

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
AGREEMENT OF PURCHASE AND SALE

The undersigned, **REHAM TAREK AMIN** (collectively, the "**Purchaser**"), hereby agrees with **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "**Vendor**") to purchase the proposed residential unit noted above, substantially as outlined for identification purposes only on the floor plan attached hereto as Schedule "C", and finished substantially in accordance with the features and finishes described in Schedule "A" hereto annexed, together with **one (1)** parking unit and one (1) locker unit to be allocated by the Vendor in its sole discretion and which may be re-designated by the Vendor, in its sole discretion, being (proposed) unit(s) in the Condominium, to be registered against those lands and premises situated in the City of Mississauga, Regional Municipality of Peel, being presently comprised of a portion of Part of Lot 19, Concession 2, North of Dundas Street (hereinafter called the "**Property**"), together with an undivided interest in the common elements appurtenant to such unit(s) and the exclusive use of those parts of the common elements attaching to such unit(s), as set out in the proposed Declaration (collectively, the "**Unit**") on the following terms and conditions:

PURCHASE PRICE:

1. The purchase price of the Unit (the "Purchase Price") is **Three Hundred Thirty-Eight Thousand Seven Hundred (\$338,700.00)** DOLLARS in lawful money of Canada, inclusive of GST as set out in and subject to paragraph 6 (g) of this Agreement, payable as follows:
 - (a) to Harris, Sheaffer LLP, in Trust, (the "**Vendor's Solicitors**" or "**Escrow Agent**" or "**Trustee**") in the following amounts at the following times, by cheque or bank draft, as deposits pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Unit Transfer Date:
 - (i) the sum of **Two Thousand (\$2,000.00)** Dollars submitted with this Agreement;
 - (ii) the sum of **Fourteen Thousand Nine Hundred Thirty-Five (\$14,935.00)** Dollars submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;
 - (iii) the sum of **Sixteen Thousand Nine Hundred Thirty-Five (\$16,935.00)** Dollars submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;
 - (b) the sum of **Sixteen Thousand Nine Hundred Thirty-Five (\$16,935.00)** Dollars by certified cheque or bank draft on the Occupancy Date;
 - (c) the balance of the Purchase Price by certified cheque on the Unit Transfer Date, subject to the adjustments hereinafter set forth;
 - (d) the Purchaser agrees to pay the sum as hereinafter set forth as deposits by sub-paragraphs 1(a) and 1(b) as deposits by cheque payable to the Escrow Agent acting for the Trust Agreement (the "**TWC**") under the provisions of a Deposit minimum on the express understanding and deposit money has been provided in accordance with Section 81 all be entitled to release and disburse said funds to the Vendor may direct).

OCCUPANCY DATE/UNIT TRANSFER DATE:

2.
 - (a) The Purchaser shall complete the Unit in accordance with the Agreement (the "Transfer Date").
 - (b) The transfer of title to the Unit shall be deemed to have been irrevocably made by the Vendor on the Occupancy Date or a date established by the Vendor (the "Transfer Date").
 - (c) In the event that the Vendor is not in attendance at the sales office contemplated by this Agreement is conditional for a period of three (3) days from the date of mutual acceptance of this Agreement, upon the head office of the Vendor approving this Agreement. In the event that no notice of termination for non-satisfaction of this condition has been delivered by the Vendor to the Purchaser within this three (3) day period then the condition shall be deemed to have been irrevocably waived and satisfied with no further notice being required to be delivered by the Vendor. In the event that the Agreement is not executed and accepted by the Vendor while the Purchaser is at the sales office then, notwithstanding anything herein contained to the contrary, if the Purchaser has not delivered to the Vendor an acknowledgment of receipt of each of the Vendor's disclosure statement and a copy of this Agreement duly executed by both parties hereto in order to evidence the commencement of the Purchaser's ten (10) day statutory rescission period by no later than the third day following the date of the Purchaser's execution of this Agreement, then the Vendor may terminate the Agreement at any time thereafter upon delivery of written notice to the Purchaser.