or omission of Owner's contractors, agents or employees while engaged in the work of placing, maintaining, renewing or removing the Encroachment, and such coverage shall include all costs, charges and expenses reasonably incurred with any injury or damage. The insurance policy shall extend to cover the contractual obligations of Owner as stated within this Agreement, shall be in the name of the Owner and shall name The Regional Municipality of Peel as an additional insured thereunder. The policy shall provide that it cannot be cancelled, lapsed or materially changed without at least thirty (30) days notice to the Region by registered mail. Evidence of insurance satisfactory to the Region shall be provided prior to the execution of this Agreement, and annually thereafter.

If the Owner wholly self insures, the Owner will deliver a letter stating such self insurance to The Regional Municipality of Peel upon the effective date of this Agreement and annually upon each automatic renewal of this Agreement.


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14. This Agreement, when executed by the said Parties shall constitute a binding agreement.

IN WITNESS WHEREOF the Owner has on the 2nd day of February, 2012,
affixed its corporate seal attested by the hands of the duly authorized officer(s).

UNILEVER CANADA INC.

PER: _____

Name: John D. Coyne

Title: VP, General Counsel

PER: _____

Name: Eric Uziani

Title: CEO

I/We have the authority to bind the Corporation.

IN WITNESS WHEREOF The Regional Municipality of Peel has on the _____ day of _____, 20____ affixed its name under the hands of its signing officers in that behalf.

THE REGIONAL MUNICIPALITY OF PEEL

PER: _____

Name: Carol Reid

Title: Regional Clerk

I have the authority to bind the Regional Corporation.

REAL ESTATE TEAM
Regional Municipality of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9
905-791-7800, Ext. 7663

Realty File No.: ENC- 11105.00
Legal File No.: 17711
Date: November 21, 2011
Project #: 06-4020

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