THIS AGREEMENT made this 20th day of November, A.D. 2006

BETWEEN:

SEAGROVE CAPITAL CORPORATION, for and on behalf of **MIKE LEDERHOUSE, BRENDA ABRAMETZ, SHAUN SPELLISCY** and **TIM BISSETT**,

OF THE FIRST PART

- and -

COUGAR MINERALS CORP., Ste. 1450 - 789 West Pinder Street, Vancouver, British Columbia, V6C 1H2,

OF THE SECOND PART

EXTENSION AGREEMENT

WHEREAS a Mineral Property Option Agreement has been entered into between COUGAR and SEAGROVE on or about the 31st day of July, A.D. 2006;

AND WHEREAS the Mineral Property Option Agreement granted unto COUGAR an exclusive right, privilege and option to purchase a 100% in and to the claims scheduled thereto, as are fully set forth hereto as Schedule "A";

AND WHEREAS Schedule "B" thereto provided for a net smelter return royalty;

AND WHEREAS COUGAR has failed and neglected to apply for exchange approval within 30 days of July 31st, 2006, and is in breach of the Option Agreement;

AND WHEREAS SEAGROVE has given notice to COUGAR of its intention to terminate the aforesaid Option Agreement;

AND WHEREAS it is the desire of the parties hereto to extend the Option Agreement upon the terms and conditions hereinafter set forth;

NOW THEREFORE THIS INDENTURE WITNESSETH as follows:

1. That SEAGROVE has given unto COUGAR thirty (3o) days notice of default under the Mineral Property Option Agreement, effective November 1st, 2006, and that COUGAR has until December 1st, 2006 to rectify the breach within the said Agreement, otherwise the Agreement shall lapse, and shall become null and void, the breach to be rectified being the required issuance of 1,000,000 free trading common shares.

2. In the event that the breach is not rectified by the 1st day of December, 2006, then in such event, SEAGROVE, by these presents, does grant unto COUGAR an extension of the Mineral Property Option Agreement to the 28th day of February, 2007, under the following terms and conditions:

(i) upon payment by COUGAR to SEAGROVE, on behalf of LEDERHOUSE, ABRAMETZ, SPELLISCY and BISSETT, the sum of $100,000.00, which sum shall be paid no later than the 1st day of December, 2006;

(ii) that COUGAR shall have until February 28th, 2007 to exercise its option to purchase, which purchase shall be exercised by the payment to SEAGROVE, on behalf of LEDERHOUSE, ABRAMETZ, SPELLISCY and BISSETT 1,000,000 free trading common shares of the corporation, COUGAR; and

(iii) in the event that such shares shall fail to issue, then in such event this Extension Agreement, and Mineral Property Option Agreement, shall lapse, and shall be null and void, unless further extensions are granted in writing;

3. Upon payment made by COUGAR, had and received by SEAGROVE, then upon the happening of such event, the parties hereto do ratify and confirm all other provisions of the Mineral Property Option Agreement of July 31st, 2006, save and except only those modified or varied by the present Extension Agreement.

4. Time shall be of the essence.

IN WITNESS WHEREOF the parties have hereunto set their corporate seals, duly attested to by their proper signing officers in that behalf, the day and year first above written.

SEAGROVE CAPITAL CORPORATION

SEAGROVE CAPITAL CORPORATION

Seal

Per: ______________________

COUGAR MINERALS CORP.

Per: ______________________

Danton Dupasquier

Schedule "A"

"S-138535","ACTIVE","SEAGROVE CAPITAL CORPORATION 100%","ALL OF SECTION 18, TOWNSHIP 50, RANGE 19, WEST OF THE SECOND MERIDIAN;",256,"73-H-07","Sep 1, 2005"," ","S"

"S-138536","ACTIVE","SEAGROVE CAPITAL CORPORATION 100%","ALL OF SECTION 20, LEGAL SUBDIVISIONS 1 TO 14 OF SECTION 29 AND LEGAL SUBDIVISIONS 3 AND 4 OF SECTION 32, TOWNSHIP 50, RANGE 20, WEST OF THE SECOND MERIDIAN;",512,"73-H-07","Sep 1, 2005"," ","S"

"S-136251","ACTIVE","SEAGROVE CAPITAL CORPORATION 100%", "FRACTIONAL LEGAL SUBDIVISION 15 OF SECTION 8 AND FRACTIONAL SECTION 17, ALL IN TOWNSHIP 51, RANGE 1, WEST OF THE THIRD MERIDIAN; EXCEPTING THEREOUT AND THEREFROM THE STURGEON LAKE INDIAN RESERVE NO. 101.",212,"73-G-08","Aug 1, 2003"," ","S"