

This is Exhibit " J " referred to in the
Affidavit of Keith McMahon
SWORN before me this 21st day
of February, A.D. 2012

US Leased Property

1. **Location: 332-G Pulliam, San Angelo, Texas, 76903**
Landlord: Amigo Properties
Tenant: Arctic Glacier Texas Inc.
Execution Date: October 20th, 2000
Expiry Date: October 30th, 2005 (extended to September 30, 2014)
Use: Distribution Facility
Amendments/Additions: Option extended to September 30, 2011, further option extended to September 30, 2014
Option to Renew Remaining: None
2. **Location: 2259 Highway 2861, Comanche, Texas, 76442**
Landlord: Cleve & Robin Inc.
Tenant: Arctic Glacier Texas Inc.
Execution Date: Verbal Agreement
Expiry Date: Month to month
Use: Distribution Facility
Amendments/Additions: None
Option to Renew: None
3. **Location: 409 ½ West Sycamore, Independence, Kansas, 67301**
Landlord: George Gress and Joan Gress
Tenant: Arctic Glacier Texas Inc.
Execution Date: October 14, 1999
Expiry Date: Month to month
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
4. **Location: 1106 ½ Alaska Avenue, Norfolk, Nebraska, 68701**
Landlord: Pepsi Cola Bottling Co.
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: April 15, 2005
Expiry Date: April 14, 2010 (extended to April 14, 2015)
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Unlimited automatic one (1) year renewals.
5. **Location: 1325 W. North Front Street, Grand Island, Nebraska, 68801**
Landlord: R.T.M., L.L.C.
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: November 18, 2004
Expiry Date: March 31st, 2010 (extended to May 31, 2016)
Use: Distribution Facility

~~A Commissioner for Oaths / Notary Public
in and for the Province of Manitoba
My Commission expires~~

Amendments/Additions: Lease renewed effective June 1, 2006 to May 31, 2016
Options to Renew Remaining: None

6. **Location: 120 S. Jackson, Osceola, Iowa, 50212**
Landlord: Sally Moran
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: Verbal Agreement
Expiry Date: Month to month
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None

7. **Location: 2029 Pullman, Ames, Iowa, 50010**
Landlord: Kreig Rental Properties
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: November 1, 1998
Expiry Date: Month to month
Use: Storage Facility
Amendments/Additions: None
Options to Renew Remaining: None

8. **Location: 20980 Brady Street, Davenport, Iowa, 52804-9307**
Landlord: Bradwynn L.L.C.
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: September 1, 2000
Expiry Date: Year to year
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Automatic renewal on a year to year basis unless either party provides written notice of intent to terminate.

9. **Location: 4221 S Orilla Rd, West Des Moines, Iowa, 50061-5627**
Landlord: Hutchs Enterprises, L.L.C.
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: July 1, 2006
Expiry Date: June 30, 2011 (extended until June 30, 2016)
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: One (1) additional five (5) year renewal term

10. **Location: 923 Wright Street, Brainerd, Minnesota, 56401**
Landlord: Rolfing Distributors
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: Verbal Agreement
Expiry Date: Month to month
Use: Distribution Facility

Amendments/Additions: None
Options to Renew Remaining: None

11. **Location: 1751 93rd Street NE, Bismarck, North Dakota, 58501**
Landlord: Juel Properties LLP
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: March 1, 2004
Expiry Date: February 28, 2009 (extended to February 28, 2014)
Use: Distribution Facility
Amendments/Additions: Option for first renewal term exercised, renewal term to expire February 28, 2014.
Options to Renew Remaining: One additional five (5) year renewal term
12. **Location: 2434 South University Drive, Fargo, North Dakota, 58103**
Landlord: Robert H. Geske and Ruth A. Geske
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: May 23, 2000
Expiry Date: May 23, 2006 (extended to May 23, 2013)
Use: Distribution Facility
Amendments/Additions: Lease Modified and extended to May 23, 2011; Second Lease Extension and Modification Agreement effective May 23, 2011 extending until May 23, 2013
Options to Renew Remaining: Option to renew for one (1) period of three (3) years with 90 days day notice before end of term
13. **Location: 411 SW Fourth Street, Aberdeen, South Dakota, 57401**
Landlord: Cass Clay Creamery Inc.
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: March 15, 1999
Expiry Date: March 31, 2005 (extended to March 31, 2014)
Use: Distribution Facility
Amendments/Additions: Option to renew exercised April 1, 2011, to expire March 31, 2014
Options to Renew Remaining: None
14. **Location: 2840 – 4th Street South, St. Cloud, Minnesota, 56387**
Landlord: Minnesota Gold Meats, Inc.
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: October 1, 2007
Expiry Date: September 30, 2017
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: One (1) additional one (1) year renewal period
15. **Location: 2986 West Highway 14, Rochester, Minnesota, 55901**
Landlord: James R. Stelley and Linda L. Stelley et al

- Tenant: Arctic Glacier Minnesota Inc.
Execution Date: March 3, 2000
Expiry Date: March 2, 2010 (extended to March 2, 2015)
Use: Distribution Facility
Amendments/Additions: First renewal option exercised.
Options to Renew Remaining: One additional five (5) year renewal term
16. **Location: 7953 Main Street N.E., Fridley, Minnesota, 55432**
Landlord: Gerald W. Paschke
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: July 6, 1995
Expiry Date: August 31, 2005 (extended to May 31, 2012)
Use: Production and Distribution Facility
Amendments/Additions: One option of 3 years
17. **Location: 315 East 7th Street, North Platte, Nebraska, 69101-3104**
Sublandlord: Ice Castles Inc.
Subtenant: Arctic Glacier Nebraska Inc.
Execution Date: March 6, 2003
Expiry Date: March 31, 2007 (extended to March 31, 2012)
Use: Distribution Facility
Amendments/Additions: Sublease of 3000 sq/ft. of freezer space to Arctic Nebraska Inc.
First renewal option exercised. Lease extended to March 31, 2012
Options to Renew Remaining: One (1) additional period of five (5) years.
18. **Location: 760 North 9th Street, Stroudsburg, Pennsylvania, 18360**
Landlord: Walter Pula
Tenant: Arctic Glacier Pennsylvania Inc
Execution Date: April 1, 2005
Expiry Date: March 31, 2006 (automatic renewal year to year unless written termination is provided)
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Automatic renewal on a year to year basis unless either party provides written notice of intent to terminate.
19. **Location: 556 River Road, Bronx, New York, 10451**
Landlord: Grant Ave., LLC
Tenant: Diamond Ice Cube Company Inc.
Execution Date: December 1, 2000
Expiry Date: June 30, 2026
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None

20. **Location: 500 Fenimore Road, Mamaroneck, New York, 10543**
Landlord: Marlange Realty Associates
Tenant: Arctic Glacier New York Inc.
Execution Date: New lease executed January 1, 2011
Expiry Date: December 31, 2031
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: One (1) option to extend
21. **Location: 23 Nightengale Lane, Dubuque, Iowa 52003**
Landlord: Flynn Ready-Mix Concrete Co.
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: June 1, 1998
Expiry Date: May 30, 1999 (automatic renewal year to year unless termination is provided)
Use: Parking Lot
Amendments/Additions: None
Options to Renew Remaining: Unlimited automatic one (1) year renewal terms.
22. **Location: Suite B-2727 12th Street, Cedar Rapids, Iowa, 52406**
Landlord: Danny R. Hartman Jr.
Tenant: Arctic Glacier Nebraska Inc.
Execution Date: April 1, 2008
Expiry Date: March 31, 2013
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
23. **Location: 201 W Westfield Avenue, Roselle Park, New Jersey, 07204-2030**
Landlord: L & P Realty, LLC
Tenant: Arctic Glacier New York Inc.
Execution Date: December 31, 2004
Expiry Date: December 31, 2006 (extended to December 31, 2011)
Use: Dry Storage
Amendment/Additions: Memorandum of lease to establish public record of lease terms.
Mandatory five (5) year extension has been enforced
Option to Renew Remaining:
After the mandatory extension, Tenant shall have 2 options to extend the term for consecutive periods of 5 additional years each. Arctic has provided notice of its intention not to renew beyond December 31, 2011.
24. **Location: 2558 Advance Road, Madison, Wisconsin, 53718-6702**
Landlord: Jean Gillette
Tenant: Arctic Glacier Wisconsin Inc.

Execution Date: May 1, 2008
Expiry Date: April 30, 2011 (extended to April 30, 2013)
Use: Production and Distribution Facility
Amendments/Additions: New lease executed effective as of May 1, 2008.
Options to Renew Remaining: None. Option to purchase property at discretion of the Tenant.

25. **Location: 703 Commerce Street, Holmen, Wisconsin, 54636-9072**
Landlord: Brad Rediski
Tenant: Arctic Glacier Wisconsin Inc.
Execution Date: Month to month
Expiry Date: Month to month
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
26. **Location: 4707 Camp Phillips Road, Schofield, Wisconsin, 54476**
Landlord: G & B Produce Inc.
Tenant: Arctic Glacier Wisconsin Inc.
Execution Date: January 15, 2009
Expiry Date: October 31, 2010 (extended to October 31, 2012)
Use: Distribution Facility
Amendments/Additions: Lease extended by Lease Extension Agreement dated November 1, 2010.
Options to Renew Remaining: None
27. **Location: 140 Corporate Drive, Montgomeryville, Pennsylvania, 18936**
Landlord: Nappen & Associates t/a 309 Development Company
Tenant: Arctic Glacier Pennsylvania Inc
Execution Date: April 1, 2006
Expiry Date: March 31, 2016
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: One (1) additional five (5) year renewal term at the Tenant's option
28. **Location: 17011, 17023 and 17027 S. Central Avenue, Carson, California, 90746-1303**
Landlord: Icegen LLC
Tenant: Mountain Water Ice Company
Execution Date: May 25, 2006
Expiry Date: May 31, 2021
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None

29. **Location: 2843 Benet Road, Oceanside, California, 92054-1245**
Landlord: Iceberg Properties LLC
Tenant: Mountain Water Ice Company
Execution Date: May 25, 2006
Expiry Date: May 31, 2021
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
30. **Location: 4701 Stine Road, Bakersfield, California, 93313**
Landlord: Bakersfield Ice Properties LLC
Tenant: Jack Frost Ice Service, Inc.
Execution Date: May 25, 2006
Expiry Date: May 31, 2021
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
31. **Location: 1440 Coldwell Avenue N, Modesto, California, 95350-5704**
Landlord: Modesto Ice Properties LLC
Tenant: Jack Frost Ice Service, Inc.
Execution Date: May 25, 2006
Expiry Date: May 31, 2021
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
32. **Location: 36 North "D" Street, Stockton, California, 95205-5008**
Landlord: Stockton Ice Properties LLC
Tenant: Jack Frost Ice Service, Inc.
Execution Date: May 25, 2006
Expiry Date: May 31, 2021
Use: Vacant – not in use
Amendments/Additions: None
Options to Renew Remaining: None
33. **Location: 8580 Laguna Station Road, Elk Grove, California, 95758-9550**
Landlord: Central Valley Financing Authority
Tenant: Glacier Valley Ice Company, L.P.
Execution Date: October 1, 1992
Expiry Date: December 31, 2035
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None

34. **Location: 106-9th Street, Marysville, California, 95901**
Landlord: Peggy L. Richter; Peggy L. Richter, Trustee of The Ritcher Credit Trust; Daniel Vaught; Patsy S. Hunter, Trustee of The Patsy S. Hunter Living Trust. (each holding ¼ interest)
Tenant: Glacier Valley Ice Company, L.P.
Execution Date: January 1, 1997
Expiry Date: December 31, 2006 (extended to December 31, 2013)
Use: Distribution Facility
Amendments/Additions: Extended to December 31, 2013
Options to Renew Remaining: None
35. **Location: 600 South 80th Avenue, Tolleson, Arizona 85353**
Landlord: Desert Mountain Ice, LLC
Tenant: Arctic Glacier California Inc.
Execution Date: May 25, 2006
Expiry Date: May 25, 2009 (extended to May 24, 2015)
Use: Production and Distribution Facility
Amendments/Additions: First and Second renewal option exercised, renewal term to expire May 24, 2015.
Options to Renew Remaining: None
36. **Location: 5 Sonwil Drive, Buffalo, New York, 14225**
Landlord: Sonwil Distribution Center, Inc.
Tenant: Arctic Glacier Rochester Inc.
Execution Date: June 15, 2006
Expiry Date: June 14, 2010 (extended to June 14, 2014)
Use: Distribution Facility
Amendments/Additions: Renewal option exercised.
Options to Renew Remaining: None
37. **Location: 2790 Cloverdale Boulevard, Concord, California, 94518-2415**
Landlord: Ice-Tong Holdings LLC
Tenant: Arctic Glacier California Inc.
Execution Date: August 8, 2006
Expiry Date: August 31, 2021
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
38. **Location: 43960 Fremont Boulevard, Fremont, California, 94538-6057**
Landlord: Ice-Tong Holdings LLC
Tenant: Arctic Glacier California Inc.
Execution Date: August 8, 2006
Expiry Date: August 31, 2021
Use: Production and Distribution Facility
Amendments/Additions: None

Options to Renew Remaining: None

39. **Location: 621 Carlson Court, Rohnert Park, California, 94928-2043**
Landlord: John R. Brady et al
Tenant: Glacier Ice Company, Inc.
Execution Date: December 1, 2008
Expiry Date: November 30, 2011
Use: Distribution Facility
Amendments/Additions: Month to Month
Option to Renew Remaining: None. Arctic is presently negotiating a new lease for this property.
40. **Location: 2798A Cloverdale Avenue, Concord, California, 94518-2450**
Landlord: Ice-Tong Holdings LLC
Tenant: Glacier Ice Company, Inc.
Execution Date: Verbal Agreement
Expiry Date: Month to month
Use: Office
Amendments/Additions: None
Options to Renew Remaining: None
41. **Location: 310 Kennedy Drive, Capitola, California, 95010-3632**
Landlord: Rick Strauss
Tenant: Glacier Ice Company, Inc.
Execution Date: Verbal Agreement
Expiry Date: Month to month
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None
42. **Location: 14243 Bessemer Street, Van Nuys, California, 91401**
Landlord: Arctic Ice Properties, LLC
Tenant: Arctic Glacier Vernon Inc.
Execution Date: March 1, 2007
Expiry Date: February 28, 2022
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None. Tenant has the option to purchase the premises at any time prior to the fourteenth anniversary of the execution date.
43. **Location: 2970 East 50th Street, Vernon, California, 90058**
Sublandlord: Arctic Ice Properties, LLC
Subtenant: Arctic Glacier Vernon Inc.
Execution Date: March 1, 2007
Expiry Date: February 28, 2022
Use: Production and Distribution Facility

Amendments/Additions: None

Options to Renew Remaining: None. Subject to the consent of the Master Landlord, if required under the Master Lease, Tenant has the option to purchase the entire leasehold estate interest of the Landlord in the Premises. The said option to purchase expires on the fourteenth anniversary of the execution date of sublease.

44. **Location: 1215 N. Johnson Street, Bay City, Michigan, 48708**
Landlord: Kinney Realty
Tenant: Arctic Glacier Lansing Inc.
Execution Date: April 1, 2011
Expiry Date: March 31, 2012 Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: One (1) option to renew for a period of two (2) years.
45. **Location: 5635 Commerce Drive, Lansing, Michigan, 48910**
Landlord: 5635 Commerce Drive, LLC
Tenant: Arctic Glacier Lansing Inc.
Execution Date: April 3, 2006
Expiry Date: April 15, 2009 (extended to April 13, 2014)
Use: Production and Distribution Facility
Amendments/Additions: First renewal option exercised, renewal term to expire April 13, 2014
Options to Renew Remaining: One (1) additional five (5) year renewal terms.
46. **Location: 2521 Solar Way, Barstow, California, 92311**
Landlord: Tom J. Lewis, Carol B. Lewis and Michael J. Lewis
Tenant: Arctic Glacier Vernon Inc.
Execution Date: October 23, 2007
Expiry Date: October 31, 2012
Use: Production and Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Three (3) additional Five (5) year renewal terms.
47. **Location: 44633 Yucca Avenue, Lancaster, California, 93534**
Landlord: Tom J. Lewis, Carol B. Lewis and Michael J. Lewis
Tenant: Arctic Glacier Vernon Inc.
Execution Date: October 23, 2007
Expiry Date: October 22, 2012
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Three (3) additional Five (5) year renewal terms.

Sublease

Sublandlord: Arctic Glacier Vernon Inc.
Subtenant: Mather Bros. Inc.
Execution Date: Verbal Agreement
Expiry Date: Month to Month
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: None

48. **Location: 7 Interstate Avenue, Albany, New York, 12205**
Landlord: O'Keefe Development, LLC
Tenant: Arctic Glacier Rochester Inc.
Execution Date: December 31, 2006
Expiry Date: February 11, 2017
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Two (2) additional Five (5) year renewal terms.
49. **Location: 1500 East Dike Drive, Sioux Falls, South Dakota, 57104**
Landlord: J and J Properties of Rochester, LLC
Tenant: Arctic Glacier Minnesota Inc.
Execution Date: September 1, 2007
Expiry Date: August 31, 2017
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Two (2) additional five (5) year renewal terms.
50. **Location: 2 Johnson Drive, Raritan, New Jersey, 08869-1663**
Landlord: Raritan Johnson Associates, LLC
Tenant: Arctic Glacier Newburgh Inc.
Execution Date: February 13, 2008
Expiry Date: March 4, 2018
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Two (2) additional five (5) year renewal terms.
51. **Location: 909 N. Columbia Boulevard, Portland, Oregon, 97217**
Landlord: Beverage Ice Company, LLC
Tenant: Arctic Glacier Oregon Inc.
Execution Date: May 1, 2008
Expiry Date: April 30, 2013
Use: Production and Distribution Facility
Amendments/Additions:
Options to Renew Remaining: Three (3) additional five (5) year renewal terms.

Sublease

Sublandlord: Arctic Glacier Oregon Inc.
Subtenant: Interstate Mobile Phone Company, dba AT&T Wireless Services
Execution Date: July 20, 1995
Expiry Date: July 31, 2010 (extended to July 31, 2015)
Use: Cellular tower
Amendments/Additions:
Options to Renew Remaining: Four (4) additional five (5) year automatic renewal terms.

52. **Location: 955 N. Columbia Boulevard, Portland, Oregon, 97217**
Landlord: P.C. Development, Inc.
Tenant: Arctic Glacier Oregon Inc.
Execution Date: Month to month
Use: Dry Storage
Amendments/Additions:
Options to Renew Remaining: None
53. **Location: 2704 8th Street, Muskegon Heights, Michigan 49444**
Landlord: Russell Swanson
Tenant: Arctic Glacier Michigan Inc.
Execution Date: July 1, 2009
Expiry Date: June 30, 2012
Use: Distribution Facility
Amendments/Additions: None
Options to Renew Remaining: Unlimited additional three (3) year renewal terms.
54. **Location: 952 N. Batavia Street, Orange, California 92867**
Landlord: Mike and Jacqueline Martinez, Matthew Douglas and Penny McIntyre
Sublandlord: Ice Link, LLC
Subtenant: Arctic Glacier California Inc.
Execution Date: March 1, 2010
Expiry Date: August 31, 2011 (extended until February 28, 2012)
Use: Distribution Facility
Amendments/Additions: Sublandlord and Subtenant amended the SubLease, dated March 1, 2010, so as to extend the term thereof for six (6) months commencing September 1, 2011 and ending February 28, 2012.
Options to Renew: None