

# INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

# FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015

(Expressed in Canadian Dollars) (Unaudited)

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These unaudited interim condensed consolidated financial statements of Sernova Corp. (the "Company") have been prepared by and are the responsibility of the Company's management. The Company's independent auditor has not performed a review of these interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of interim financial statements by an entity's auditor.

## INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

AS AT

(Expressed in Canadian Dollars)

(Unaudited)

	Note	January 31, 2016	October 31, 2015
ASSETS			
Current assets			
Cash		\$ 1,100,620	\$ 211,938
Marketable securities	ı	2,475,163	2,669,025
Amounts receivable	4	122,548	219,315
Prepaid expenses		21,010	23,832
Total current assets		3,719,341	3,124,110
Non-current assets			
Property and equipment, net	5	32,322	29,189
Total non-current assets		32,322	29,189
Total assets		\$ 3,751,663	\$ 3,153,299
LIABILITIES			
<b>Current liabilities</b>			
Accounts payable and accrued liabilities	6	\$ 366,094	\$ 199,850
Deferred government assistance	7	817,422	
Total current liabilities		1,183,516	199,850
EQUITY			
Common shares	8	28,885,049	28,588,449
Warrants	8	935,157	935,157
Contributed surplus		3,077,495	3,082,947
Deficit		(30,329,554)	(29,653,104)
Total equity		2,568,147	2,953,449
Total liabilities and equity		\$ 3,751,663	\$ 3,153,299

Nature and continuance of operations (Note 1) Commitments and contingencies (Note 11)

Approved and authorized by the Board of Directors on March 10, 2016:

"Frank Holler"	Director	"Dr. Philip Toleikis"	Director
Frank Holler		Dr. Philip Toleikis	

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF LOSS AND COMPREHENSIVE LOSS FOR THE THREE MONTHS ENDED JANUARY 31,

(Expressed in Canadian Dollars)

(Unaudited)

	Note	2016	2015
EXPENSES  Research and development General and administrative  Total operating expenses	10 10	\$ 388,483 <u>280,503</u> 668,986	\$ 496,481 142,163 638,644
Finance income Finance costs  Net finance costs (income)		(6,530) 13,994 7,464	(8,986) 636 (8,350)
Loss and comprehensive loss for the period		\$ 676,450	\$ 630,294
Weighted average number of common shares outstanding for the period		142,642,706	131,477,831
Basic and diluted loss per common share		\$ 0.00	\$ 0.00

## INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE THREE MONTHS ENDED JANUARY 31,

(Expressed in Canadian Dollars)

(Unaudited)

		2016	2015	
CASH PROVIDED BY (USED IN):				
OPERATING ACTIVITIES				
Loss for the period	\$	(676,450) \$	(630,294)	
Adjustments for items not affecting cash:				
Depreciation of property and equipment		1,892	1,220	
Patent licence and intellectual property amortization		_	224,425	
Share-based compensation		103,336	24,710	
Interest accrued on short-term investments		10,145	(8,850)	
Changes in non-cash working capital balances:				
Amounts receivable		96,767	103,756	
Prepaid expenses		2,822	24,239	
Accounts payable and accrued liabilities		166,244	(95,778)	
Deferred government assistance	_	817,422		
Net cash used in operating activities	_	522,178	(356,572)	
INVESTING ACTIVITIES				
Marketable securities, net		183,717	312,576	
Acquisition of property and equipment		(5,025)	(2,814)	
Acquisition of patent rights	_		(15,725)	
Net cash provided by investing activities	_	178,692	294,037	
FINANCING ACTIVITIES				
Issue of common shares on exercise of stock options	_	187,812		
Net cash provided by financing activities	_	187,812		
Change in cash during the period		888,682	(62,535)	
Cash, beginning of period	_	211,938	463,808	
Cash, end of period	\$	1,100,620 \$	401,273	

SERNOVA CORP.

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars)

(Unaudited)

	Common Shares	(Note 8)	Warrants	(Note 8)				
	Number	Amount	Number	Amount	(	Contributed Surplus	Deficit	Total
Balance, October 31, 2015	141,821,720 \$	28,588,449	19,026,040	\$ 935,157	\$	3,082,947	\$ (29,653,104)	\$ 2,953,449
Loss and comprehensive loss for the period	_	_	_	_		_	(676,450)	(676,450)
Transactions with owners of the Company, recognized directly in equity Exercise of stock options Share-based compensation	1,208,750 –	296,600 –	_ _	<u>-</u>		(108,788) 103,336	- -	187,812 103,336
Balance, January 31, 2016	143,030,470 \$	28,885,049	19,026,040	\$ 935,157	\$	3,077,495	\$ (30,329,554)	\$ 2,568,147
Balance, October 31, 2014  Loss and comprehensive loss for the period	131,477,831 \$	26,701,016	31,053,263	\$ 923,863	\$	2,949,733	\$ (26,793,627) (630,294)	\$ 3,780,985 (630,294)
•	_	_	_	_		_	(030,294)	(030,294)
Transactions with owners of the Company, recognized directly in equity Share-based compensation	_	_	_			24,710	_	24,710
Balance, January 31, 2015	131,477,831 \$	26,701,016	31,053,263	\$ 923,863	\$	2,974,443	\$ (27,423,921)	\$ 3,175,401

See accompanying notes to the interim condensed consolidated financial statements.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

#### 1. NATURE AND CONTINUANCE OF OPERATIONS

Sernova Corp. (the "Company") was incorporated under the Company Act (British Columbia) on August 19, 1998. Effective May 29, 2001, the Company was continued under the Canada Business Corporations Act.

The Company's head office is located at 700 Collip Circle, Suite 114, London, Ontario, N6G 4X8. The Company's registered address is Suite 1500 – 1055 West Georgia Street, Vancouver, British Columbia, V6E 2N7. The Company is listed on the TSX Venture Exchange under the symbol SVA and is also listed on the OTCQB Venture Market under the symbol SEOVF.

Sernova Corp. is a regenerative medicine company engaged in the research and development of its proprietary Cell Pouch<sup>TM</sup> and associated technologies including immune-protected therapeutic cells. The Company is focused on developing a commercially-viable treatment for insulin-dependent human diabetes and other metabolic, blood and neurological diseases with therapeutic cells placed into its implanted, prevascularized and scalable medical device (the Cell Pouch<sup>TM</sup>), protected from immune system attack.

These interim condensed consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") that are applicable to a going concern, which contemplates the realization of assets and settlement of liabilities in the normal course of business for the foreseeable future. The Company has experienced operating losses and cash outflows from operations since its inception, and accordingly, it will require ongoing financing in order to continue its research and development activities. The ability of the Company to continue as a going concern in the long-term depends upon its ability to develop profitable operations and to continue to raise adequate financing. The Company will seek new funding from additional equity financings and/or licensing agreements and collaborations with development partners. Management believes that the Company has sufficient working capital to maintain its operations for at least the next twelve months.

## 2. BASIS OF PRESENTATION

## (a) Statement of compliance

These interim condensed consolidated financial statements for the three months ended January 31, 2016 and 2015 were prepared in accordance with International Accounting Standard 34 *Interim Financial Reporting* ("IAS 34") as issued by the International Accounting Standards Board ("IASB").

The same accounting policies and methods of computation were followed in the preparation of these interim condensed consolidated financial statements as were followed in the preparation of the annual consolidated financial statements for the years ended October 31, 2015 and 2014, which were prepared in accordance with IFRS as issued by the IASB. Any subsequent changes to IFRS or their interpretation, that are given effect in the Company's annual audited consolidated financial statements for the year ending October 31, 2016, could result in a restatement of these unaudited interim condensed consolidated financial statements. These interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements. Accordingly, these interim condensed consolidated financial statements for the three months ended January 31, 2016 and 2015 should be read together with the annual consolidated financial statements for the years ended October 31, 2015 and 2014.

The preparation of interim condensed consolidated financial statements in accordance with IAS 34 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies. These interim condensed consolidated financial statements were authorized for issuance by the Company's Board of Directors on March 10, 2016.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

## 2. BASIS OF PRESENTATION (cont'd...)

#### (b) Basis of measurement:

These interim condensed consolidated financial statements have been prepared on a historical cost basis, except for financial instruments classified as financial instruments at fair value though profit or loss, which are stated at their fair value.

#### (c) Functional and presentation currency

These interim condensed consolidated financial statements are presented in Canadian dollars, which is the functional currency of the Company and its wholly-owned and controlled subsidiaries.

#### (d) Use of significant estimates and assumptions

The preparation of these interim condensed consolidated financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies, the reported amounts of assets, liabilities and expenses, as well as the Company's ability to continue as a going concern. The estimates and assumptions made are continually evaluated and have been based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Such estimates and assumptions are inherently uncertain. Actual results could differ materially from these estimates and assumptions. Revisions to estimates are recognized in the period in which the estimate is revised and may impact future periods.

Management has applied significant estimates and assumptions to the following:

## Valuation of share-based compensation

The Company measures the cost of equity-settled transactions with employees by reference to the fair value of the equity instruments at the date at which they are granted. Estimating fair value for share-based payment transactions requires determining the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determining the most appropriate inputs to the valuation model including the expected: option life, volatility, risk-free interest rate, forfeiture rates, stock option exercise behaviours, dividend yield and corporate performance. Changes in these assumptions affect the fair value estimate for share-based compensation.

## 3. SIGNIFICANT ACCOUNTING POLICIES

## New standards and interpretations not yet effective

## IFRS 9 Financial Instruments

In October 2010, the IASB published amendments to IFRS 9 *Financial Instruments* ("IFRS 9") which provides added guidance on the classification and measurement of financial liabilities. In July 2014, the IASB issued its final version of IFRS 9, which completes the classification and measurement, impairment and hedge accounting phases of the IASB's project to replace IAS 39 *Financial Instruments: Recognition and Measurement*. The final standard is mandatorily effective for annual periods beginning on or after January 1, 2018, with earlier application permitted. The Company is currently monitoring the developments of this standard and assessing the impact that the adoption of this standard may have on the interim condensed consolidated financial statements.

## IFRS 15 Revenue from Contracts with Customers

In May 2014, the IASB issued IFRS 15 *Revenue from Contracts with Customers* ("IFRS 15"), which covers principles for reporting about the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers. In September 2015, the IASB issued an amendment to IFRS 15 reflecting a one-year

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

## 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)

## New standards and interpretations not yet effective (cont'd...)

deferral of the effective date of the standard to January 1, 2018. The Company is currently monitoring the developments of this standard and assessing the impact that the adoption of this standard may have on the interim condensed consolidated financial statements.

#### IFRS 16 Leases

In January 2016, the IASB issued IFRS 16 *Leases* ("IFRS 16"), its new lease standard that requires lessees to recognize assets and liabilities for most leases on the statement of financial position. Lessees applying IFRS 16 will have a single accounting model for all leases, with certain exemptions. Lessor accounting is substantially unchanged. The new standard will be effective from January 1, 2019 with limited early application permitted. The Company has not yet begun the process of evaluating the impact of this standard on the interim condensed consolidated financial statements.

Other accounting standards or amendments to existing accounting standards that have been issued, but have future effective dates, are either not applicable or are not expected to have a significant impact on the Company's interim condensed consolidated financial statements.

## 4. AMOUNTS RECEIVABLE

As at	January 31, 2016	October 31, 2015
Government programs receivable Sales tax credits receivable	\$ 102,969 19,579	\$ 164,633 54,682
	\$ 122,548	\$ 219,315

## 5. PROPERTY AND EQUIPMENT

	Computer		Office	Laboratory			
	]	Equipment		Furniture	Equipment		Total
Cost							
Balance, October 31, 2015	\$	25,285	\$	735	\$ 27,002	\$	53,022
Additions		_			 5,025		5,025
Balance, January 31, 2016	\$	25,285	\$	735	\$ 32,027	\$	58,047
Accumulated depreciation							
Balance, October 31, 2015	\$	18,061	\$	359	\$ 5,413	\$	23,833
Depreciation		542		19	 1,331		1,892
Balance, January 31, 2016	\$	18,603	\$	378	\$ 6,744	\$	25,725
Net carrying amounts							
October 31, 2015	\$	7,224	\$	376	\$ 21,589	\$	29,189
January 31, 2016	\$	6,682	\$	357	\$ 25,283	\$	32,322

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

#### 6. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

As at	January 31, 2016	October 31, 2015
Accounts payable Accrued liabilities Due to related parties (Note 9)	\$ 194,540 125,579 45,975	53,880 143,849 2,121
	\$ 366,094	\$ 199,850

## 7. DEFERRED GOVERNMENT ASSISTANCE

In December 2015, the Company was awarded €5.6 million (approximately \$8.5 million) non-dilutive grant by the European Commission's Horizon 2020 program, as part of a consortium. The Company expects to receive total funding in the amount of €944,178 (approximately \$1.4 million), representing its portion of the grant, based upon the terms of the grant agreement.

In January 2016, the Company received an initial funding payment related to the grant in the amount of €566,607 (\$873,213). Expenditures incurred by the Company related to the grant to January 31, 2016 amounted to \$55,791 leaving \$817,422 of the grant received as deferred government assistance, which will be recognized against future expenditures covered by the grant. Amounts claimed by the Company against the grant will be subject to an audit by the European Commission.

#### 8. COMMON SHARES AND WARRANTS

## (a) Authorized

Unlimited number of common shares, without par value.

## (b) Share capital transactions – three months ended January 31, 2016 and 2015

For the three months ended January 31, 2016, 1,208,750 stock options were exercised for gross cash proceeds of \$187,812.

For the three months ended January 31, 2015, there were no share capital transactions.

## (c) Performance escrow shares

Included in issued common shares and representing escrow shares as at January 31, 2016 are 3,472,500 (October 31, 2015 – 3,472,500) common shares which will not be released, transferred or assigned without the consent of the regulatory authorities, and which shares are subject to performance-based release terms as follows:

- a) 1,736,250 common shares on the date the Company receives approval from authorities for the initiation of human trials for a licensed product involving Sertolin<sup>TM</sup>;
- b) 1,736,250 common shares on the date the Company enrolls the first patient in a Phase 3 human clinical efficacy trial for a licensed product involving Sertolin<sup>TM</sup>.

Any remaining performance-based escrow shares will be cancelled and returned to treasury upon the earlier of (i) August 2016, and (ii) the Company ceasing to hold an interest in the intellectual property, or iii) the mutual agreement of the Company and the shareholders.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

## 8. COMMON SHARES AND WARRANTS (cont'd...)

## (d) Warrants

The following table summarizes warrants outstanding as at January 31, 2016:

	Number of Warrants	Exercise Price	Expiry Date
Warrants			
	10,000,000	\$0.40	February 19, 2016 (1)
	5,893,464	\$0.30	May 8, 2017
	3,132,576	\$0.30	May 14, 2017
	19,026,040		

<sup>(1)</sup> Subsequent to January 31, 2016, these warrants expired unexercised.

All warrants are exercisable on issuance. There were no changes in the number of warrants outstanding during the three months ended January 31, 2016 and 2015:

	2016	5	2015		
		Weighted		Weighted	
		Average		Average	
	Number	Exercise	Number	Exercise	
	of Warrants	Price	of Warrants	Price	
Balance outstanding, beginning and end of the period	19,026,040	\$ 0.35	31,053,263	\$ 0.35	

#### (e) 2015 Incentive Plan

Under the 2015 Incentive Plan (the "Plan"), approved by the Company's shareholders on April 28, 2015, the Board of Directors may grant stock options to directors, officers, employees or consultants of the Company and deferred share units ("DSU's") to directors and officers of the Company up to an aggregate of 10% of the Company's issued and outstanding common shares. The number of common shares reserved for issuance as DSU's under the Plan is fixed at a maximum of 1,314,778.

Options granted under the Plan have lives of up to ten years from the date of grant. The vesting schedule of all granted options is determined at the discretion of the Board. According to the terms of the Plan, the exercise price of any options granted must be in accordance with the policies of the TSX Venture Exchange.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

## 8. COMMON SHARES AND WARRANTS (cont'd...)

## (e) 2015 Incentive Plan (cont'd...)

The following table summarizes options outstanding as at January 31, 2016:

	Number of	Exercise	
	Options	Price	Expiry Date
Options	460,000	\$ 0.14	March 6, 2017
_	270,000	0.18	March 6, 2017
	1,890,000	0.18	April 18, 2017
	500,000	0.18	April 19, 2017
	1,935,000	0.15	January 27, 2019
	150,000	0.15	February 11, 2019
	2,460,000	\$ 0.26	June 25, 2025
	7,665,000		

As at January 31, 2016, there were 7,665,000 options outstanding, representing 5.4% of the Company's issued and outstanding common shares (October 31, 2015 – 8,873,750 options outstanding representing 6.3%).

Changes in the number of options outstanding during the three months ended January 31, 2016 and 2015, were as follows:

	2016		201	5
		Weighted		Weighted
	NY 1	Average	<b>N</b> Y 1	Average
	Number of Options	Exercise Price	Number of Options	Exercise Price
Balance outstanding, beginning of				
period	8,873,750	\$ 0.19	7,988,750	\$ 0.16
Exercised	(1,208,750)	0.16		
Balance outstanding, end of period	7,665,000	\$ 0.20	7,988,750	\$ 0.16
Options exercisable, end of period	5,586,250	\$ 0.17	7,352,349	\$ 0.16

The following table reflects details of the stock options outstanding by range of exercise prices as at January 31, 2016:

Range of Exercise Prices	Number Outstanding	Weighted Average Remaining Contractual Life (Years)	Weighted Average Exercise Price	Number Exercisable	Weighted Average Exercise Price
\$ 0.14 to \$ 0.18 \$ 0.26	5,205,000 2,460,000	1.9 9.4	\$ 0.16 0.26	5,205,000 381,250	\$ 0.16 0.26
\$ 0.14 to \$ 0.26	7,665,000	4.3	\$ 0.20	5,586,250	\$ 0.17

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

## 8. COMMON SHARES AND WARRANTS (cont'd...)

## (e) 2015 Incentive Plan (cont'd...)

The Company's Plan allows for the issuance of DSU's to Directors and Officers of the Company in the form of a cash payment or issuance of shares at the time the DSU holder leaves the Company. Since the method of settlement of the DSU's is at the discretion of the Company under the plan, it has been accounted for as an equity settled plan. In the year ended October 31, 2015, the Company issued 625,000 DSU's to directors that vest over a three year period. As at January 31, 2016 the Company expensed \$65,800 related to the DSU's issued and no DSU's had vested to that date.

#### 9. RELATED PARTY TRANSACTIONS

The key management personnel of the Company are the Directors, the President and Chief Executive Officer and the Chief Financial Officer.

Amounts due to related parties, including amounts due to key management personnel, at the period-end are unsecured, interest free and settlement generally occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. Included in accounts payable and accrued liabilities at January 31, 2016 was \$45,975 due to key management personnel (October 31, 2015 – \$2,121).

Compensation to key management personnel for the three months ended January 31, 2016 and 2015, was as follows:

		2016		2015
Salaries, benefits and consulting fees	\$	157,033	\$	86,625
Director fees and benefits	Ψ	25,812	Ψ	28,438
DSU's issued for director compensation		27,517		, <u> </u>
Share-based compensation		41,945		7,739
Total	\$	252,307	\$	122,802

Key management personnel controlled approximately 2% of the issued common shares of the Company as at January 31, 2016 (October 31, 2015 - 2%).

## 10. STATEMENT OF LOSS AND COMPREHENSIVE LOSS SUPPLEMENTARY INFORMATION

Components of the research and development expenses for the three months ended January 31, 2016 and 2015, were as follows:

		2016		2015
Salaries, supplies and contract payments	\$	381,624	\$	230,277
Patent fees and costs	4	51,789	Ψ	23,619
Depreciation of property and equipment		1,777		1,189
Amortization of intangible assets		_		224,425
Share-based compensation		43,489		16,971
Contributions and tax credits		(90,196)		<u> </u>
Total research and development expenses	\$	388,483	\$	496,481

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS ENDED JANUARY 31, 2016 AND 2015 (Expressed in Canadian Dollars) (Unaudited)

## 10. STATEMENT OF LOSS AND COMPREHENSIVE LOSS SUPPLEMENTARY INFORMATION (cont'd...)

Components of the general and administrative expenses for the three months ended January 31, 2016 and 2015, were as follows:

	2016	2015
Salaries, benefits and consulting fees	\$ 54,924	\$ 17,967
Professional fees	27,055	23,481
Director fees and benefits	25,812	28,438
Investor relations	68,330	41,985
Travel and other costs	44,420	22,522
Depreciation of property and equipment	115	31
DSU's issued for director compensation	27,517	_
Share-based compensation	 32,330	 7,739
Total general and administrative expenses	\$ 280,503	\$ 142,163

## 11. COMMITMENTS AND CONTINGENCIES

The Company expects to pay certain future costs related to its pre-clinical and clinical trials. Such payments are expected to include the cost of clinical staff and overhead thereon, trial insurance, and may include travel and a portion of drug or procedure—related expenses or transplantation expenses not covered by insurance. The total expected future payments will be impacted by such factors as the rate of enrollment, the location in which the patient resides and the specifics of patient insurance.

By participating in the HemAcure consortium and accepting grant funding, the Company has committed to perform certain product development activities, as outlined in the grant agreement with the European Commission's Horizon 2020 program.

The Company expects to make future payments of approximately \$300,000 for the year ending October 31, 2016 in order to maintain and expand its patent portfolio in good standing. For the three months ended January 31, 2016 and 2015, such payments amounted to \$51,789 and \$39,344, respectively.

The Company entered into a lease commitment beginning on August 1, 2015, with remaining gross payments required under the lease of approximately \$100,000 related to the rental of laboratory space over a period of two years. The lease also includes options for the Company to extend the lease for two additional one year periods.