THE GRAND RESIDENCES AT PARKSIDE VILLAGE

ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the **"Vendor"**) and

MUNISH SACHAR (the **"Purchaser"**)

Suite **1606** Tower **2** Unit **6** Level **15** (the **"Unit"**)

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE:
Paragraph 1(a) (i), (ii), (iii) and Paragraph 1 (b)

INSERT:
Paragraph 1(a)

(i) the sum of Two Thousand ($2,000.00) Dollars submitted with this Agreement;

(ii) the sum of Seven Thousand Three Hundred Eighty-Five ($7,385.00) Dollars, submitted with this Agreement and post dated Sixty (60) days following the date of execution of this Agreement by the Purchaser;

(iii) the sum of Nine Thousand Three Hundred Eighty-Five ($9,385.00) Dollars, submitted with this Agreement and post dated Three Hundred Sixty Five (365) days following the date of execution of this Agreement by the Purchaser;

Paragraph 1 (b)

the sum of Nine Thousand Three Hundred Eighty-Five ($9,385.00) Dollars by certified cheque or bank draft on the Occupancy Date;

The Purchaser agrees that the deposit payment structure for the deposits (the "Deposits") set out above under Paragraphs 1(a) (i), (ii), (iii) and Paragraph 1(b) (the "Deposit Payment Incentive") is subject to and premised on:

(a) Agreements of Purchase and Sale which the Vendor has entered into with other purchasers (the "Related Purchasers") for the suites presently designated as: [1606 Tower 2 - Purchaser Munish Sachar ; 1806 Tower 2 - Purchaser Neeta Harish; 1906 Tower 2 - Purchaser Ajytash Bhardwaj] in the Condominium (the "Related Transactions"), becoming firm and binding, including there being no rescission thereunder at any time by any of the Related Purchasers, and further upon the transactions contemplated under each of the Related Transactions being completed by each of the Related Purchasers in accordance with the terms of the Agreements of Purchase and Sale pertaining to the Related Transactions; and

(b) None of the Related Purchasers being in default, at any time, under any of the Agreements of Purchase and Sale pertaining to the Related Transactions (herein collectively referred to as an "Increased Deposit Event").
In the event that the Vendor notifies the Purchaser in writing of the occurrence of an Increased Deposit Event, then within 7 days of such notice, the Purchaser shall be obligated pay to the Vendor's Solicitors, in Trust by certified cheque or bank draft the amount required to bring the Deposits to an amount equal to 15% of the Purchase Price.

Notwithstanding anything contained herein, the Vendor's obligation to provide the Deposit Payment Incentive is personal in nature to the Purchaser and in the event that the Purchaser assigns his/her interest in the Unit or in the Agreement of Purchase and Sale prior to the Unit Transfer Date (provided that nothing herein shall be construed as any right of the Purchaser to effect any such transfer or assignment other then in accordance with the terms of the Agreement of Purchase and Sale) then such event shall also be deemed to be an Increased Deposit Event and without limiting anything contained herein the Vendor's obligation to provide the above Deposit Payment Incentive shall further be deemed to be at an end and Purchaser shall be further obligated within 7 days of written notice from the Vendor, to pay to the Vendor's Solicitors, in Trust by certified cheque or bank draft the amount required to bring the Deposits to an amount equal to 15% of the Purchase Price.