



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

Ontario Heritage Trust heritage conservation easement property

Under Ontario Heritage Act section 10 (1) (c), the Trust may enter into agreements, covenants and easements with owners of real property or interests in real property for the conservation, protection and preservation of the heritage of Ontario. Under section 22 (1), any easement or covenant entered into by the Trust may be registered against the real property affected in the proper land registry office.

Conservation easements are voluntary legal agreements between heritage property owners and the Ontario Heritage Trust that protect significant features of a property. The terms of the easement are registered on the property title and apply to the easement donor and all future owners of the property. Easements allow the Trust to protect a heritage site without owning it. They also offer conservation-minded Ontarians an opportunity to permanently protect the heritage value of their property while continuing to enjoy it.

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at www.heritagetrust.on.ca.

Bien faisant l'objet d'une servitude de conservation du patrimoine par la Fiducie du patrimoine ontarien

En vertu de l'alinéa 10(1)c) de la *Loi sur le patrimoine de l'Ontario*, la Fiducie peut conclure des ententes et des engagements avec les propriétaires de biens immeubles ou les titulaires des droits qui s'y rattachent, et constituer des servitudes avec eux, en vue de la conservation, de la protection et de la préservation du patrimoine de l'Ontario. En vertu du paragraphe 22(1), les servitudes constituées ou les engagements conclus par la Fiducie peuvent être enregistrés sur les biens immeubles visés au bureau d'enregistrement immobilier approprié.

Les servitudes protectrices du patrimoine sont des ententes juridiques volontaires conclues entre les propriétaires de biens patrimoniaux et la Fiducie du patrimoine ontarien. Elles visent à protéger les caractéristiques importantes d'une propriété. Les conditions de la servitude sont enregistrées sur le titre de propriété et s'appliquent au donateur de même qu'à tous les propriétaires futurs. Les servitudes permettent à la Fiducie de protéger un site du patrimoine sans avoir à en devenir propriétaire. Elles offrent aussi l'occasion aux adeptes de la conservation en Ontario de protéger de façon permanente le caractère patrimonial de leurs propriétés, tout en pouvant continuer à en jouir.

Ce document est tiré du registre tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien au www.heritagetrust.on.ca.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="text-align: right; font-size: 24pt; font-weight: bold;">99396</p> <p>Number CERTIFICATE OF REGISTRATION 89 AUG 22 PM 12 09</p> <p>Land Registrar Office at Almonte, Ontario.</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;"><i>Mias</i> LAND REGISTRAR</p> <p>New Property Identifiers</p> <p>Executions</p>	(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 17 pages	
	(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document		Sec. 22 of the Ontario Heritage Act	
	(5) Consideration		TWO ----- Dollars \$2.00	
	(6) Description			
	Part of the North East Half of Lot 16, Concession 9, Town of Almonte, County of Lanark, designated as PART 3, Plan 26R-2385;			
	Together with a right-of-way over PART 2, Plan 26R-2385; <i>IN THE REGISTRY DIVISION OF ALMONTE (NO. 26)</i>			
(7) This Document Contains:		(b) Schedule for:		
(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

(8) This Document provides as follows:

Covenants and easements pursuant to section 22 of the Ontario Heritage Act, R.S.O. 1980, c.337

See Easement Agreement attached

RECEIVED
IN THE OFFICE

AUG 28 1989

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
THE ONTARIO HERITAGE FOUNDATION, (the "Foundation") by its solicitor	<i>C. Scott Allington</i> C. Scott Allington	1989 07 11

(11) Address for Service
77 Bloor Street West, 2nd Floor, Toronto, Ontario, M7A 2R9

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D

(13) Address for Service

(14) Municipal Address of Property Not Assigned	(15) Document Prepared by: Ministry of Culture and Communications, Legal Branch, 77 Bloor Street W., 2nd Fl., Toronto, Ontario, M7A 2R9	Fees and Tax
		Registration Fee
		Total

SCHEDULE

THIS EASEMENT AGREEMENT made the 1st day of February, 1989.

B E T W E E N:

MISSISSIPPI VALLEY TEXTILE MUSEUM,
a corporation incorporated under the
laws of the Dominion of Canada,

hereinafter called the "Owner"

OF THE FIRST PART;

- and -

THE ONTARIO HERITAGE FOUNDATION,
a body corporate continued by
the Ontario Heritage Act,
R.S.O. 1980, c. 337,

hereinafter called the "Foundation"

OF THE SECOND PART.

WHEREAS the Owner is the registered owner of certain lands and premises situated in the Town of Almonte, in the County of Lanark and Province of Ontario (hereinafter called the "Property"), being composed of Part of the North East Half of Lot 16, Concession 9, Town of Almonte, and more particularly described in Appendix "A" attached hereto;

AND WHEREAS a building of historical and architectural significance known as the Rosamond Mill Annex (hereinafter called the "Annex") is situated on the Property;

AND WHEREAS by section 7(c) of the Ontario Heritage Act, R.S.O. 1980, c. 337, one of the objects of the Foundation is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by section 10 (1) (b) of the Ontario Heritage Act, the Foundation is entitled to enter into agreements, covenants and easements with owners of real property, or interests therein, for the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by section 22 of the Ontario Heritage Act, such covenants and easements entered into by the Foundation, when registered in the proper land registry office against the real property affected by them, shall run with the real property and may, whether positive or negative in nature, be enforced by the Foundation or its assignee against the owner or any subsequent owners of the real property, even where the Foundation owns no other land which would be accommodated or benefitted by such covenants and easements;

AND WHEREAS the Owner and the Foundation desire to conserve aesthetic and scenic character and condition of the Property and the present historical, architectural, aesthetic and scenic character and condition of the exterior of the Annex as shown in heavy outline on the site plan attached hereto as Appendix "B" together with such interior areas being the office area as shown in cross hatched on Appendix "C" attached hereto and such interior features composed of the structural supports as identified on Appendix "C" of the floor plans (all of which are hereinafter called the "Heritage Elements");

AND WHEREAS to this end, the Owner and the Foundation desire to enter into this Easement Agreement (hereinafter called the "Agreement");

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the Foundation to the Owner (the receipt of which is hereby acknowledged), and for other valuable consideration, and in further consideration of the granting of the easements herein and in further consideration of the mutual covenants and restrictions hereinafter set forth, the Owner and the Foundation agree to abide by the following covenants, easements and restrictions which shall run with the Property forever.

1.0 Duties Of Owner

1.1 Alterations and Repairs

The Owner shall not, except as hereinafter set forth, without the prior written approval of the Foundation, undertake or permit any demolition, construction, alteration, remodelling, or any other thing or act which would materially affect the appearance or construction of the Heritage Elements. The approval required to be obtained from the Foundation herein shall be deemed to have been given upon the failure of the Foundation to respond in writing to a written request for it within sixty (60) days of receiving such request at its address as set out in paragraph 10.1 of this Agreement. If the approval of the Foundation is given or

deemed to be given under this paragraph, the Owner, in undertaking or permitting the construction, alteration, remodelling, or other thing or act so approved of or deemed to be approved of, shall use materials specified by the Foundation.

The Owner may, without the prior written approval of the Foundation, undertake or permit the repair or refinishing of presently existing parts or elements of the Heritage Elements, damage to which has resulted from casualty, loss, deterioration, or wear and tear, provided that such repair or refinishing may not be performed in a manner which would materially affect the construction or appearance of the Heritage Elements.

1.2 Insurance

The Owner shall at all times during the currency of this Agreement keep the building insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the building. The Owner shall have a form as set out in Appendix "D" attached hereto completed and certified by its insurance company and delivered to the Foundation within three (3) weeks of the execution of this Agreement, and thereafter evidence satisfactory to the Foundation of the renewal of insurance shall be delivered to the Foundation at least three (3) clear days before the termination thereof. If the Owner fails to so insure the building, or if any such insurance on the building is cancelled, the Foundation may effect such insurance as the Foundation reasonably deems necessary and any sum paid in so doing shall forthwith be paid by the Owner to the Foundation, or if not, shall be a debt owing to the Foundation and recoverable from the Owner by action in a court of law. All proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies on the building shall, on the written demand and in accordance with the requirements of the Foundation, be applied to replacement, rebuilding, restoration or repair of the building to the fullest extent possible having regard to the particular nature of the building and the cost of such work. The Owner's financial liability to replace, rebuild, restore or repair the building if it has been damaged or destroyed shall not exceed the proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies. In the event that the proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies are insufficient to effect a partial or complete restoration of the Heritage Elements, the Foundation shall have the privilege, but not the obligation, of contributing additional monies towards the replacement, rebuilding, restoration, or repair costs in order to effect a partial or complete restoration of the Heritage Elements, provided that the Foundation shall notify the Owner of the Foundation's intention to do so within forty (40) days after receiving from the Owner (a) the written request for permission to demolish referred to in paragraph 1.3, or (b) all plans and specifications for the replacement, rebuilding, restoration or repair of the Heritage Elements, as the case may be.

1.3 Demolition

The Owner shall notify the Foundation of any damage or destruction to the building within ten (10) clear days of such damage or destruction occurring. In the event that the building is damaged or destroyed and the replacement, rebuilding, restoration or repair of it is impractical because of the financial costs involved, or because of the particular nature of the building, the Owner shall, in writing within forty (40) days of the giving by the Owner of notice of such damage or destruction, request written approval of the Foundation to demolish the building, and in the event of receiving the approval in writing of the Foundation, be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the building. Such approval shall be deemed to have been received upon failure of the Foundation to respond in writing to a written request for it within forty (40) days of the receipt thereof.

1.4 Reconstruction By Owner

If the Foundation does not give the approval referred to in paragraph 1.3, or if the Owner has not requested the approval referred to in paragraph 1.3, the Owner shall replace, rebuild, restore or repair the building to the limit of any proceeds receivable under any fire and extended coverage insurance policy or policies on the building and of any additional monies contributed by the Foundation towards the replacement, rebuilding, restoration or repair of the Heritage Elements under the provisions of paragraph 1.2 to effect a partial or complete restoration of the building. Before the commencement of such work, the Owner shall submit all plans and specifications for the replacement, rebuilding, restoration or repair of the Heritage Elements to the Foundation for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the building. Restorative work on the Heritage Elements shall not be commenced without the prior written approval of the Foundation and shall be performed upon such terms and conditions as the Foundation may stipulate. Such approval shall be deemed to have been received upon failure of the Foundation to respond in writing to a written request for it within thirty (30) days of the receipt of such request by the Foundation. The Owner shall cause all replacement, rebuilding, restoration and repair work on the Heritage Elements to be commenced within thirty (30) days of the approval by the Foundation of the plans and specifications for it and to be completed within nine (9) months of commencement, or as soon as possible thereafter if factors beyond its control prevent completion within the said nine (9) months, and the Owner shall cause all such work to conform to the plans and specifications approved of and terms and conditions stipulated by the Foundation.

1.5 Reconstruction By Foundation

In the event that the request to demolish the building is not submitted or is refused pursuant to the provisions of paragraph 1.3 and the Owner fails to submit plans and specifications for the replacement, rebuilding, restoration or repair of the Heritage Elements pursuant to paragraph 1.4 which are acceptable to the Foundation, the Foundation may prepare its own set of acceptable plans and specifications for the Heritage Elements. The Owner shall have thirty (30) days from receiving a copy of such plans and specifications to notify the Foundation in writing that it intends to replace, rebuild, restore or repair the Heritage Elements in accordance with those plans and specifications. If the Owner does not so notify the Foundation within the said thirty (30) days, the Foundation may proceed with replacing, rebuilding, restoring or repairing the building up to the value of any insurance proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies and of any additional amount that the Foundation is prepared to contribute to effect a partial or complete restoration of the Heritage Elements. The Owner shall reimburse the Foundation for any expenses incurred by the Foundation thereby to an amount not to exceed any insurance proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies.

In the event that the Foundation does not submit its own acceptable plans and specifications or does not proceed with replacing, rebuilding, restoring or repairing the building within sixty (60) days after it becomes so entitled, unless it is prevented from so doing by the action or omission of the Owner or any tenant or agent of the Owner, or by any other factors beyond its control, the Foundation's rights under this paragraph shall automatically terminate and the Owner shall be entitled to retain the proceeds receivable under any fire and extended coverage insurance policy or policies and to demolish the building.

1.6 Maintenance Of The Building

The Owner shall at all times maintain the building in as good and sound state of repair as a prudent owner would normally do so that no deterioration in the present condition and appearance of the Heritage Elements shall take place.

1.7 Signs, Structures, Etc.

The Owner shall not erect or permit the erection on the building of any signs, permanent storms, screens or awnings, television aeriels or other similar type objects without the prior written approval of the Foundation.

1.8 Surrounding Lands

In respect to the Property, the Owner shall not, except with the prior written approval of the Foundation,

- (a) grant any easement or right of way;
- (b) erect or remove or permit the erection or removal of any building, sign, fence, or other structure of any type whatsoever;
- (c) allow the dumping of soil, garbage, waste or other unsightly, hazardous or offensive materials of any type or description;
- (d) except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of soil, rock, or other materials;
- (e) allow the removal, destruction or cutting of trees, shrubs or other vegetation except as may be necessary for (i) the prevention or treatment of disease, or (ii) other good husbandry practices;
- (f) allow the planting of trees, shrubs or other vegetation which would have the effect of (i) reducing the aesthetics of the building or the Property, or (ii) causing any damage to the building;
- (g) allow any activities, actions or uses detrimental or adverse to water conservation, erosion control and soil conservation.

2.0 Approvals

2.1 Where any request for approval required under this Agreement is made, the determination of the Foundation may be based upon choice of materials, architectural design, historical authenticity, or any other grounds, not limited to purely aesthetic or historical grounds, but the Foundation's approval shall not be unreasonably withheld.

3.0 Remedies Of Foundation

3.1 If the Foundation is of the opinion that the Owner has neglected or refused to perform any of its obligations set out in this Agreement, the Foundation may, in addition to any of its other legal or equitable remedies, serve on the Owner a notice setting out particulars of the breach and of the Foundation's estimated maximum costs of remedying the breach. The Owner shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the Foundation for remedying the breach.

If within those thirty (30) days the Owner has not remedied the breach or made arrangements satisfactory to the Foundation for remedying the breach, or if the Owner does not carry out the said arrangements within a reasonable period of time, the Foundation may enter

upon the Property and may carry out the Owner's obligations and the Owner shall reimburse the Foundation for any expenses incurred thereby, up to the estimated maximum costs of remedying the breach set out in the aforesaid notice. Such expenses incurred by the Foundation shall, until paid to it by the Owner, be a debt owed by the Owner to the Foundation and recoverable by the Foundation by action in a court of law.

4.0 Waiver

4.1 The failure of the Foundation at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Foundation of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

5.0 Extension Of Time

5.1 Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of the parties, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

6.0 Use of Property

6.1 The Owner expressly reserves for itself, its representatives, successors and assigns the right to use the Property for all purposes not inconsistent with this Agreement.

7.0 Inspection Of The Property

7.1 The Foundation or its representatives shall be permitted at all reasonable times to enter upon and inspect the Property and the building upon prior written notice to the Owner of at least twenty-four (24) hours.

8.0 Plaque and Publicity

8.1 The Owner agrees to allow the Foundation to erect a plaque on the building, in a tasteful manner and at the Foundation's expense, indicating that the Foundation holds a conservation easement on the Property. The Owner also agrees to allow the Foundation to publicize the existence of the easement.

9.0 Severability Of Covenants

9.1 The Owner and the Foundation agree that all covenants, easements and restrictions contained in this Agreement shall be severable, and that should any covenant, easement or restriction in this Agreement be declared invalid or unenforceable, the remaining covenants, easements and restrictions shall not terminate thereby.

10.0 Notice

10.1 Addresses Of Parties

Any requests for approval required under this Agreement and the Foundation's replies to such requests shall be delivered to the parties at their respective addresses by prepaid ordinary mail. The respective addresses of the parties for such purposes presently are as follows:

THE OWNER

Mississippi Valley
Textile Museum,
Box 784,
70 Mill Street,
Almonte, Ontario
K0A 1A0

THE FOUNDATION

The Ontario Heritage Foundation,
77 Bloor Street West,
2nd Floor,
Toronto, Ontario.
M7A 2R9

The parties agree to notify each other immediately, in writing, of any changes of address from those set out above

10.2 Service By Mail

Except in the event of an interruption in the postal service, any notices to be given under this Agreement shall be sent by pre-paid registered mail addressed to the parties at their respective addresses as set out in paragraph 10.1.

Such notice shall be deemed to have been received on the second clear day following the day on which it was sent.

10.3 Service Where Postal Service Interrupted

In the event of any interruption in the postal service, notice may be given to either party at its respective address as set out in paragraph 10.1, either in person or by special courier. The party receiving the notice shall indicate the receipt of it by signing a form of acknowledgement of receipt, and the notice shall be deemed to have been received on the date on which the form of acknowledgement of receipt was signed. In the event that either party refuses to sign an acknowledgement of receipt of the notice, the person delivering the notice may swear an affidavit of service, and the notice shall be presumed to have been received on the date of service as set out in such affidavit.

11.0 Costs

11.1 In the event that a dispute arises between either of the parties hereto because of this Agreement, each party shall be responsible for its own legal fees, court costs and all other similar type expenses which may result from any such dispute.

12.0 Indemnification

12.1 The Owner shall hold the Foundation harmless against and from any and all liabilities, suits, actions, proceedings, claims, causes, damages, judgments or costs whatsoever (including all costs of defending such claims) arising out of, incidental to, or in connection with any injury or damage to person or property of every nature and kind (including death resulting therefrom), occasioned by anything done pursuant to this Agreement by the Owner, save and except for any such liabilities and claims for or in respect of any act, deed, matter or thing made or done by the Foundation, its agents, servants or workmen pursuant to paragraphs 1.5 and 3.0.

13.0 Supplementary Agreement

13.1 When the Foundation has made photographs, drawings and other material depicting the Property and the Heritage Elements, the Owner shall execute an agreement in respect to the Property and the Heritage Elements which said agreement shall specifically provide for the attachment of photographs, drawings and other material depicting the Property and the Heritage Elements and shall be supplemental hereto and form a part hereof.

14.0 Entirety

14.1 This written Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal, collateral or otherwise, exist between the parties except as herein expressly set out.

15.0 Subsequent Instruments To Contain These Provisions

15.1 Notice of these covenants, easements and restrictions shall be inserted by the Owner in any subsequent deed, lease or other legal instrument by which it transfers either the fee simple title to or its possessory interest in the whole or any part of the Property or the building.

15.2 The Owner shall immediately notify the Foundation in the event that it transfers either the fee simple title to or its possessory interest in the Property or the building.

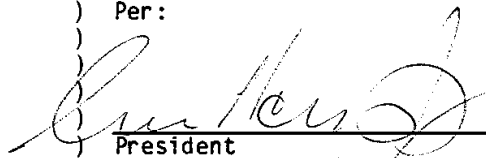
16.0 Covenants To Run With The Property

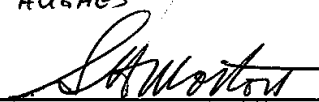
16.1 The covenants, easements and restrictions set out in this Agreement shall run with the Property and shall enure to the benefit of and be binding upon the parties hereto and their successors and assigns.

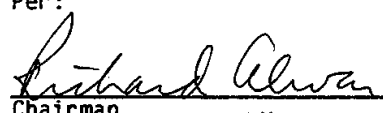
IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

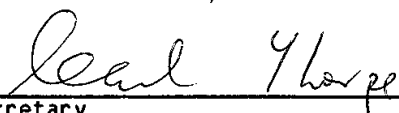
SIGNED, SEALED AND DELIVERED

in the presence of:

) MISSISSIPPI VALLEY TEXTILE MUSEUM
) Per:


President
ALEX HUGHES


) Secretary
S. H. MORTON
)
) THE ONTARIO HERITAGE FOUNDATION
) Per:


) Chairman
RICHARD ALWAY


) Secretary
CARL THORPE
)

APPENDIX "A"

Attached to and forming part of the Easement Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1989.

DESCRIPTION OF THE PROPERTY

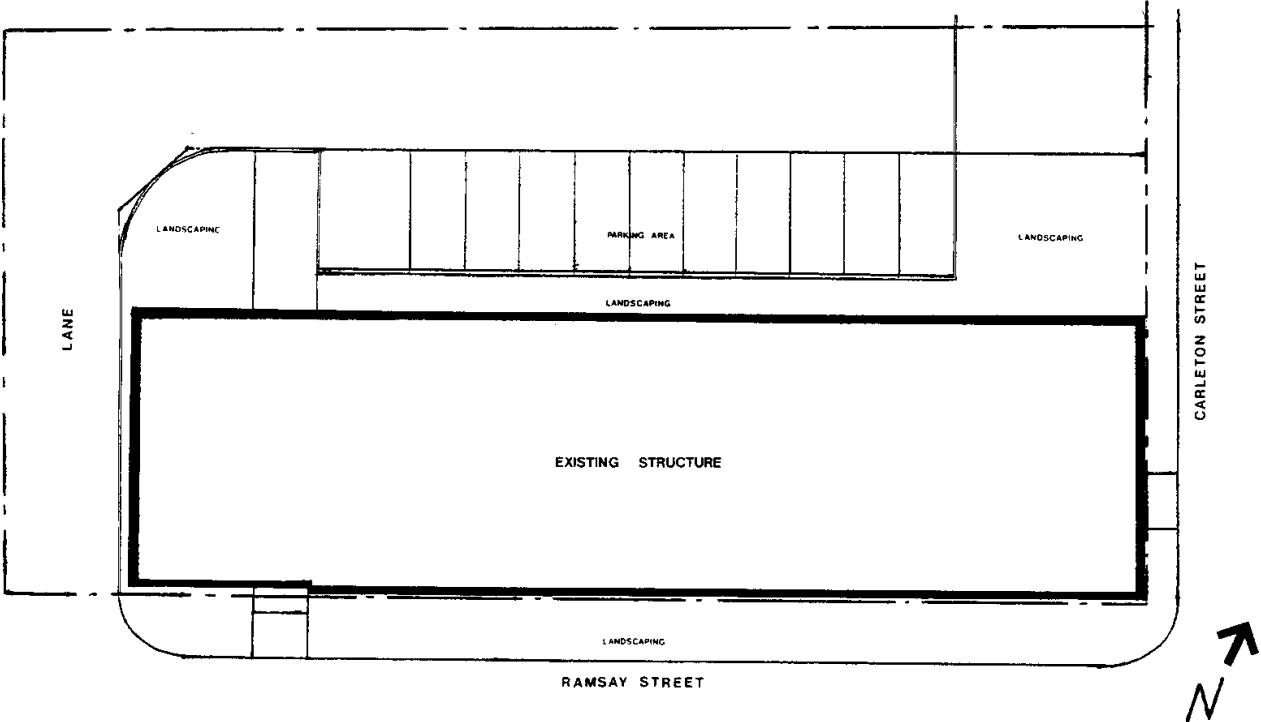
ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Almonte, in the County of Lanark, and Province of Ontario, being composed of part of the North East Half of Lot 16, Concession 9, Town of Almonte, designated as PART 3 on Reference Plan 26R-2385.

TOGETHER WITH a right-of-way over PART 2 on said Reference Plan 26R-2385.

APPENDIX "B"

Attached to and forming part of the Easement Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1989.

SITE PLAN

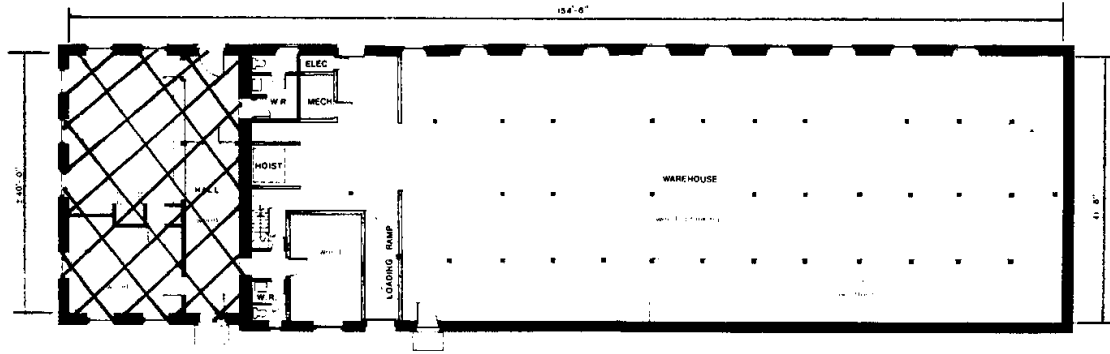


NOTE: Sketch not to scale

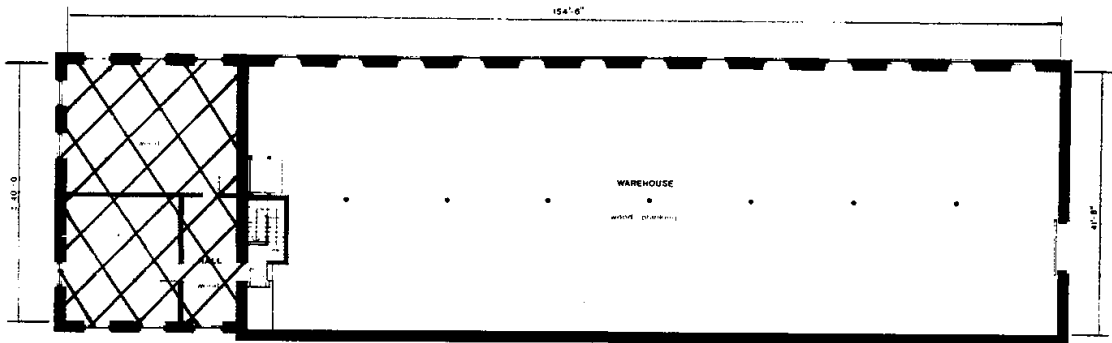
APPENDIX "C"

Attached to and forming part of the Easement Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1989.

FLOOR PLANS






LOWER FLOOR PLAN



UPPER FLOOR PLAN

LEGEND

-  - office area
-  - structural supports
-  - structural supports

NOTE: Sketch not to scale

APPENDIX "D"

Attached to and forming part of the Easement Agreement between the MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated 1st day of February, 1989.

CERTIFICATE OF INSURANCE



Ontario
Heritage
Foundation

Certificate of Insurance

Name of Insurer	
Insurance Agent or Broker	
Address	
	Telephone

This is to certify that the insurance policy or policies detailed below are in force subject to the terms, conditions and exclusions of the policies.

Kind of Policy	Policy Number	Expiry Date			Amount of Coverage	Form Written
		Day	Month	Year		
Dwelling Policy <input type="checkbox"/> Fire <input type="checkbox"/> All Risk <input type="checkbox"/> Malicious Damage						Optional Loss Settlement Clause <input type="checkbox"/> yes <input type="checkbox"/> no
Commercial Policy <input type="checkbox"/> Fire <input type="checkbox"/> All Risk <input type="checkbox"/> Extended Coverage <input type="checkbox"/> Malicious Damage						<input type="checkbox"/> Actual Cash Value <input type="checkbox"/> Replacement Cost Value <input type="checkbox"/> Co-Insurance Clause % _____ <input type="checkbox"/> Stated Amount % _____

Additional Insured

It is hereby provided and agreed that 'The Ontario Heritage Foundation', Queen's Park, Toronto, Ontario is added to the above Policy or Policies as its interests may appear.

It is also understood and agreed the undersigned hereby certifies if any of these policies are cancelled or materially changed before expiry date, so as to affect this Certificate; ten days prior written notice of such change or cancellation will be mailed to The Ontario Heritage Foundation at the above address.

It is also understood in the absence of the Insured, or the inability, refusal or neglect of the Insured to give notice of loss or deliver the required Proof of Loss under the policy, then The Ontario Heritage Foundation shall forthwith give the notice upon becoming aware of the loss and shall deliver as soon as practicable the Proof of Loss.

Name of Insured
Address of Property
Date

Name of Insurer
Signature of Insurer's Official
Department or Title

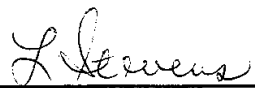
This Certificate must be signed only by an official of the insurer. Signature of an agent or broker is not acceptable.

PROVINCE OF ONTARIO) IN THE MATTER OF
COUNTY OF) the Ontario Heritage
LANARK) Act, R.S.O. 1980,
) c. 337
)
)

C O N S E N T

Pursuant to section 10 (1) (b) of the Ontario Heritage Act, R.S.O. 1980, c. 337, and delegated authority pursuant to section 7 (1) of the Ministry of Citizenship and Culture Act, S.O. 1982, c. 6, I, the undersigned Assistant Deputy Minister, Culture Division, Ministry of Culture and Communications for the Province of Ontario, do hereby consent to the execution by The Ontario Heritage Foundation of the attached Easement Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1989, and do hereby certify that the said Easement Agreement is in accordance with policies and priorities for the conservation, protection and preservation of the heritage of Ontario.

DATED at Toronto this 20th day of June, 1989.



Linda Stevens,
Assistant Deputy Minister,
Culture Division,
Ministry of Culture and
Communications

FOR OFFICE USE ONLY

155831

CERTIFICATE OF REGISTRATION
LANARK (27) ALMONTE
LAND REGISTRAR

SEP 4 PM 1 04



New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 31 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document SUPPLEMENTARY AGREEMENT Ontario Heritage Act, section 22

(5) Consideration TWO Dollars \$ 2.00

(6) Description
Part North-East Half Lot 16, Concession 9, Town of Almonte, County of Lanark:
Part 3, Plan 26R-2385, with right-of-way on Part 2, Plan 26R-2385 (being part said North-East Half Lot 16). Registry Division of Lanark.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:

Covenants and easements pursuant to section 22 of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

See Supplementary Agreement attached.

ONTARIO HERITAGE FOUNDATION was formerly described as THE ONTARIO HERITAGE FOUNDATION by section 1(d) of the Ontario Heritage Act, R.S.O. 1980, c.337, which corporate name was changed by section 1 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, which came into force on 31 December 1991.

Continued on Schedule

(9) This Document relates to instrument number(s)

Heritage Easement Agreement No. 99396

(10) Party(ies) (Set out Status or Interest)

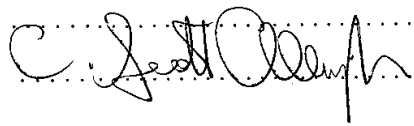
Name(s)

Signature(s)

Date of Signature
Y M D

ONTARIO HERITAGE FOUNDATION

by its solicitor C. Scott Allington



1994 01 04

(11) Address for Service

10 Adelaide Street East, Toronto, Ont. M5C 1J3

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

3 Rosamond Street East
Almonte, Ont.
K0A 1A0

(15) Document Prepared by:

C. Scott Allington, Counsel
Legal Services Branch
Ministry of Culture, Tourism
and Recreation: 2nd Floor
77 Bloor Street West
Toronto, Ont. M7A 2R9 (DP)

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee	
Total	

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT dated as of the 25th day of June, 1993.

BETWEEN:

MISSISSIPPI VALLEY TEXTILE MUSEUM,
a corporation incorporated under the
laws of the Province of Ontario,

(hereinafter called the "Owner")

OF THE FIRST PART;

- and -

ONTARIO HERITAGE FOUNDATION,
a body corporate continued by
the Ontario Heritage Act,
R.S.O. 1990, c.O.18,

(hereinafter called the "Foundation")

OF THE SECOND PART.

WHEREAS the Owner is the registered owner of certain lands and premises situated in the Town of Almonte, in the County of Lanark and Province of Ontario (hereinafter called the "Property"), being composed of Part of the North East Half of Lot 16, Concession 9, Town of Almonte, and more particularly described in Appendix "A" attached hereto;

AND WHEREAS a building of historical and architectural significance known as the Rosamond Mill Annex (hereinafter called the "Annex") is situated on the Property;

AND WHEREAS the Foundation was formerly described as The Ontario Heritage Foundation by section 1(d) of the Ontario Heritage Act, R.S.O 1980, c.337, which corporate name was changed by section 1 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, which came into force on December 31, 1991;

AND WHEREAS by section 7(c) of the Ontario Heritage Act, one of the objects of the Foundation is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by section 10(1)(b) of the Ontario Heritage Act, the Foundation is entitled to enter into agreements, covenants and easements with owners of real property, or interests therein, for the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by section 22 of the Ontario Heritage Act, such covenants and easements entered into by the Foundation, when registered in the proper land registry office against the real property affected by them, shall run with the real property and may, whether positive or negative in nature, be enforced by the Foundation or its assignee against the Owner or any subsequent owners of the real property, even where the Foundation owns no other land which would be accommodated or benefitted by such covenants and easements;

AND WHEREAS the Owner and the Foundation entered into an easement agreement (hereinafter called the "Easement Agreement"), dated the 1st day of February, 1989 and registered in the land registry office for the Registry Division of Almonte (No. 26) on the 22nd day of August, 1989, as Instrument No. 99396, for the conservation, protection and preservation of the historical, architectural, aesthetic and scenic character and condition of the exterior of the Annex as shown in heavy outline on the site plan attached hereto as Appendix "B" together with such interior areas being the office area as shown in cross hatch on Appendix "C" attached hereto and such other interior features composed of the structural supports, the approximate location of which is identified in Appendix "C" of the floor plans (all of which are hereinafter called the "Heritage Elements");

AND WHEREAS paragraph 13.1 of the Easement Agreement provided for the execution of an agreement (hereinafter called the "Supplementary Agreement") containing photographs, drawings and other material depicting the Property and the Heritage Elements which would be supplemental to and form a part of the Easement Agreement;

AND WHEREAS the Foundation has made photographs, drawings and other material depicting the Property and the Heritage Elements;

NOW THEREFORE THIS SUPPLEMENTARY AGREEMENT
WITNESSETH that in consideration of the sum of TWO DOLLARS
(\$2.00) of lawful money of Canada now paid by the
Foundation to the Owner (the receipt of which is hereby
acknowledged), and for other valuable consideration, the
Owner and the Foundation agree as follows:

1. The photographs, drawings and other material
attached hereto and incorporated herein as Appendix "D",
and the originals or facsimiles thereof which are filed in
and may be examined at the Archives of Ontario, depict the
Property and the Heritage Elements and no demolition,
construction, reconstruction, alteration, remodelling, or
any other thing or act which would materially affect the
appearance or construction of the Property and/or the
Heritage Elements as depicted in the said photographs,
drawings and material shall be undertaken, permitted or
carried out without the prior written approval of the
Foundation as described in the Easement Agreement.

2. The provisions of this Supplementary Agreement shall
be deemed to be and form part of the Easement Agreement as
if originally included therein and all terms, conditions,
covenants, easements and restrictions of the Easement
Agreement shall remain in effect and shall continue to run
with the Property forever.

3. This Supplementary Agreement and the Easement
Agreement of which it forms a part embody the entire
agreement of the parties hereto with regard to the matters
dealt with herein and no understandings, representations or
agreements, verbal, collateral or otherwise exist between
the parties except as herein expressly set out.

4. This Supplementary Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

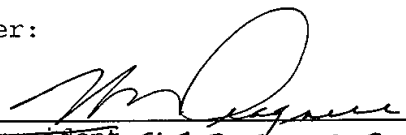
IN WITNESS WHEREOF the parties have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

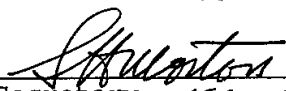
in the presence of:

) MISSISSIPPI VALLEY TEXTILE MUSEUM

) Per:


) 
) ~~President~~ CHAIRMAN OF THE BOARD
) HERB PRAGNELL

c/s

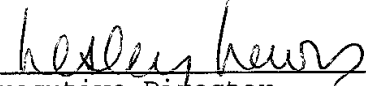
) 
) Secretary STAN MORTON

) WE HAVE AUTHORITY TO BIND THE CORPORATION
) ONTARIO HERITAGE FOUNDATION

) Per:

) 
) Chair
) Dorothy Duncan

c/s

) 
) Executive Director
) Lesley Lewis

APPENDIX "A"

Attached to and forming part of the Supplementary Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the First Part, and the ONTARIO HERITAGE FOUNDATION, of the Second Part, dated as of the 25th day of June 1993.

DESCRIPTION OF THE PROPERTY

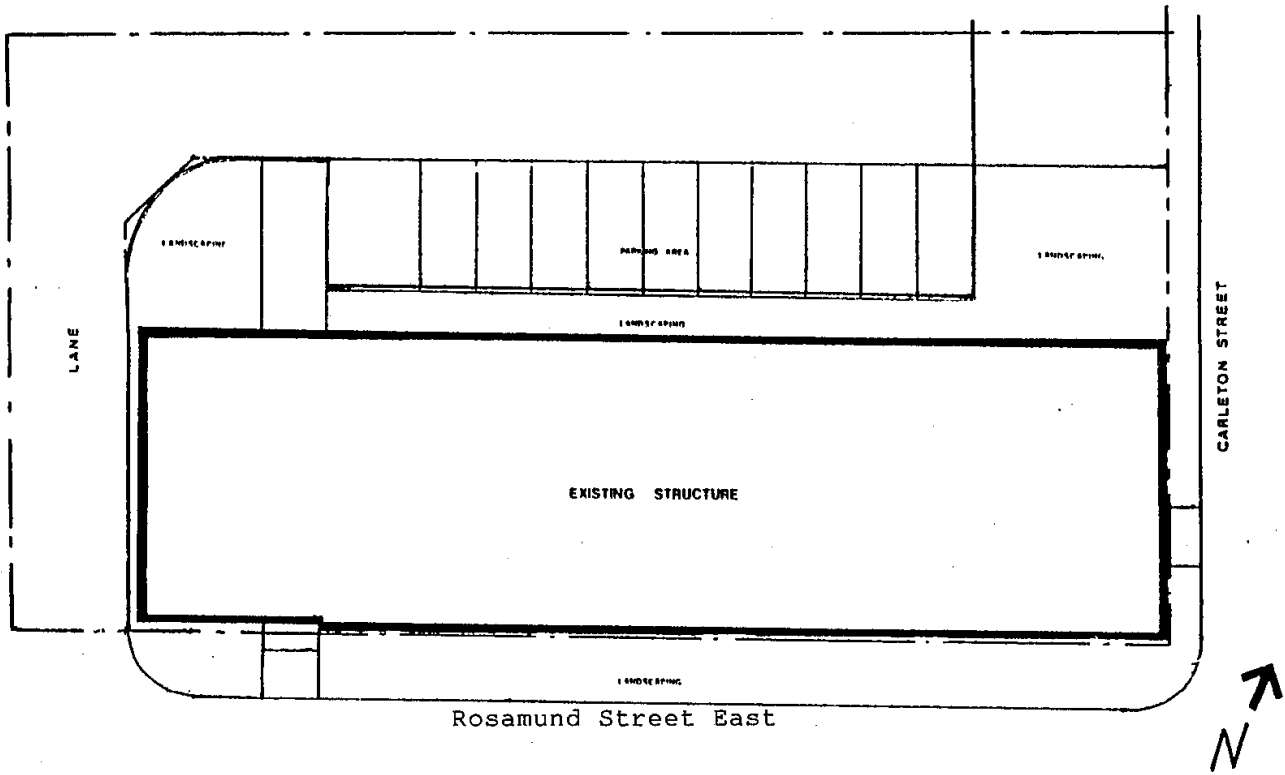
Part North-East Half Lot 16,
Concession 9,
Town of Almonte,
County of Lanark,
Registry Division of Lanark:

Part 3, Reference Plan 26R-2385,
together with a right-of-way on Part 2, Plan 26R-2385
(being part of the said North-East Half of Lot 16).

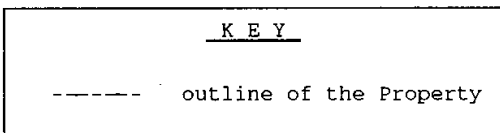
APPENDIX "B"

Attached to and forming part of the Supplementary Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and the ONTARIO HERITAGE FOUNDATION, of the second part, dated as of the 25th day of June, 1993.

SITE PLAN



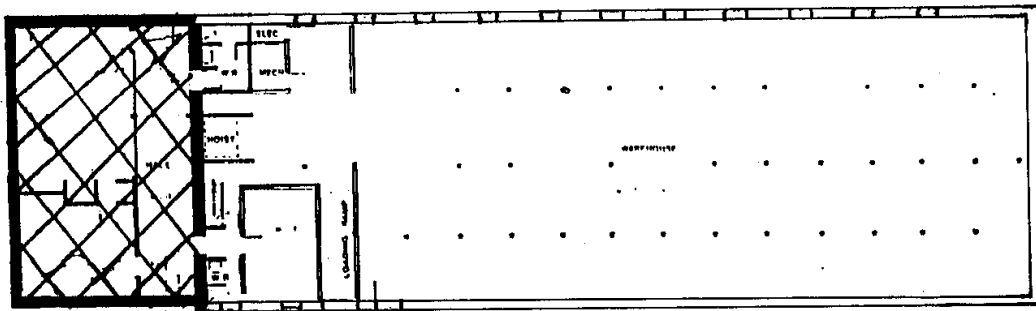
THIS DIAGRAM IS NOT TO SCALE



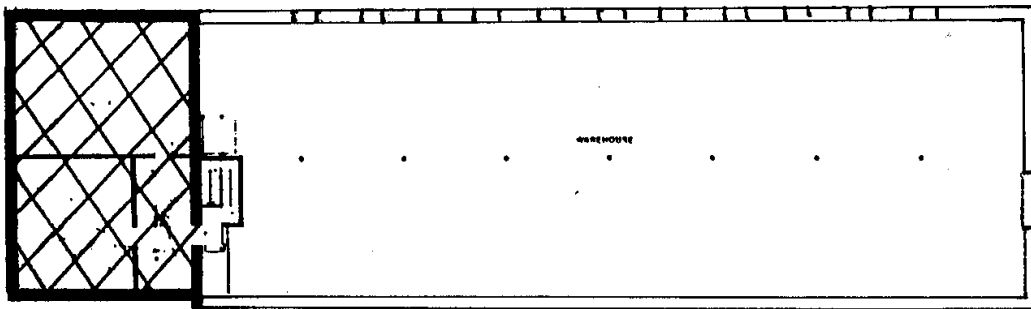
APPENDIX "C"

Attached to and forming part of the Supplementary Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and the ONTARIO HERITAGE FOUNDATION, of the second part, dated as of the 25th day of June, 1993.

FLOOR PLANS

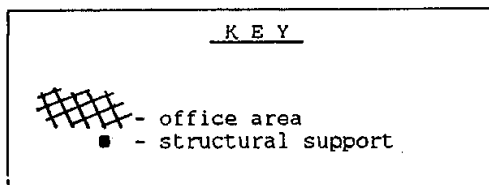


GROUND FLOOR



SECOND FLOOR

THIS DIAGRAM IS NOT TO SCALE

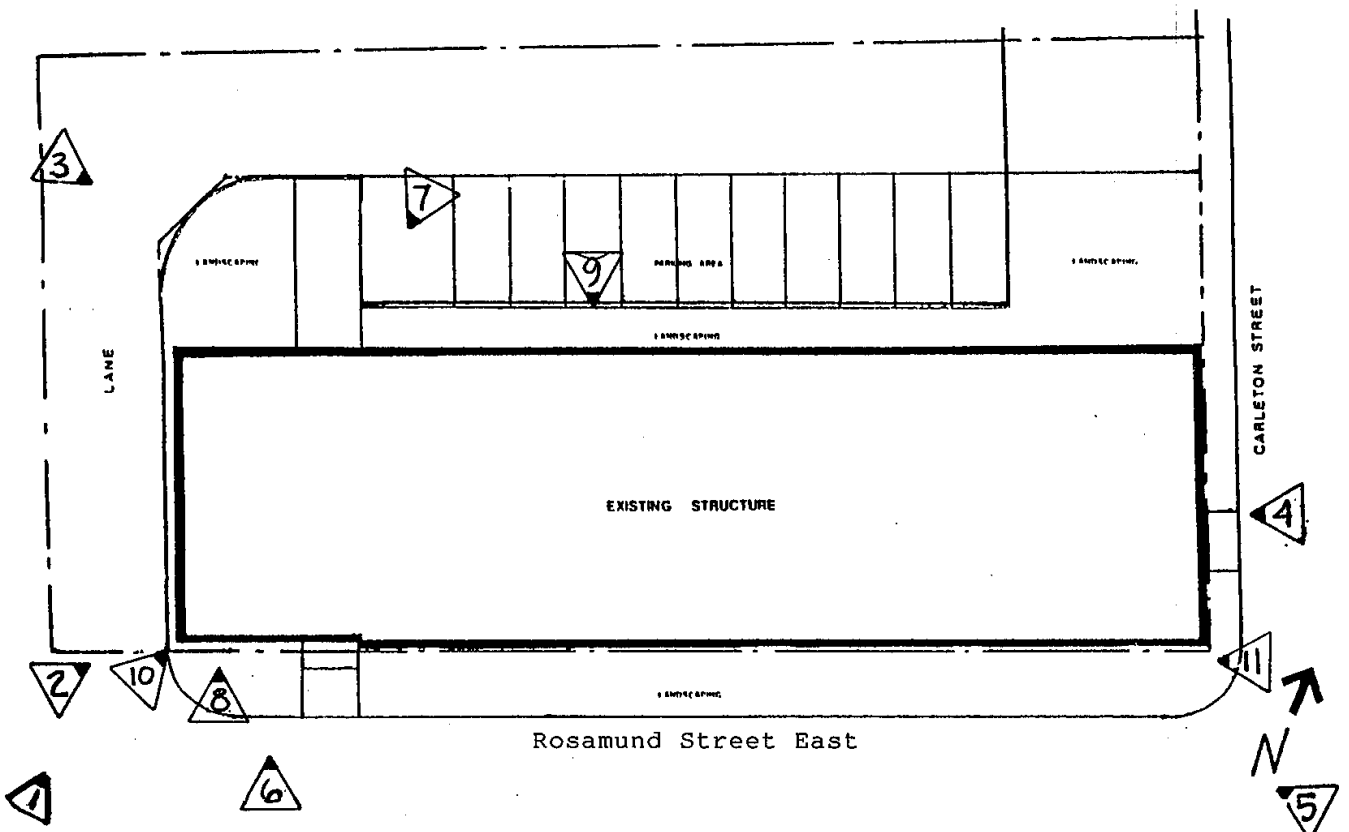


APPENDIX "D"

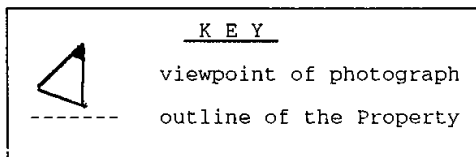
Attached to and forming part of the Supplementary Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM, of the first part, and the ONTARIO HERITAGE FOUNDATION, of the second part, dated as of the 25th day of June, 1993.

- 1. SITE PLAN
- 2. FLOOR PLANS
- 3. PHOTOGRAPHS

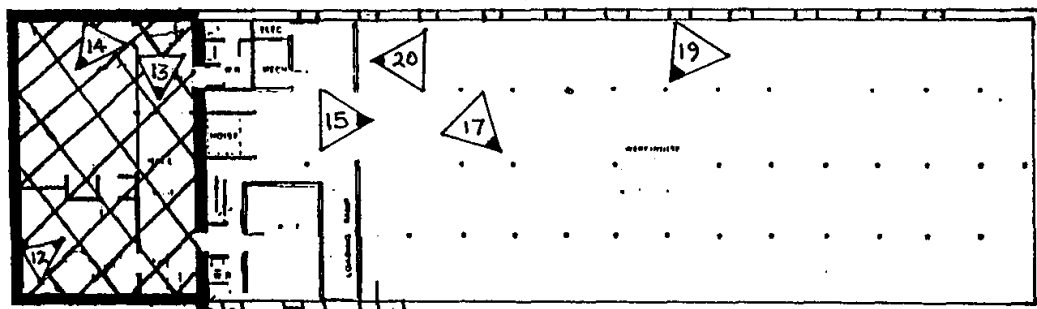
1. SITE PLAN



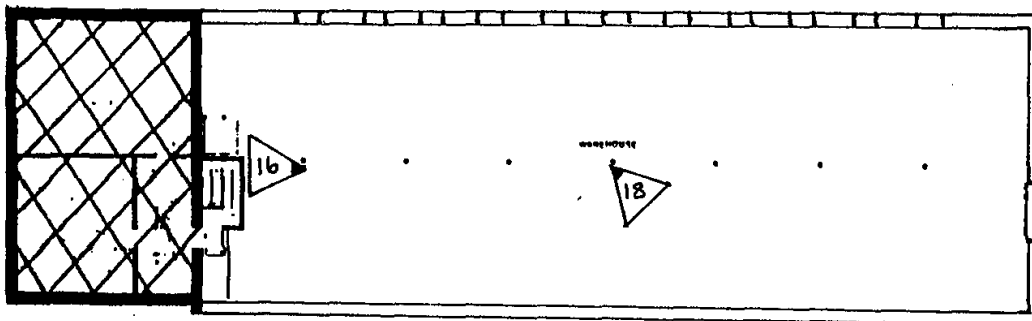
THIS DIAGRAM IS NOT TO SCALE



2. FLOOR PLANS

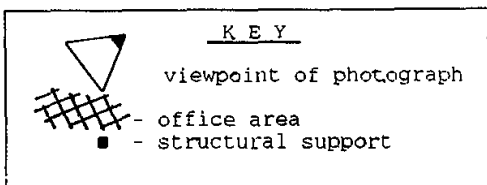


GROUND FLOOR



SECOND FLOOR

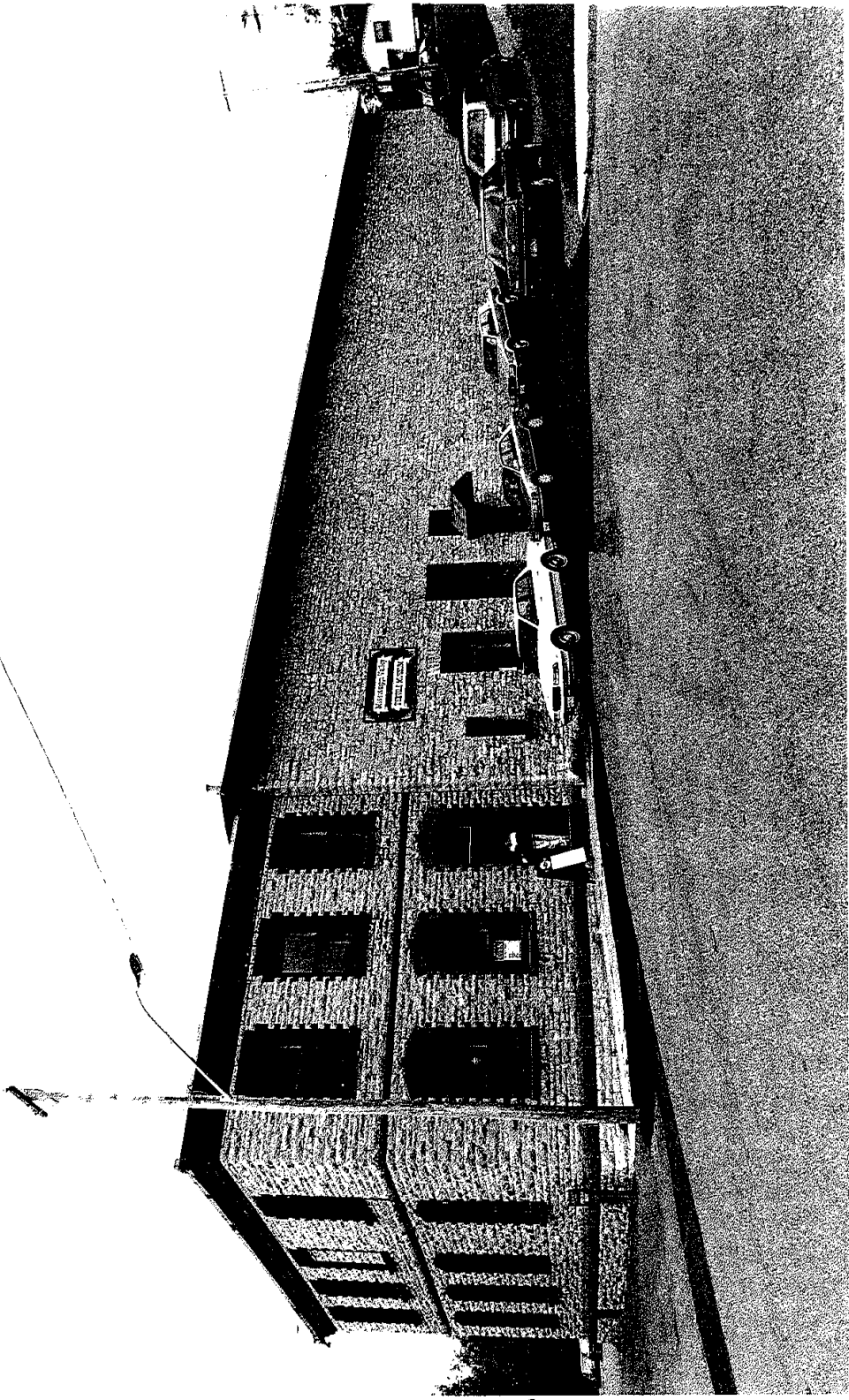
THIS DIAGRAM IS NOT TO SCALE



//

3. PHOTOGRAPHS

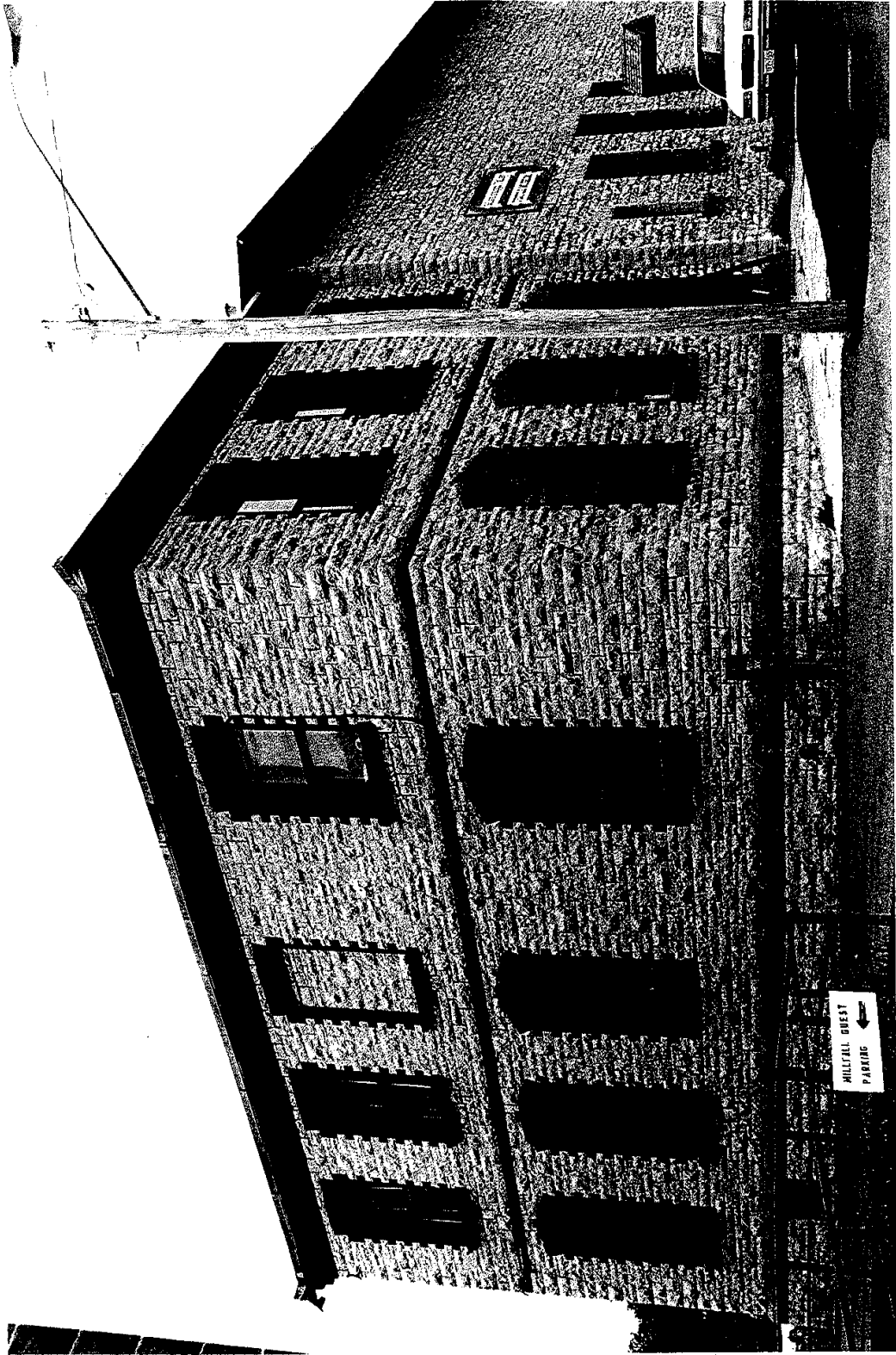
PHOTOGRAPH 1



View of the south facade showing office and warehouse portions of Mississippi Textile Mill.

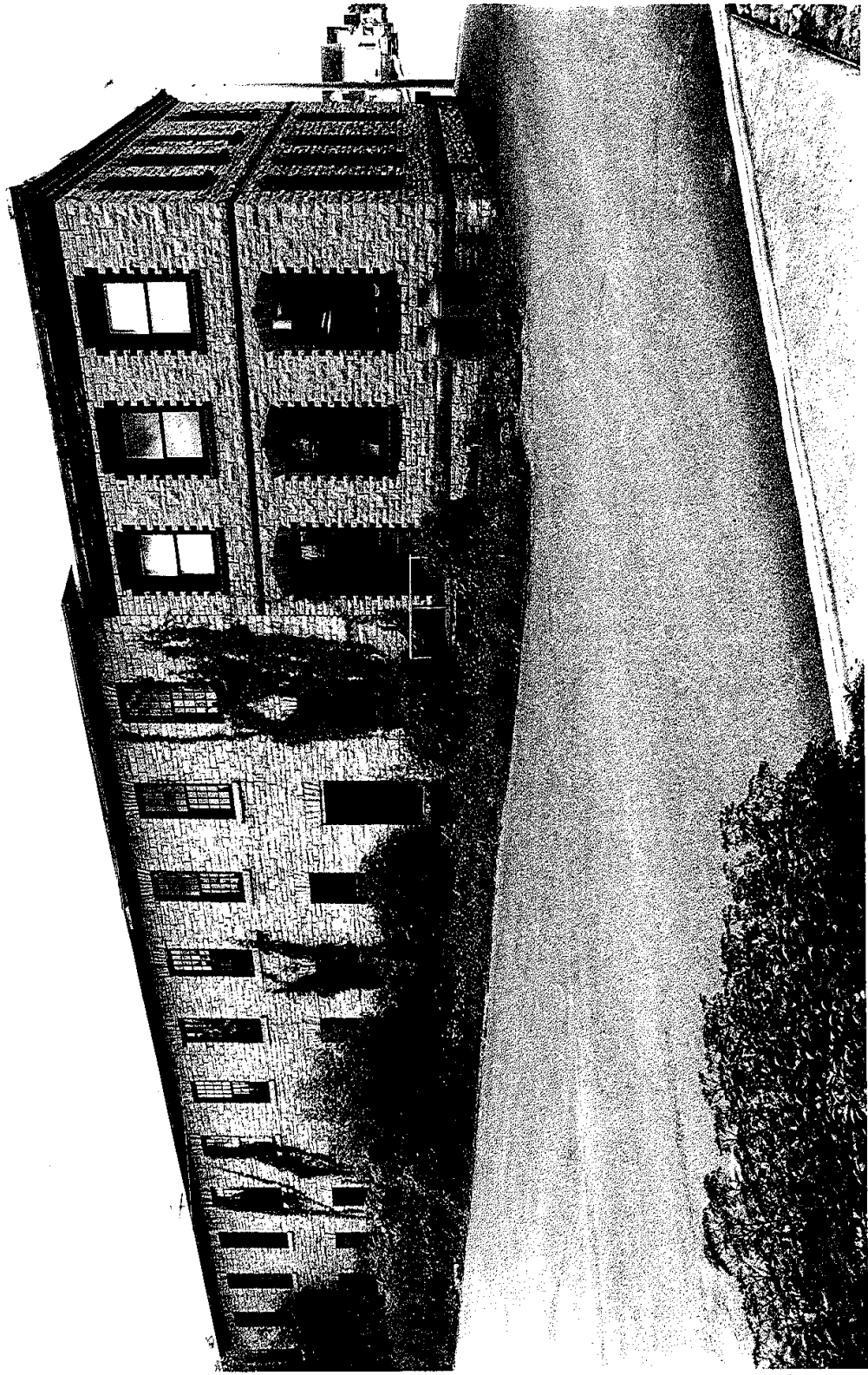
.../D4

PHOTOGRAPH 2



View of the West facade of Office portion of Mississippi Textile Mill.

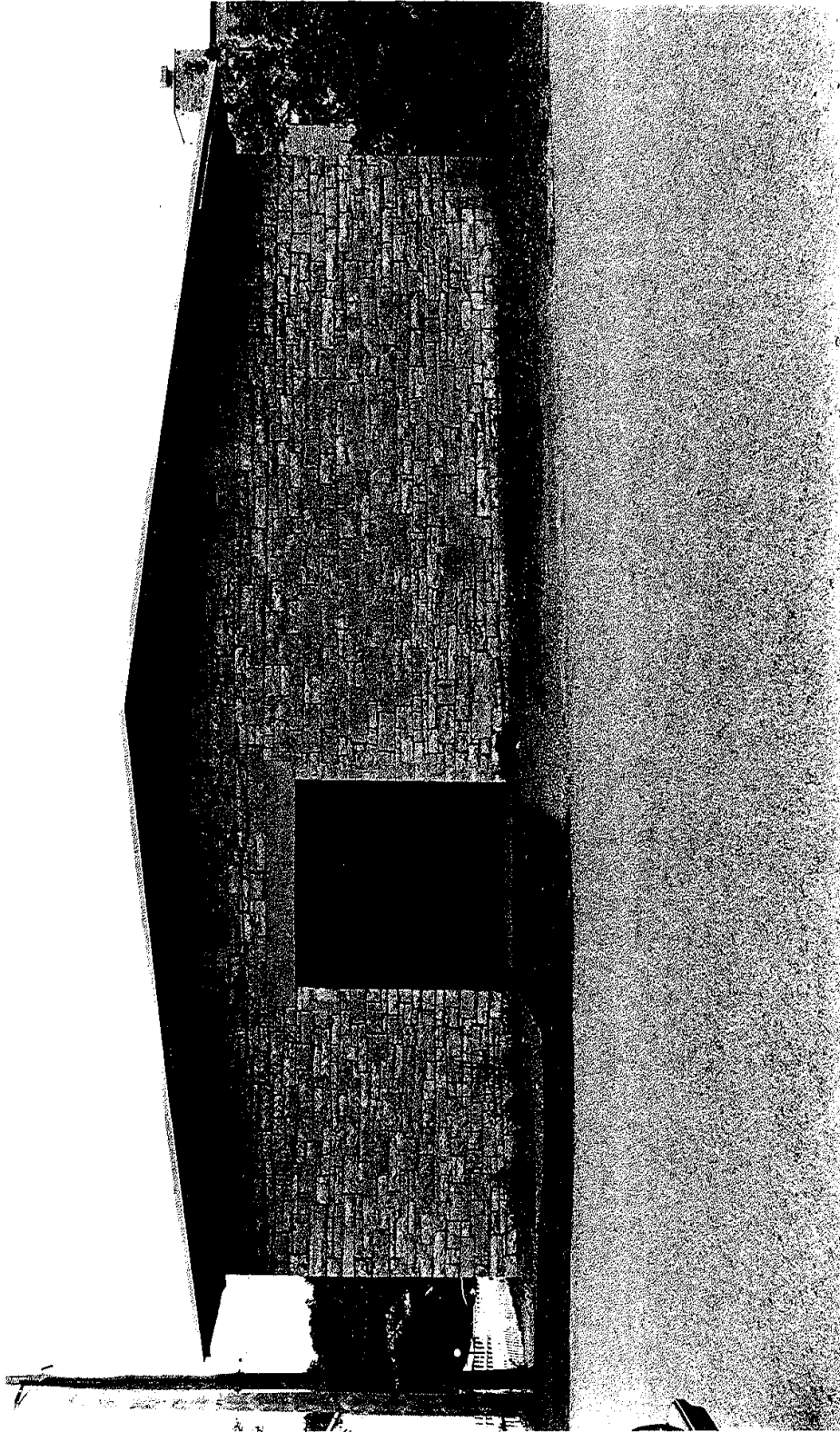
PHOTOGRAPH 3



View of the north facade showing office and warehouse portions of Mississippi Textile Mill.

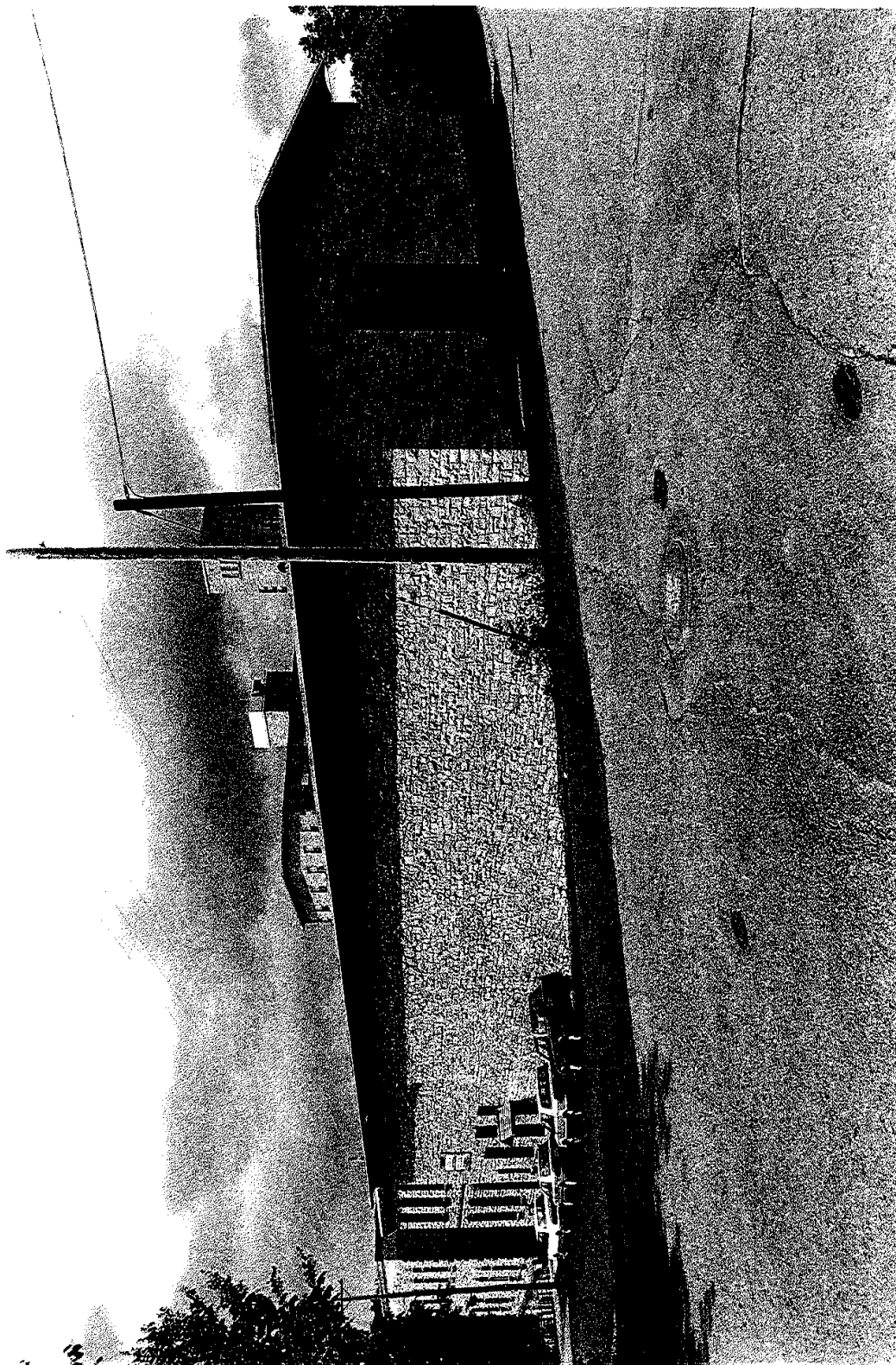
.../D6

PHOTOGRAPH 4



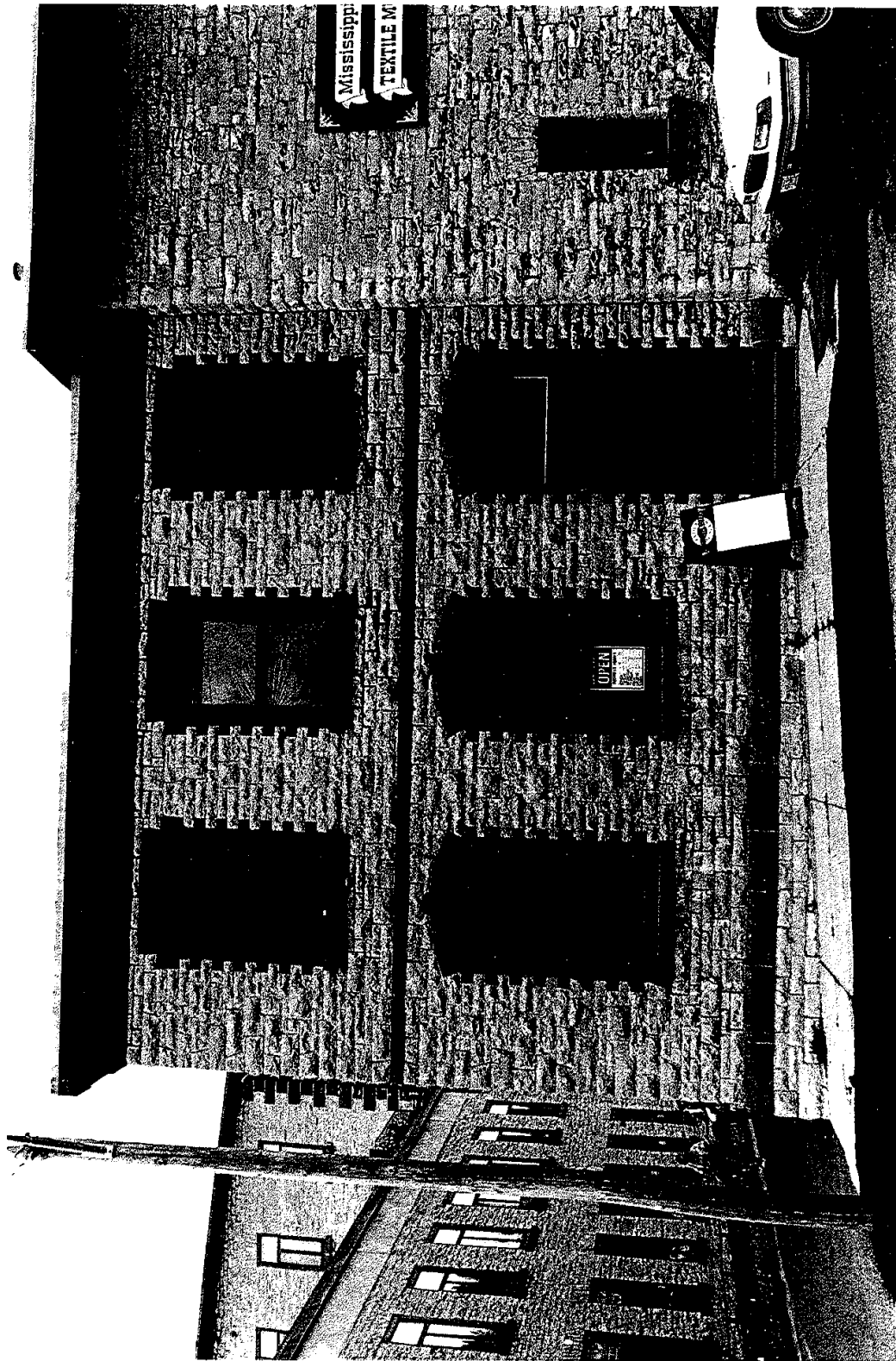
View of east facade showing door to second floor
warehouse of Mississippi Textile Mill.

PHOTOGRAPH 5



View of south and east facade of Mississippi
Textile Mill looking down Ramsay Street.

PHOTOGRAPH 6



View of the south facade of the office portion of the Mississippi Textile Mill.

PHOTOGRAPH 7



View of the north facade of the office portion of the Mississippi Textile Mill.

- D10 -

PHOTOGRAPH 8



Detail view of window on the office portion of the Mississippi Textile Mill.

.../D11

19
- D11 -

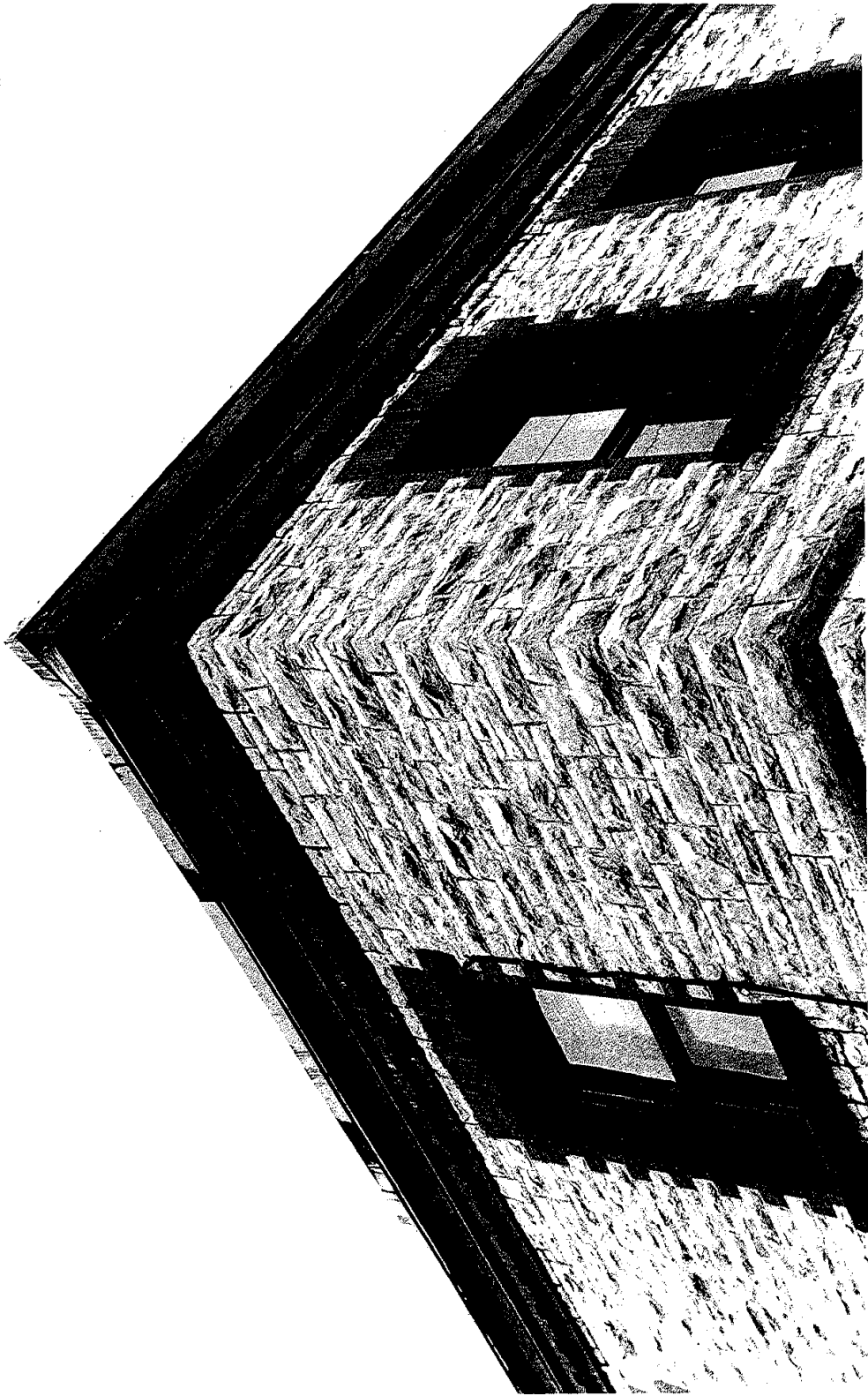
PHOTOGRAPH 9



Detail view showing second storey window of
warehouse portion of the Mississippi Textile Mill.
.../D12

- D12 -

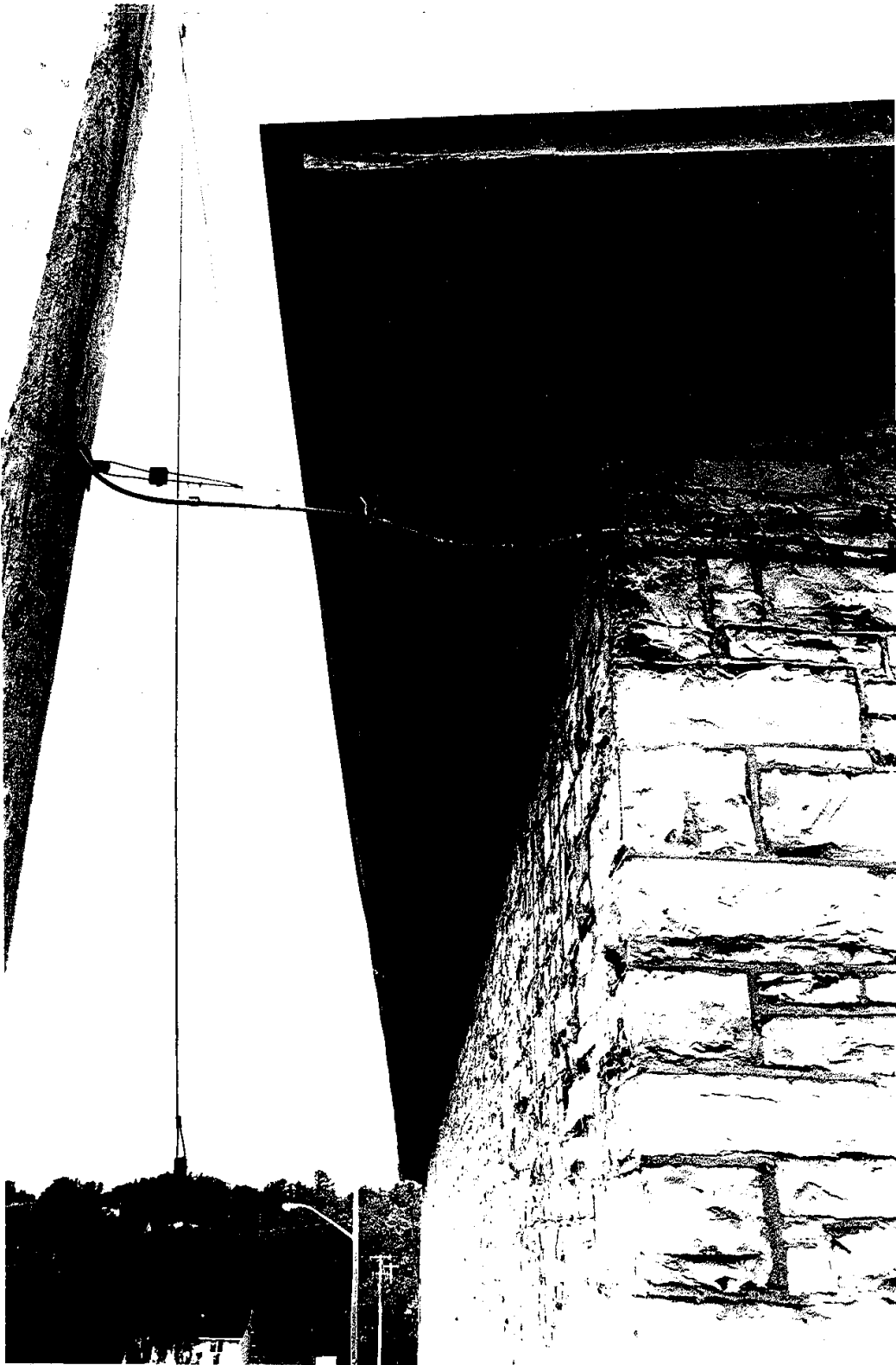
PHOTOGRAPH 10



Detail of office corner showing stone work and brick cornice on the Mississippi Textile Mill.

.../D13

PHOTOGRAPH 11



Detail view of overhang on warehouse roof showing wood supports for Mississippi Textile Mill.

- D14 -

PHOTOGRAPH 12

Interior view of south room on the ground floor of the Mississippi Textile Mill.

.../D15

PHOTOGRAPH 13



Interior view looking south down hallway on the ground floor of the Mississippi Textile Mill.

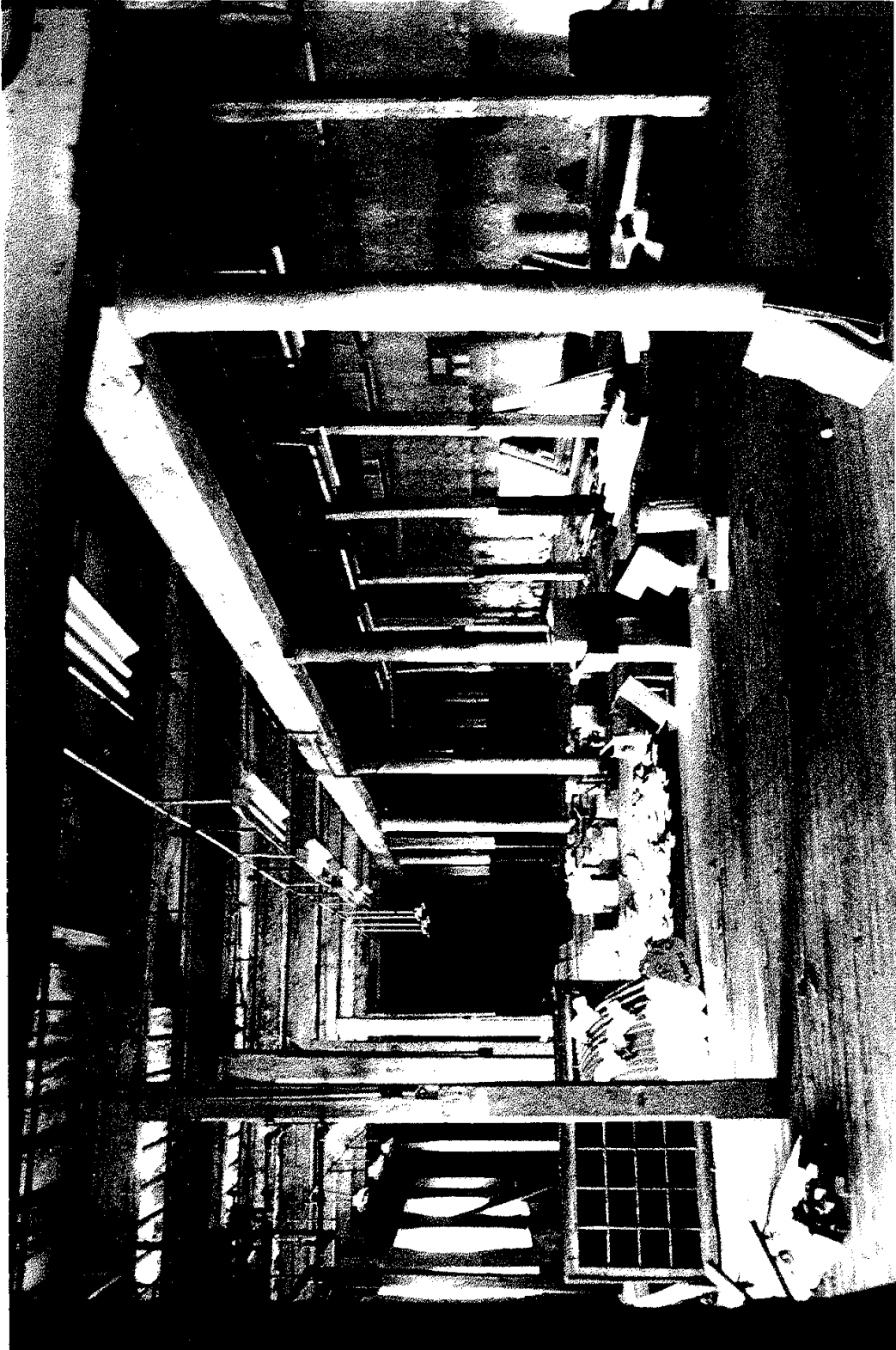
.../D16

PHOTOGRAPH 14



Interior view of north room on the ground floor
of the office portion of the Mississippi Textile Mill.
.../D17

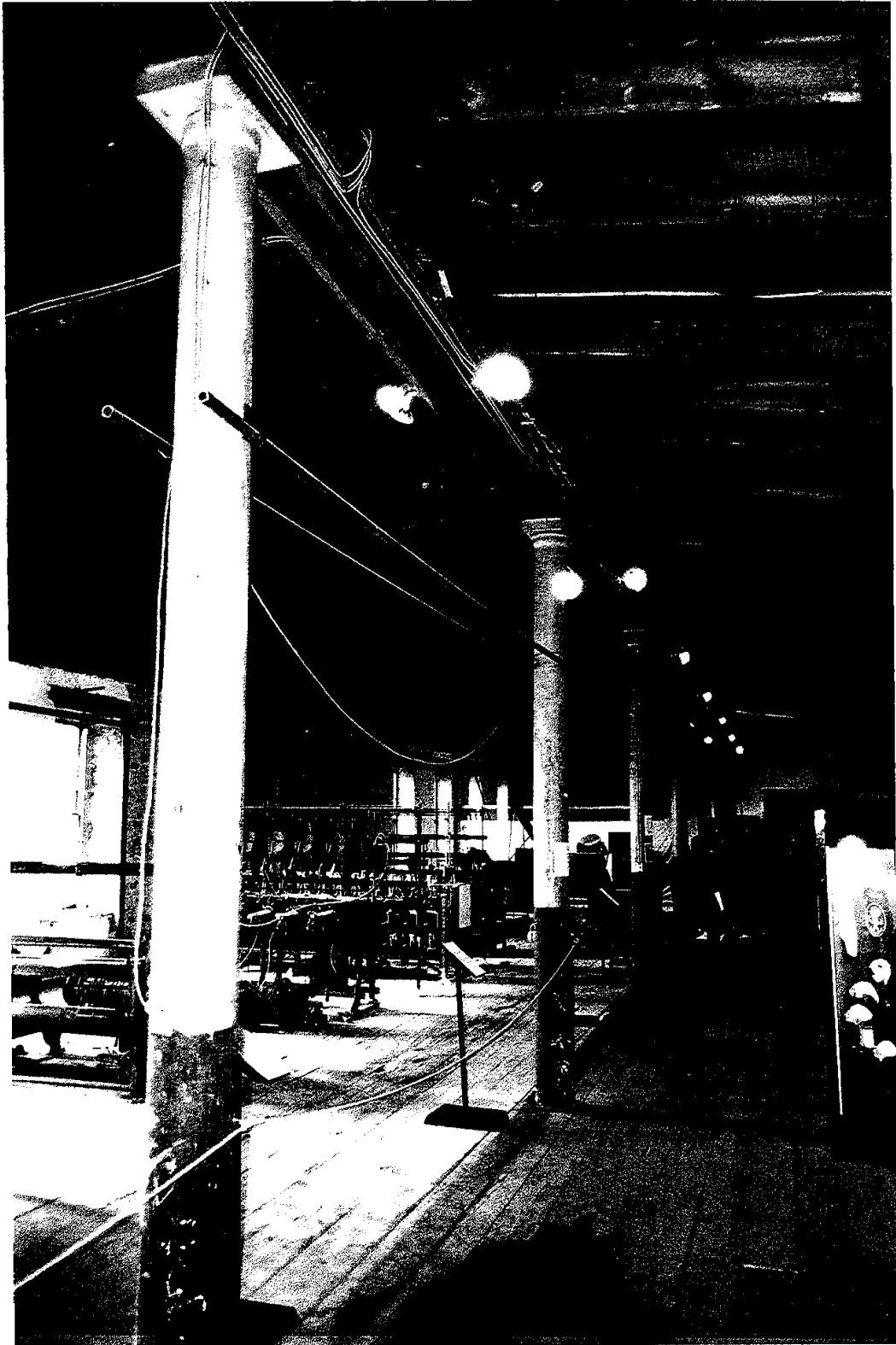
- D17 -

PHOTOGRAPH 15

Interior view looking east of ground floor warehouse area showing structural supports of the Mississippi Textile Mill.

.../D18

- D18 -

PHOTOGRAPH 16

Interior view of second floor warehouse area showing structural supports of the Mississippi Textile Mill.

.../D19

PHOTOGRAPH 17



Detail view showing base of square column on
the ground floor of the Mississippi Textile Mill.

.../D20

PHOTOGRAPH 18



Detail view showing capital of round column on second floor of the Mississippi Textile Mill.

.../D21

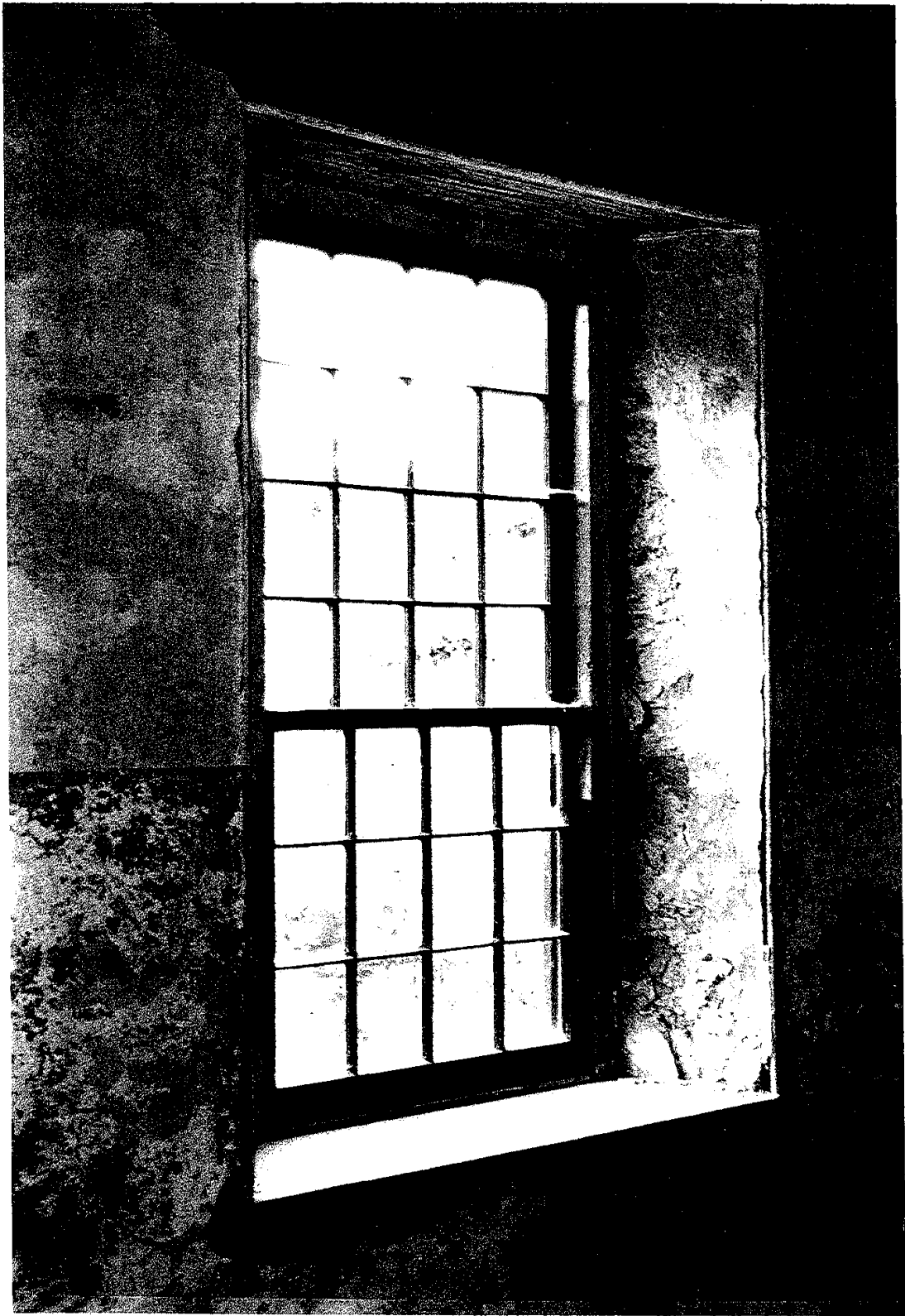
PHOTOGRAPH 19



Detail view showing base of round column on
the ground floor of the Mississippi Textile Mill.

.../D22

PHOTOGRAPH 20



Interior view of window on ground floor of the warehouse portion of the Mississippi Textile Mill.

Additional Property Identifier(s) and/or Other Information

CONSENT

Pursuant to section 10(1)(b) of the Ontario Heritage Act, R.S.O. 1990, c.O.18, and delegated authority pursuant to section 7(1) of the Ministry of Citizenship and Culture Act, R.S.O. 1990, c.M.18, I, the undersigned Assistant Deputy Minister, Culture Division, Ministry of Culture, Tourism and Recreation for the Province of Ontario, hereby consent to the execution by the Ontario Heritage Foundation of the attached Supplementary Easement Agreement between MISSISSIPPI VALLEY TEXTILE MUSEUM as Owner and the ONTARIO HERITAGE FOUNDATION, dated as of June 25, 1993, and hereby certify that the said document is in accordance with policies and priorities for the conservation, protection and preservation of the heritage of Ontario.

DATED at Toronto this 14 day of January 1994



JANE MARLATT
 Assistant Deputy Minister
 Culture Division
 Ministry of Culture, Tourism and Recreation