

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

ROZITA RAHMANI (the "Purchaser")

Suite 224 Tower ONE Unit 23 Level 2 (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.

In Reference to Deposit Amendment signed by the Purchaser on January 14, 2017 and accepted by the Vendor on January 14, 2017

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

(i) the sum of Twenty Thousand Dollars (\$20,000.00) submitted with this agreement

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

(i) the sum of Fifty Thousand Dollars (\$50,000.00) submitted with this agreement

(ii) the sum of One Hundred Ten Thousand Dollars (\$110,000.00) on the Occupancy date so as to bring the total of deposits set out in subparagraphs (1)(i) and (ii) to One Hundred Sixty Thousand Dollars (\$160,000.00)

Dated at Mississauga, Ontario this 23 day of Jan 2017.

SIGNED, SEALED AND DELIVERED

In the Presence of:

Witness

Purchaser - ROZITA RAHMANI

Accepted at Mississauga this 23 day of January 2017.
AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: Authorized Signing Officer c/s
I have the authority to bind the Corporation.

PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

MARYAMSADAT MOHAMMADI and ROZITA RAHMANI (the "Purchaser")

Suite 224 Tower ONE Unit 23 Level 2 (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: FROM THE AGREEMENT OF PURCHASE AND SALE

The undersigned, Maryamsadat Mohammadi (collectively, the "Purchaser")

DATE OF BIRTH: 1987/03/26

DRIVER'S LICENCE: M6160-52708-75326

(Purchaser deleted in the 10-day rescission period)

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

N/A

Dated at Mississauga, Ontario this 23 day of Jan 2017.

SIGNED, SEALED AND DELIVERED

In the Presence of:

Witness

Purchaser - ROZITA RAHMANI

Witness

Purchaser - MARYAMSADAT MOHAMMADI

Accepted at Mississauga this 23 day of January 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: c/s

Authorized Signing Officer
I have the authority to bind the Corporation.

CONTINUING POWER OF ATTORNEY FOR PROPERTY

(General Power of Attorney made in accordance with the POWERS OF ATTORNEY ACT and the
SUBSTITUTE DECISIONS ACT, 1992)

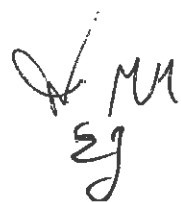
I, Maryamsadat Mohammadi, of the City of Toronto, in the Province of Ontario, revoke any previous power of attorney made by me and **APPOINT, my mother, Rozita Rahmani** of the City of Toronto, in the Province of Ontario, Canada, to be my attorney for property.

I AUTHORIZE my attorney for property to do on my behalf, anything that I can lawfully do by an attorney, and specifically anything in respect of property that I could do if capable of managing property, except make a will, subject to the law and to any conditions contained in this document and, without limiting the generality of the foregoing, to demand, recover and receive from all and every or any person or persons whomsoever all and every sum and sums of money, goods, chattels, effects and things whatsoever which now are, or which shall or may hereafter appear to be due, owing, payable or belonging to me, whether for rent or arrears of rent or otherwise, in respect of my real estate or for the principal money and interest now or hereafter to become payable to me upon or in respect of any mortgage or other security or for interest or dividends to accrue or become payable to me for or in respect of any shares, stock or interest which I may now or hereafter hold in any company or corporation, or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any bond, note, bill of exchange, balance of account, consignment, contract, decree, judgment, order or execution or upon any other account. My attorney(s) shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

AND to examine, state, settle, liquidate and adjust all or any account or accounts pending between me and any person or persons whomsoever.

AND to sign, draw, make and endorse my name to any cheque or order for the payment of money, bill of exchange, or note, in which I shall be interested or concerned, which shall be requisite. AND also in my name to draw upon any bank or individual for any sum of money that is or may be to my credit or which I am or may be entitled to receive, and to deposit the same in any bank or other place, and again at pleasure to draw the same from time to time as I could do. AND upon the recovery or receipt of all or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases and acquittances, certificates, reconveyances, surrenders, assignments, memorials or other good and effectual discharges as may be requisite.

AND in case of neglect, refusal or delay on the part of any person or persons to make and render a just, true and full account, payment, delivery and satisfaction in the premises,



him, them or any of them thereunto to compel, and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, distrains and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejectments and suits as my said attorney(s) shall think fit; AND to appear before all or any courts of law, and then and there to sue, plead, answer and defend in all matters and causes concerning the premises; AND to exercise and execute all powers of sale or foreclosures and all other powers and authorities vested in me by any mortgage or mortgages belonging to me as mortgagee or assignee thereof.

AND in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, to submit any such differences and disputes to arbitration or umpirage in such manner as my said attorney(s) see fit; AND to compound, compromise and accept part in satisfaction for the payment of the whole of any debt or sum of money payable to me or to grant an extension of time for the payment of the same, either with or without taking security, or otherwise to act in respect of the same, as to my said attorney(s) shall appear most expedient.

In accordance with the **POWERS OF ATTORNEY ACT**, I declare that this power of attorney may be exercised during any subsequent legal incapacity on my part. This indicates my intention that this document will be a continuing power of attorney for property under the **SUBSTITUTE DECISION ACT, 1992**, and may be used during my incapacity to manage the property.

*In accordance with the **POWERS OF ATTORNEY ACT**, I declare that, after due consideration, I am satisfied that the authority conferred on the attorney named in this power of attorney is adequate to provide for the competent and effectual management of all my estate in case I should become a patient in a psychiatric facility and be certified as not competent to manage my estate under the **MENTAL HEALTH ACT**, I therefore, direct that in that event, the attorney(s) named in this power of attorney may retain this power of attorney for management of my estate by complying with subsection 56(2) of the **MENTAL HEALTH ACT** and in that case the Public Trustee shall not become committee of my estate as would otherwise be the case under clause 56(1) (a) and (b) of that Act.*

CONDITIONS AND RESTRICTIONS:

NONE

FAMILY LAW ACT

If my Spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney(s) named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

Q M H
EJ

DATE OF EFFECTIVENESS

Unless otherwise stated in this document, this continuing power of attorney will come into effect on the date it is signed and witnessed.

EXECUTION

DATE: December 20, 2016



Maryamsadat Mohammadi

(NOTE: the following persons can not be witnesses; the attorney and his or her spouse or partner, or child of the person making the document, or someone that the person treats as his or her child; a person whose property is under guardianship or who has a guardian or who has a guardian of the person whose name appears above and in the presence of each other)

We have no reason to believe that the grantor is incapable of giving a continuing power of attorney for property. We have signed this power of attorney in presence of the persons whose name appears above and in the presence of each other.

Witness # 1:



Date: December 20, 2016

The Law Office of Essi Zandi
Barrister and Solicitor
15 Poyntz Avenue
Toronto, ON M2N 1H9

Witness # 2



Date: December 20, 2016

MARLETTE YTEM - Licensed Paralegal
110 Sheppard Ave. E, Suite 730
Toronto, ON M2N 6Y8