

INTEREST RATE (British Columbia)

The rate of interest charged on this mortgage is the ETC Prime Rate plus the percentage indicated on the face of the mortgage. ETC Prime Rate is defined in the Standard Mortgage Terms MT100094 and incorporated by reference to the within Charge. The ETC Prime Rate is available on The Equitable Trust Company's ("ETC") website at: <http://www.equitabletrust.com/mortgage/rates.htm>, and is the annual interest rate (calculated monthly not in advance) that is announced from time to time by ETC, in its sole discretion, as the interest rate then in effect for determining interest on Canadian dollar mortgages or loans made by ETC in Canada. If it is necessary for ETC to prove the ETC Prime Rate in effect it is charging at any time, you agree that the production by ETC of a written certificate setting out the ETC Prime Rate at that time is conclusive proof for that purpose. In the event that there are any references in this Mortgage, in the Commitment or in any other security documents provided by the Chargor to the Chargee, to "Prime" or "Prime Rate" of interest, such shall be deemed to mean the ETC Prime Rate.