

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

PURCHASE OF MODEL SUITE FURNITURE

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

Suite 305 Tower TWO Unit 5 Level 3 (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.

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

The Purchaser acknowledges having inspected the Unit and further acknowledges that the Unit constitutes a model suit having been used by the Vendor in connection with its prior marketing and sale of other units in the Condominium. Without limiting the foregoing, the Purchaser further acknowledges and agrees that notwithstanding anything contained in this Agreement that the Vendor has completed the interior design and construction of the Unit, including, without limitation, having installed and completed all materials, cabinets, painting, floor coverings, fixtures, and other specifications in the Unit as selected and installed by the Vendor (the "Model Suite Finishes") and the Purchaser agrees to accept the condition of the Unit and the Model Suite Finishes in an as is, where is and as built condition on the closing and expressly acknowledges and agrees that the purchaser is aware of the following listed items which the Purchaser accepts as is and as constructed/delivered, without any further obligation on the Vendor to restore to original condition, complete and/or amend, including all appliances which purchaser expressly agrees are being purchased with any applicable remaining manufacturer's warranty only:

- 1. The Purchaser agrees to purchase and the Vendor agrees to sell 'The Model Suite Furniture' for the purchase price of **Twenty Thousand and xx / 100 dollars (\$20,000.00)**, plus HST
- 2. The 'Model Suite Furniture' Purchase Price shall be in addition to the purchase price of the Residential Unit as same is set out in the Purchase Agreement.
- 3. A Deposit of **Five Thousand (\$5,000.00)** Dollars is payable upon execution hereof, by cheque made payable to the Vendor's solicitors, **Blaney McMurtry LLP**, in trust, which deposit will be credited to the Purchaser on the Statement of Adjustments on the Closing Date, and the balance of the 'The Model Suite Furniture' Purchase Price is to be paid by the Purchaser to the Vendor's solicitors, **Blaney McMurtry LLP**, in trust, by certified cheque on the Closing Date.

The Model Suite Furniture

| #  | Item                    | Qty. | Location  |
|----|-------------------------|------|-----------|
| 1  | Accessories             |      | Kitchen   |
| 2  | Table                   | 1    | Dining Rm |
| 3  | Chairs                  | 4    | Dining Rm |
| 4  | Media Consol            | 1    | Living Rm |
| 5  | Ottoman                 | 1    | Living Rm |
| 6  | Area Rug                | 1    | Living Rm |
| 7  | Book shelf              | 1    | Living Rm |
| 8  | Floor lamp              | 1    | Living Rm |
| 9  | Coffee Table            | 1    | Living Rm |
| 10 | Sofa                    | 1    | Living Rm |
| 11 | Chair                   | 1    | Living Rm |
| 12 | pillows                 | 4    | Living Rm |
| 13 | Side tables             | 2    | Living Rm |
| 14 | Large Round Mirror      | 1    | Living Rm |
| 15 | Accessories             |      | Living Rm |
| 16 | Wall Art                | 3    | Bedroom   |
| 17 | Bed Frame               | 1    | Bedroom   |
| 18 | Mattress                | 1    | Bedroom   |
| 19 | Bed Linens              |      | Bedroom   |
| 20 | pillows                 | 8    | Bedroom   |
| 21 | Desk                    | 1    | Bedroom   |
| 22 | Chair                   | 1    | Bedroom   |
| 23 | Desk Lamp               | 1    | Bedroom   |
| 24 | Side Table lamps        | 2    | Bedroom   |
| 25 | Accessories             |      | Bedroom   |
| 26 | Shower curtain with Rod | 1    | Bathroom  |
| 27 | Wall Art                | 1    | Bathroom  |

  
L.V.

Block 7 - PSV 2

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|    |             |   |          |
|----|-------------|---|----------|
| 28 | Bath towels | 2 | Bathroom |
| 29 | hand towels | 2 | Bathroom |
| 30 | Accessories |   | Bathroom |
| 31 | floor matt  | 1 | Bathroom |

Dated at Mississauga, Ontario this 4 day of April 2017.

**SIGNED, SEALED AND DELIVERED**  
In the Presence of:

[Signature]  
Witness

[Signature]  
Purchaser - Larysa Vislyanska L.V.

Accepted at Mississauga this 13 day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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