

CONSENT OF AUTHOR

TO: BRITISH COLUMBIA SECURITIES COMMISSION

AND TO: TSX VENTURE EXCHANGE

RE: PLYMOUTH REALTY CAPITAL CORP. (the "Company")
- Filing Statement dated February 18, 2021 (the "Filing Statement")

I, **WILLIAM J. LEWIS**, P.Geo., do hereby consent to being named in the Filing Statement and to the use of the technical report titled "NI 43-101 Technical Report for the La Frazada Silver Property, El Zopilote Mining District, Nayarit, Mexico" prepared by Rodrigo Calles-Montijo and the undersigned for the Company and dated November 20, 2020, (the "Technical Report") in connection with the filing of the Filing Statement and to the extracts from or a summary of the Technical Report in the Filing Statement or incorporated by reference therein.

I confirm that I have read the Filing Statement of the Company and that it fairly and accurately represents the information in the Technical Report that supports the disclosure in the Filing Statement.

Dated this 18th day of February 2021.

"William J. Lewis" {signed and sealed}

WILLIAM J. LEWIS,
P. Geo.

