

EVE

Ammar Saghir Najjar and Rafia Fansa
(the "Purchaser")

Suite No. 3605, Residential Unit 4, Level 31 (the "Unit")

INSERT

(a) that the Purchaser pays to the Vendor's Solicitors, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price. In the event the Purchaser is in default under this Agreement of Purchase and Sale, in addition to any other rights or remedies which the Vendor may have, such deposit monies paid shall become the absolute property of the Vendor.

(c) that the Vendor shall have the right to pre-approve the form of the proposed lease which lease shall be for no less than full rental market value as at the time of submission of the draft lease. Additionally, the Purchaser shall prior to directly or indirectly listing or advertising the Residential Unit for lease, concurrent with the delivery of the Authorization to Lease (provided by the Vendor and executed by the Purchaser) and the draft lease to the Vendor, and in consideration of the Vendor granting its consent to the terms herein deliver a certified cheque in the amount of One Thousand and Five Hundred Dollars (\$1,500.00) plus applicable Goods and Services Tax thereon to the Vendor for giving its consent and to reimburse the Vendor for its own internal cost ~~and~~ cost of external counsel in reviewing the draft lease, which sum shall be non-refundable.

IN WITNESS whereof the parties hereto have affixed their hands and seals.

Purchaser

AMACON DEVELOPMENT (HURONTARIO) CORP.

Per: _____ c/s
Authorized Signing Officer

I have the authority to bind the Corporation.

BMO  Bank of Montreal - Banque de Montréal 081950

100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

DATE 2009 03 17
Y/A M/M D/J

CTI

Canadian Dollar Money Order - not exceeding \$2,500 Cdn.
Mandat en dollars Canadiens - n'excedant pas

Pay to the order of ANACON DEVELOPMENT (HUBBARD) CORP.
Payez à l'ordre de

\$ 1575.00

BANK OF CANADA
MONTREAL

100 Canadian Dollars Canadiens

for Bank of Montreal/pour la Banque de Montréal
Montreal, Canada/Montreal, Canada

RAFA FANSA

Purchaser's Name/Nom de l'acheteur

ET Suite 3605 - Leasing Center

Purchaser's Address/Adresse de l'acheteur


President and Chief Executive Officer, BMO Financial Group
Président et chef de la direction, BMO Groupe Financier

William A. Downie

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