

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

ERUM ASHRAF and PERKUNDA ASHRAF (the "Purchaser")

Suite 3508 Tower One Unit 8 Level 3/4 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) will 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) the sum of Twelve Thousand Five Hundred Seventy (\$12,570.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

INSERT:

Paragraph 1 (a)

(i) the sum of Twelve Thousand Five Hundred Seventy (\$12,570.00) Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated sixty (60) days following the date of execution of this Agreement by the Purchaser;

Dated at Mississauga, Ontario this 5th day of May 2012.

SIGNED, SEALED AND DELIVERED

In the Presence of:

Michael Ashraf

Witness

Michael Ashraf

Witness

Erum Ashraf

Purchaser - ERUM ASHRAF

Perkunda Ashraf

Purchaser - PERKUNDA ASHRAF

Accepted at Toronto this 14 day of May 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.



Per: _____ as

Authorized Signing Officer

I have the authority to bind the Corporation.

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

CAPPING

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

ERUM ASHRAF and FERKHUNDA ASHRAF (the "Purchaser")

Suite 3508 Tower ONE Unit 8 Level 34 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser on March 31, 2012 and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

In consideration of the Purchaser entering into this Agreement and provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to cap the charges as follows, as set out in the Agreement:

- a. The amount of any increases in or new development charge(s) or levies, education development charge(s) or levies, and/or any fees, levies, charges or assessments from and after the date hereof, assessed against or attributable to the Unit, as such charges are referred to in paragraph 6(b)(v) of the Agreement, to a maximum of \$4,000.00;
- b. The amount of any community service or public art levy charge or contribution(s) assessed against the Unit or the Project, the Property or a portion thereof and attributable to any part thereof calculated by pro-rating same in accordance with the proportion of common interest attributable to the Unit, as such charges are referred to in paragraph 6(b)(vi) of the Agreement, to a maximum of \$2,500.00; and
- c. The cost of gas and hydro meter or check or consumption meter installations, if any, water and sewer service connection charges and hydro and gas installation and connection or energization charges for the Condominium and/or the Unit, as such charges are referred to in paragraph 6(b)(viii) of the Agreement, to a maximum of \$1,100.00.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 05 day of APR 2012.

Witness:

Purchaser: ERUM ASHRAF

Witness:

Purchaser: FERKHUNDA ASHRAF

DATED at Toronto this 10 day of May 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer

I have the authority to bind the Corporation