

TRADEMARK ASSIGNMENT

Electronic Version v1.1
 Stylesheet Version v1.1

SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	SECURITY INTEREST		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
Dectron Inc.		06/01/2006	COMPANY: CANADA
RECEIVING PARTY DATA			
Name:	Business Development Bank of Canada		
Street Address:	5 Place Ville-Marie		
City:	Montreal, Quebec		
State/Country:	CANADA		
Postal Code:	H3B 5E7		
Entity Type:	Canadian Bank Corporation: CANADA		
PROPERTY NUMBERS Total: 1			
Property Type	Number	Word Mark	
Registration Number:	1173094	DRY-O-TRON	
CORRESPONDENCE DATA			
Fax Number:	(212)949-9190		
	<i>Correspondence will be sent via US Mail when the fax attempt is unsuccessful.</i>		
Phone:	2129499022		
Email:	LBAILEY@LAWABEL.COM		
Correspondent Name:	VICTOR M. TANNENBAUM		
Address Line 1:	666 THIRD AVENUE		
Address Line 4:	NEW YORK, NEW YORK 10017		
DOMESTIC REPRESENTATIVE			
Name:	Abelman Frayne & Schwab		
Address Line 1:	666 Third Avenue		
Address Line 4:	New York, NEW YORK 10017		
NAME OF SUBMITTER:	VICTOR M. TANNENBAUM		

CH \$40.00 1173094

Signature:	/VMT/
Date:	07/12/2006
Total Attachments: 15 source=Business-Dectron Security Int#page1.tif source=Business-Dectron Security Int#page2.tif source=Business-Dectron Security Int#page3.tif source=Business-Dectron Security Int#page4.tif source=Business-Dectron Security Int#page5.tif source=Business-Dectron Security Int#page6.tif source=Business-Dectron Security Int#page7.tif source=Business-Dectron Security Int#page8.tif source=Business-Dectron Security Int#page9.tif source=Business-Dectron Security Int#page10.tif source=Business-Dectron Security Int#page11.tif source=Business-Dectron Security Int#page12.tif source=Business-Dectron Security Int#page13.tif source=Business-Dectron Security Int#page14.tif source=Business-Dectron Security Int#page15.tif	

Ministère
de la Justice

Québec

Registre des droits personnels
et réels mobiliers

E060311273-QLG46

2006-06-01
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DEMANDE DE SERVICE: 06-0311273

ÉTAT CERTIFIÉ DE L'INSCRIPTION NO 06-0311273-0002

DATE DE CERTIFICATION DU REGISTRE:

2006-06-01 15:00

INSCRIPTION DATE-HEURE-MINUTE
06-0311273-0002 2006-06-01 14:19DATE EXTRÊME D'EFFET
2016-04-06

HYPOTHÈQUE CONVENTIONNELLE SANS DÉPOSSESSION

PARTIES

Titulaire
BUSINESS DEVELOPMENT BANK OF CANADA
5 Place Ville Marie, Montréal (Québec)

H3B 5E7

Constituant
DECTRON INC.
4300 Poirier Boulevard, St-Laurent (Québec)

H4R 2C5

BIENS

1- All of the Constituant's present and future equipment, machinery,
vehicle and patents;Notwithstanding the generality of the foregoing, the present hypothec
namely affects:The following trademarks registered at the Canadian Intellectual
Property Office:

- DECTRON INC. & DESIGN, registration number TMA241349;
- DECTRON, registration number TMA522500;
- DRY-O-TRON, registration number TMA241784;
- HYPOXY, registration number TMA451986;
- VISI-TRON, registration number TMA250646.

The following trademark registered at the Intellectual Property Office
for the United States:

- DRY-O-TRON, registration number 1,173094.

The following patents registered at the Canadian Intellectual Property

1, rue Notre-Dame Est, bureau 7.07
Montréal (Québec) H2Y 1B6
Montréal et les environs : (514) 864-4949
Québec et les environs : (418) 646-4949
Sans frais : 1 800 465-4949
Télécopieur : (514) 864-4867
services@rdprm.gouv.qc.ca
www.rdprm.gouv.qc.ca

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E4363051

PAR MESURE DE SÉCURITÉ, NE PAS ACCEPTER CE DOCUMENT SANS VÉRIFIER LE FILIGRANE
RDPRM À LA LUMIÈRE ET LA LIGNE MICROLASER. TOUTE ALTÉRATION DOIT ÊTRE VÉRIFIÉE.

TRADEMARK
REEL: 003345 FRAME: 0631

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DEMANDE DE SERVICE: 06-0311273

SUITE DE L'INSCRIPTION 06-0311273-0002
BIENS (SUITE)

Office:

- Appareil et méthode pour contrôler les pertes de chaleur dans un système de réfrigération / Method and apparatus for controlling heat rejection in a refrigeration system, registration number CA 2009642;
- Swimming pool dehumidifier, registration number CA 1101211;
- Méthode de transfert de chaleur utilisant un fluide secondaire / Heat transfer method using a secondary fluid, registration number CA 2139020;
- Transfert de chaleur provenant de deux échangeurs différents raccordés en série, sans utilisation de robinets de réglage / Transferring heat from two different heat exchangers connected in series without the use of control valves, registration number CA 2139021.

The following patents registered at the Intellectual Property Office for the United States:

- Swimming pool dehumidifier, registration number 4770001;
- Swimming pool dehumidifier, registration number 4557116;
- Frost detecting device, registration number 4450691;
- Dehumidifier, registration number 5890368;
- Frosting heat pump dehumidifier with improved defrost, registration number 6021644.

2- The following property, to the extent that it is not already included in the description in paragraph 1 above, is also charged by the hypothec and security interest constituted hereunder; therefore, the terms "mortgaged property" also include the following property:

- a) the proceeds of any sale, lease or other disposition of the property described in paragraph 1, any debt resulting from such sale, lease or other disposition, as well as any property acquired to replace the mortgaged property;

- b) any insurance or expropriation proceeds payable in respect of the mortgaged property;

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DEMANDE DE SERVICE: 06-0311273

SUITE DE L'INSCRIPTION 06-0311273-0002
BIENS (SUITE)

c) the principal and income of the mortgaged property as well as any rights attached to the mortgaged property;

d) where the property described in paragraph 1 includes shares or securities, all other shares and securities issued in replacement of these shares or securities; and

e) all deeds, documents, registers, invoices and books of account evidencing the mortgaged property or relating thereto.

MENTIONS

SOMME DE L'HYPOTHÈQUE

\$6,000,000.00 including a sum of \$1,000,000.00 representing the additional hypothec of 20% of the capital sum of \$5,000,000.00, with interest at the rate of 25% per annum on the said capital sum.

RÉFÉRENCE À L'ACTE CONSTITUTIF

FORME DE L'ACTE: Notarié en minute

DATE: 2006-06-01

LIEU: Montréal

NO MINUTE: 11781

NOM DU NOTAIRE: Mousseau, Jean

AVIS D'ADRESSE

NO 000353

***** FIN DE L'ÉTAT CERTIFIÉ *****

Suzanne Potvin-Plamondon

Certifié conforme

Suzanne Potvin-Plamondon

Officier de la publicité des droits
personnels et réels mobiliers

1, rue Notre-Dame Est, bureau 7.07
Montréal (Québec) H2Y 1R6
Montréal et les environs : (514) 854-4949
Québec et les environs : (418) 546-4949
Sans frais : 1 800 465-4949
Télécopieur : (514) 854-4867
services@rdprm.gouv.qc.ca
www.rdprm.gouv.qc.ca

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E4363052

PAR MESURE DE SÉCURITÉ, NE PAS ACCEPTER CE DOCUMENT SANS VÉRIFIER LE FILIGRANE
RDPRM À LA LUMIÈRE ET LA LIGNE MICROLASER. TOUTE ALTÉRATION DOIT ÊTRE VÉRIFIÉE.

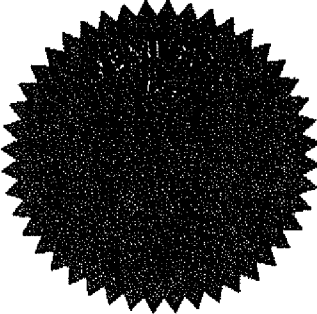
TRADEMARK
REEL: 003345 FRAME: 0633

HYPOTHEC ON MOVABLE PROPERTY

On this first day of June two thousand and six.

BEFORE Me Jean MOUSSEAU the undersigned Notary for the Province of Quebec, practising in the city of Montreal;

A P P E A R E D:



BUSINESS DEVELOPMENT BANK OF CANADA, a bank corporation continuing as a body corporate the Federal Business Development Bank under an Act of the Parliament of Canada, 42-43-44 Elizabeth II, (1994-1995), sanctioned on the 13th day of July one thousand nine hundred and ninety-five (1995), having its head office in the city of Montreal, 5 Place Ville-Marie, (H3B 5E7), Province of Quebec, herein acting and represented by Philippe BÉLAIR, its Area Manager, Montreal Place Ville Marie, hereunto duly authorized by resolution passed on the eleventh day of July Two thousand and two (2002), which has not been amended nor revoked, himself represented by Pierre LAPOINTE, notary in Montreal, under a power of attorney under private signature, on the twentieth day of April Two thousand and six (2006), the said resolution and the said power of attorney are annexed to the original of the minute number 11778 of the undersigned notary.

The notice of address of the Bank being registered at the Personal and Movable Real Rights Registry Office under number 000353.

(hereinafter called the "**Bank**")

A N D:

DECTRON INC., a corporation constituted in virtue of the *Canada Business Corporations Act*, having its head office at 4300 Poirier Boulevard, St-Laurent, Québec, H4R 2C5, represented by Mauro PARISSI, Secretary, duly authorized in virtue of a Resolution of the Board of Directors adopted on the seventh day of April Two thousand and six (2006), certified copy of which remain hereto annexed after having been acknowledged to be true and signed for identification by the representative in the presence of the notary.

(hereinafter called the "**Debtor**")

WHO HAVE DECLARED AND AGREED AS FOLLOWS:

I. THE INDEBTEDNESS

The Bank has granted to the Debtor a loan in the amount of FIVE MILLION DOLLARS (\$5,000,000.00) under a letter of offer of financing and its schedule, dated the tenth day of February two thousand and six (2006), and accepted by the Debtor on the seventh day of April two thousand and six (2006). Copy of the letter of offer of financing and its schedule, are attached to the original of the minute number 11778 of the undersigned notary hereto to have effect as if stated at length.

This loan bears interest and is repayable at the interest rate and in accordance with the terms set forth in the letter of offer of financing and its schedule. This letter of offer of financing and its schedule, and all future modifications or amendments thereto, are hereafter referred to as the "Loan". All sums owing and to be owed by the Debtor as a result of the Loan, in principal, interest and otherwise, are hereinafter referred to as the "Indebtedness".

II. HYPOTHEC

- To secure the payment of the Indebtedness and the performance of its obligations under the present hypothec as well as under the Loan, the Debtor hypothecates and creates a security interest in the following property (the "mortgaged property") for the sum of FIVE MILLION CANADIAN DOLLARS (\$5,000,000.00), with interest at the rate of twenty-five percent (25%) per annum from the date hereof:

DESCRIPTION OF PROPERTY

All of the Debtor's present and future equipment, machinery, vehicles and patents.

Notwithstanding the generality of the foregoing, the present hypothec namely affects:

The following trademarks registered at the *Canadian Intellectual Property Office*:

NAME	REGISTRATION NUMBER
DECTRON INC. & DESIGN	TMA241349
DECTRON	TMA522500
DRY-O-TRON	TMA241784
HYPOXY	TMA451986
VISI-TRON	TMA250646

The following trademark registered at the Intellectual Property Office for the United States:

NAME	REGISTRATION NUMBER
DRY-O-TRON	1,173094



The following patents registered at the *Canadian Intellectual Property Office*:

DESCRIPTION	REGISTRATION NUMBER
Appareil et méthode pour contrôler les pertes de chaleur dans un système de réfrigération / Method and apparatus for controlling heat rejection in a refrigeration system	CA 2009642
Swimming pool dehumidifier	CA 1101211
Méthode de transfert de chaleur utilisant un fluide secondaire / Heat transfer method using a secondary fluid	CA 2139020
Transfert de chaleur provenant de deux échangeurs différents raccordés en série, sans utilisation de robinets de réglage / Transferring heat from two different heat exchangers connected in series without the use of control valves	CA 2139021

The following patents registered at the Intellectual Property Office for the United States:

TITLE	REGISTRATION NUMBER
Swimming pool dehumidifier	4770001
Swimming pool dehumidifier	4557116
Frost detecting device	4450691
Dehumidifier	5890368
Frosting heat pump dehumidifier with improved defrost	6021644

2. The following property constitutes "mortgaged property" and, to the extent that it is not already included in the description in paragraph 1 above, is also charged by the hypothec and security interest constituted hereunder; therefore, the terms "mortgaged property" also include the following property: _____

- a) the proceeds of any sale, lease or other disposition of the property described in paragraph 1, any debt resulting from such sale, lease or other disposition, as well as any property acquired to replace the mortgaged property;
- b) any insurance or expropriation proceeds payable in respect of the mortgaged property;
- c) the principal and income of the mortgaged property as well as any rights attached to the mortgaged property;
- d) where the property described in paragraph 1 includes shares or securities, all other shares and securities issued in replacement of these shares or securities; and
- e) all deeds, documents, registers, invoices and books of account evidencing the mortgaged property or relating thereto.

III. ADDITIONAL HYPOTHEC

To secure the payment of interest not already secured by the hypothec created in Article II and to further secure the performance of its obligations hereunder, the Debtor hypothecates all of the property described in Article II for an additional amount equal to twenty percent (20%) of the principal amount of the hypothec created in Article II.

IV. RANKING OF HYPOTHECS

If the hypothecs created herein involve or create a charge on inventory and claims shall be subordinated to and rank after any other hypothec that may be granted on this property by the Debtor in favour of any bank or financial institution granting operating loans or operating credit to the Debtor. In the case of claims, this assignment of rank shall be limited to claims and receivables, present and future, resulting from the Debtor's current operations, and particularly from the revenue from alienation or leasing of inventory and the insurance proceeds of this property. It shall not extend to, among other things, claims resulting from leasing, alienation or expropriation of other property, nor from the insurance proceeds thereof.

The term "inventory" means the inventory owned by the Debtor or held on its behalf, regardless of whether it consists of raw materials, materials or goods wrought or processed or in process by the Debtor or by others, or of goods serving for packaging, goods held by third parties under a lease, leasing, franchise or licence, or any other agreement made with the Debtor, livestock or produce of the soil and fruit, from the time they are extracted from the soil.

V. DEBTOR'S DECLARATIONS

The Debtor represents and warrants the following:

1. The Debtor is in compliance with all applicable laws, ordinances, regulations and policies, the breach of which could have an adverse effect on the Debtor's business or its ability to perform its obligations under this loan and the security, including environmental laws and regulations.
2. The Debtor owns the mortgaged property and the mortgaged property is free and clear of all real rights, hypothecs or security other than the following: an hypothec in favour of SITQ Industriel Inc. registered at the Personal and Movable Real Rights Registry Office under number 97-012281-0006, which will be radiated incessantly or for which priority of rank will be granted to the Bank.
3. The mortgaged property is situated in the Province of Quebec.
4. The mortgaged property is not intended to be used in more than one province or state.
5. The Debtor's head or registered office (or domicile, if the Debtor is an individual) is located at the following address:

VI. COVENANTS

1. The Debtor shall inform the Bank without delay of any change to its name or to the contents of the representations made in article V. He shall provide on the Bank's request, all the original documents to protect the Bank's rights.
2. The Debtor shall pay, when due, all duties, taxes and charges relating to the mortgaged property, as well as any debt which could rank prior to the hypothec and security interest constituted hereunder and shall provide to the Bank, on demand, evidence that the payments described herein have been made.
3. The Debtor shall insure the mortgaged property and keep it constantly insured for its full insurable value against damage caused by theft, fire and all other risks against which a prudent administrator would insure the mortgaged property. The Bank is hereby designated as the beneficiary of the indemnities payable under these policies and the Debtor shall cause such designation to be inscribed in the policies. The Debtor shall provide the Bank with a copy of each policy and, at least thirty (30) days prior to the expiration or cancellation of a policy, a copy of the renewal or replacement thereof. Receipt by the Bank of such proceeds, whether or not remitted to or endorsed by the Debtor shall not reduce the Bank's rights and privileges unless said proceeds are applied expressly as a reduction of any outstanding balance and shall not in any case constitute novation.

4. The Debtor shall do all things and sign all documents necessary for the hypothec and security interest constituted hereunder to have full effect and be perfected and constantly enforceable against third parties.
5. The Debtor shall protect and adequately maintain the mortgaged property and exercise its activities in such a manner as to preserve its value. The Debtor shall fully comply with all laws and regulations applicable to the operation of its business and to the mortgaged property, including without limitation environmental laws and regulations.
6. The Debtor shall keep all books, records and accounts which a prudent administrator would keep with respect to the mortgaged property and shall permit the Bank to examine said books records and accounts and obtain copies of same.
7. The Debtor shall keep the mortgaged property free of all real rights, hypothecs or security, save those which the Bank has consented to in writing. The Debtor shall not give grant, assume or permit to exist, any lien, hypothec, mortgage, security interest or other encumbrance on any of its assets that are subject to the security other than encumbrances agreed to in writing by the Bank.
8. The Debtor shall not dispose of the mortgaged property or lease same, including without limitation, the licensing of any intellectual property, unless the Bank consents thereto in writing. However, if not in default hereunder, the Debtor may sell or lease its inventory at market conditions in the ordinary course of its business. Notwithstanding any such disposal, the Debtor shall remain liable for the payment of the Secured Obligations and this agreement shall remain in full force and effect. Moreover, if a disposition is made without the Bank's prior consent, the Bank shall be entitled to demand immediate repayment of the indebtedness, even if it is not yet due.
9. The Debtor shall not change the use, destination or nature of the mortgaged property nor remove the mortgaged property from its present location, unless the Bank consents thereto in writing.
10. If the Debtor is a corporation, the Debtor shall not amalgamate with another person nor commence dissolution or liquidation proceedings, without the written consent of the Bank.
11. Where the mortgaged property includes inventory and accounts receivable, the Debtor shall provide the Bank monthly with a statement (by category) of the value of its inventory (calculated at the lesser of cost or market value) and a list of its accounts receivable (indicating their amount and age).
12. The Debtor shall provide the Bank with all information reasonably required by it to verify if the Debtor is in compliance with the covenants and obligations contained herein. The Debtor shall inform the Bank of any fact or event which could adversely affect the value of the mortgaged property or the financial condition of the Debtor.

13. The Debtor shall pay all costs incurred by the Bank with respect to this agreement and to any release relating thereto, including the fees of the Bank's legal counsel and fees incurred in order to render the Bank's rights opposable to third parties.
14. On demand, the Debtor shall pay the amount of any loss suffered by the Bank due to the repayment before maturity of the indebtedness, whatever may be the cause of such repayment (including where a repayment is made further to an event of default). The amount of this loss shall form part of the indebtedness.
15. The Debtor shall reimburse the Bank for all costs and expenses incurred by it to exercise its rights or to fulfill the obligations of the Debtor, the whole with interest from the date the costs and expenses are incurred or paid by the Bank at an annual rate equal to the Bank's Floating Base Rate in effect from time to time, plus THREE per cent (3%) per annum. The Hypothec and security interest granted hereby under Article II hereof shall also secure the reimbursement of said costs and expenses as well as the payment of said interest. All such costs and expenses incurred or paid by the Bank, with interest thereon, shall form part of the Secured Obligations.

For the purposes hereof, "Banks Floating Base Rate" means the annual rate of interest announced by the Bank through its offices from time to time as its floating rate then in effect for determining the floating interest rates on Canadian Dollar Loans. The Bank's Floating Base Rate on the date hereof is EIGHT per cent (8%) per annum.

16. The Debtor shall at all times pay the Bank, at the latter's request, all judicial fees, charges or other legal expenses as well as extra judicial fees in accordance with the tariffs established under the Bar Act and its ensuing regulations, the expenses and fees of an agent or trustee, or any costs incurred in the course of ensuring fulfillment of all of the Debtor's obligations hereunder, protecting and realizing the assets given as security for this loan, or appraising the assets during the life of the loan or in the event of their liquidation.

In addition, the Debtor covenants to pay the costs of any appraiser and any environmental investigator engaged by the Lender to effect any inspection, appraisal, investigation or environmental audit of the secured assets during the life of the Loan or in the event of their liquidation, and the cost of any environmental rehabilitation, removal, or repair necessary to protect, preserve or remediate the secured assets, including any fine or penalty the Lender is obliged to incur by reason of any statute, order or direction by competent authority.

VII. ENVIRONMENT

The Debtor represents and agrees that: _____

- a) it operates and will continue to operate in conformity with all environmental laws and will ensure its staff is trained as required for that purpose;
- b) its assets are and will remain free of environmental damage or contamination;
- c) there has been no complaint, prosecution, investigation or proceeding with respect to the Debtor's business or assets;
- d) it will advise the Bank immediately upon becoming aware of any environmental problem;
- e) it will provide the Bank with copies of all communications with environmental officials and all studies or assessments prepared for the Debtor and does consent to the Bank contacting and making inquiries of officials or assessors.

VIII. RIGHTS OF THE BANK

1. The Bank may inspect or have the mortgaged property appraised from time to time at the Debtor's expense and, for that purpose, shall be permitted access to the premises where the mortgaged property is located and to the Debtor's places of business for that purpose. The Debtor shall also allow the Bank to examine and obtain copies of all books of account and documents relating to the mortgaged property.
2. The Bank may inspect and copy the Debtor's Books and Records, either at the Debtor's premises or at the financial advisor's premises. The Bank may contact and make inquiries with the Debtor's lessors as well as environmental officials, assessors, municipal authorities and any taxing body.

In addition to the reporting requirements set out herein, the Bank may require the opinion of an independent qualified auditor.

3. The Bank may, without being bound to do so, fulfill any or all of the obligations of the Debtor hereunder.
4. The Debtor may collect all debts forming part of the mortgaged property until the Bank withdraws its authorization to the Debtor to do so. Upon such withdrawal, the Bank may collect such debts and shall be entitled to a reasonable commission which it may deduct from any amount collected.
5. Where the mortgaged property includes shares or securities, the Bank may, without being bound to do so, cause itself to be registered as the holder of these shares or securities and exercise any right attached thereto, including any right to vote and any right of conversion or redemption.

6. If the Bank has possession of the mortgaged property, it shall have no obligation to maintain the use for which the mortgaged property is normally intended nor to make it productive nor to continue its use or operation. However, the Bank may, without being bound to do so, sell the mortgaged property in its possession where the mortgaged property is likely to perish, depreciate or decrease in value.
7. The Debtor constitutes and appoints the Bank as its irrevocable attorney, with full power of substitution, in order to do any act and to sign any document necessary or useful to the exercise of the rights conferred on the Bank hereunder.
8. The rights conferred on the Bank under this article VIII may be exercised by the Bank irrespective of whether the Debtor is or is not in default hereunder.

IX. DEFAULTS AND RECOURSES

1. The Debtor shall be in default in each and every one of the following events:
 - a) If any or all of the obligations secured under this agreement are not paid or performed when due;
 - b) If any of the representations made in article V or warranty made herein is inaccurate or ceases to be accurate;
 - c) If the Debtor does not fulfill any one of its covenants hereunder;
 - d) If the Debtor is in default in the performance or payment of any of the Secured Obligations;
 - e) If the Debtor is in default under any other contract or agreement between it and the Bank or under any other hypothec or security affecting the mortgaged property;
 - f) If the Debtor ceases to carry on its business, becomes insolvent or bankrupt; or
 - g) If any or all of the mortgaged property is seized or is subject to a taking of possession by a creditor, a receiver or any other person performing similar functions.
 - h) An order of execution against the Debtor's assets or any part thereof remains unsatisfied for a period of ten (10) days.
 - i) The Lessor under any lease to the Debtor of any immovable/real or moveable/personal property, taken any steps to or threatens to terminate such lease, or otherwise exercise any of its remedies under such lease as a result of any default thereunder by the Debtor.

- j) The Debtor causes or allows hazardous materials to be brought upon any land or premises occupied by the Debtor or incorporated into any of its assets without the Bank's prior consent, or if the Debtor causes, permits or fails to remedy any environmental contamination upon, in or under any of its lands or assets, or fails to comply with any abatement or remediation order given by a responsible authority.
 - k) Default under any operating permit, lease of land or personal property or in arrears of payment to any taxing authority.
- 2. Upon the Debtor's default, the Bank may terminate any obligation it may have had to grant credit or make advances to the Debtor and declare exigible all obligations of the Debtor which are not yet due. Upon such default, the Bank may also exercise all recourses available to it under applicable law and may realize on its hypothec and security interest, including enforcing the hypothecary rights provided in the Civil Code of Quebec.
 - 3. In order to realize on its hypothec and security interest, the Bank may use the premises where the mortgaged property and other property of the Debtor are situated at the expense of the Debtor. Where the mortgaged property includes debts, the Bank may compromise or transact with the debtors of these debts and may grant releases and discharges in respect of same. Where the mortgaged property includes inventory, the Bank may complete the manufacture of such inventory and do all things necessary or useful to its sale.

X. GENERAL PROVISIONS

- 1. The hypothec and security interest created hereby are in addition to and not in substitution for any other hypothec or security held by the Bank.
- 2. This hypothec and security interest are continuing security and shall subsist notwithstanding the payment from time to time, in whole or in part, of any of the obligations secured hereunder. The Debtor shall not, without the Bank's written consent, subrogate third parties in the hypothec or the Bank's rights hereunder.
- 3. In each case provided in paragraph 1 of article IX, the Debtor shall be in default by the mere lapse of time, without the necessity of any notice or demand.
- 4. Where this hypothec and security interest are granted by more than one person, each such person shall be jointly and severally liable to the Bank for the performance of all obligations provided herein.
- 5. Any sum collected by the Bank in the exercise of its rights may be held by the Bank, as mortgaged property, or may be applied to the payment of the obligations secured hereunder, whether or not yet due. The Bank shall have discretion as to how any such collected sum shall be applied.

6. The exercise by the Bank of any of its rights shall not preclude the Bank from exercising any other right; all the rights of the Bank are cumulative and not alternative. The failure of or forbearance by the Bank to exercise any of its rights resulting from this agreement shall not constitute a renunciation to the later exercise of such right. The Bank may exercise its rights resulting from this agreement without being required to exercise any right against the Debtor or against any other person liable for the payment of the obligations secured hereunder or to realize on any other security held for the payment of such obligations. No action or omission on the part of the Bank shall constitute or imply a renunciation of its rights to decide the Debtor is in default or to avail itself of its rights pursuant to such default, unless the Bank explicitly declares otherwise after the default has occurred.
7. The Bank shall only be required to exercise reasonable care in the exercise of its rights and the performance of its obligations and, in any event, shall only be liable for its intentional fault or gross negligence.
8. The Bank may delegate to another person the exercise of its rights or the performance of its obligations resulting from this agreement. In such a case, the Bank may provide that person with any information it may have concerning the Debtor or the mortgaged property.
9. The rights of the Bank hereunder shall benefit any successor of the Bank, including any person resulting from the amalgamation of the Bank with any other person.
10. Any notice to the Debtor may be given at the address indicated below or any other address communicated in writing by the Debtor to the Bank.
11. This agreement shall be governed and interpreted by the law in force in the Province of Quebec.
12. The parties hereto have expressly required that this agreement be drafted in English. Les parties aux présentes ont expressément exigé que la présente entente soit rédigée en anglais.


WHEREOF ACT, at Montréal. made and passed the day and year above-mentioned under number Eleven thousand seven hundred and eighty-one (11781).

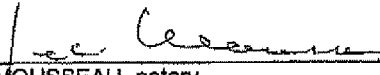
And, AFTER DUE READING HEREOF, the parties have signed with and in the presence of the undersigned notary.

BUSINESS DEVELOPMENT BANK OF CANADA

per: 
Pierre LAPOINTE

DECTRON INC.

per: 
Mauro PARISSI


Jean MOUSSEAU, notary

True copy of the original remaining in my Office.

