

VOYA

AMENDMENT TO THE
AGREEMENT OF PURCHASE AND SALE
ADD PARKING/STORAGE LOCKER

BETWEEN:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

(the “Vendor”)

- and -

MENG LI

Chunying Ji

(the “Purchaser”)

RE: Unit: 1 Level: 6 Suite: 601

WHEREAS the Vendor and Purchaser entered into a Purchase Agreement for the Purchased Home at VOYA;

NOW THEREFORE for the sum of FIVE DOLLARS (\$5.00) given by each party to the other, the covenants contained herein and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties acknowledge and agree as follows:

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made in the Purchase Agreement, and save and except for such change(s) noted below, all other terms and conditions of the Purchase Agreement with any and all addendums and amendments thereof, shall remain in full force and effect as stated therein, and time shall continue to be of the essence. Capitalized terms used but undefined herein shall have the meaning ascribed thereto in the Purchase Agreement.

The following shall be deleted from the Agreement Cover:

" ... together with 0 Parking Unit(s) and 1 Storage Locker Unit(s) (as defined in the Creating Documents), which Parking Unit(s) and Storage Locker Unit(s), if any, shall be allocated by the Vendor prior to the Closing Date in such location as determined by the Vendor in its sole and unfettered discretion (hereinafter called the “Purchased Home”), all in accordance with the Creating Documents to be registered against the Land, as hereinafter defined.

1. PURCHASE PRICE

The Purchase Price of the Purchased Home shall be the sum of Six Hundred Fifty-One Thousand Nine Hundred (651,900.00) DOLLARS inclusive of HST, net of the Rebate (if any), as more particularly set forth in and subject to the provisions of Section 5.3 of Schedule “B”, of lawful money of Canada payable as follows

- a) The sum of (\$5,000.00) Five Thousand Dollars, as an initial deposit by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement as an initial deposit upon the execution of this Purchase Agreement;
- b) the sum of (\$27,595.00) Twenty-Seven Thousand Five Hundred Ninety-Five Dollars by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated to the 30th day following execution of this Purchase Agreement (and representing, together with the deposit referred to in Section 1(a) above 5% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- c) the sum of (\$32,595.00) Thirty-Two Thousand Five Hundred Ninety-Five Dollars by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated to the 90th day following execution of this Purchase Agreement (and representing 5% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- d) the sum of (\$32,595.00) Thirty-Two Thousand Five Hundred Ninety-Five Dollars by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated to the 120th day following execution of this Purchase Agreement (and representing 5% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- e) the sum of (\$32,595.00) Thirty-Two Thousand Five Hundred Ninety-Five Dollars by cheque payable to McMillan LLP, in trust, on the Firm Occupancy Date (and representing 5% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- f) the balance of the Purchase Price by certified cheque drawn on the trust account of the Purchaser’s Solicitor payable to the Vendor or as the Vendor may in writing direct on the Closing Date, unless the Purchaser provides to the Vendor, within the time period required by the Condominium Act, the notice contemplated by Section 3.4(6) of Schedule “B”, in which case the balance of the Purchase Price shall be paid on the Firm Occupancy Date, as provided for in Section 3.4(6) of Schedule “B”; and

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- g) all proper and usual adjustments including the adjustments specifically provided under this Purchase Agreement, calculated as of and paid on the Closing Date.

And the following shall be inserted in its place:

“... together with **1** Parking Unit(s) and **1** Storage Locker Unit(s) (as defined in the Creating Documents), which Parking Unit(s) and Storage Locker Unit(s), if any, shall be allocated by the Vendor prior to the Closing Date in such location as determined by the Vendor in its sole and unfettered discretion (hereinafter called the “Purchased Home”), all in accordance with the Creating Documents to be registered against the Land, as hereinafter defined.

1. PURCHASE PRICE

The Purchase Price of the Purchased Home shall be the sum of **Seven Hundred Two Thousand Seven Hundred Fifty (\$702,750.00)** DOLLARS inclusive of HST, net of the Rebate (if any), as more particularly set forth in and subject to the provisions of Section 5.3 of Schedule “B”, of lawful money of Canada payable as follows

- a) The sum of **(\$5,000.00) Five Thousand And Xx / 100 Dollars**, as an initial deposit by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement as an initial deposit upon the execution of this Purchase Agreement;
- b) the sum of **(\$30,137.50) Thirty Thousand One Hundred Thirty-Seven And 50 / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 53 days (**August 18, 2021**) following execution of this Purchase Agreement (and representing, together with the deposit referred to in Section 1(a) above **5%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- c) the sum of **(\$14,055.00) Fourteen Thousand Fifty-Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 113 days (**October 17, 2021**) day following execution of this Purchase Agreement (and representing **2.0%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- d) the sum of **(\$14,055.00) Fourteen Thousand Fifty-Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 143 days (**November 16, 2021**) day following execution of this Purchase Agreement (and representing **2.0%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- e) the sum of **(\$14,055.00) Fourteen Thousand Fifty-Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 173 days (**December 16, 2021**) day following execution of this Purchase Agreement (and representing **2.0%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- f) the sum of **(\$14,055.00) Fourteen Thousand Fifty-Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 523 days (**December 01, 2022**) day following execution of this Purchase Agreement (and representing **2.0%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- g) the sum of **(\$14,055.00) Fourteen Thousand Fifty-Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 743 days (**July 09, 2023**) day following execution of this Purchase Agreement (and representing **2.0%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- h) the sum of **(\$35,137.50) Thirty-Five Thousand One Hundred Thirty-Seven And 50 / 100 Dollars** by cheque payable to McMillan LLP, in trust, on the Firm Occupancy Date (and representing **5.0%** of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- i) the balance of the Purchase Price by certified cheque drawn on the trust account of the Purchaser's Solicitor payable to the Vendor or as the Vendor may in writing direct on the Closing Date, unless the Purchaser provides to the Vendor, within the time period required by the Condominium Act, the notice contemplated by Section 3.4(6) of Schedule “B”, in which case the balance of the Purchase Price shall be paid on the Firm Occupancy Date, as provided for in Section 3.4(6) of Schedule “B”; and
- j) all proper and usual adjustments including the adjustments specifically provided under this Purchase Agreement, calculated as of and paid on the Closing Date.

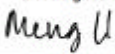
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DATED this **the 26th day of June, 2021**

WHEREAS the parties hereto have affixed their hands and seals.

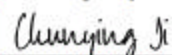
SIGNED, SEALED AND DELIVERED

DocuSigned by:


19-Jul-21

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Purchaser - **MENG LI**

DocuSigned by:


19-7-21

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Purchaser - **Chunying Ji**

ACCEPTED this **the 26th day of June, 2021**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

DocuSigned by:


22-Aug-21

PER: D0B4B10DC6F4461...

Authorized Signing Officer:

I/We have the authority to bind the Corporaton

VOYA
AMENDMENT TO THE
AGREEMENT OF PURCHASE AND SALE
DEPOSIT STRUCTURE

BETWEEN:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

(the "Vendor")

- and -

MENG LI

Chunying Ji

(the "Purchaser")

RE: Unit: 1 Level: 6 Suite: 601

WHEREAS the Vendor and Purchaser entered into a Purchase Agreement for the Purchased Home at VOYA;

NOW THEREFORE for the sum of FIVE DOLLARS (\$5.00) given by each party to the other, the covenants contained herein and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties acknowledge and agree as follows:

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made in the Purchase Agreement, and save and except for such change(s) noted below, all other terms and conditions of the Purchase Agreement with any and all addendums and amendments thereof, shall remain in full force and effect as stated therein, and time shall continue to be of the essence. Capitalized terms used but undefined herein shall have the meaning ascribed thereto in the Purchase Agreement.

Sections 1(a), (b), (c), (d), (e), (f), and (g) of the Agreement Cover are hereby deleted and replaced with the following :

- a) The sum of **(\$5,000.00) Five Thousand And Xx / 100 Dollars**, as an initial deposit by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement as an initial deposit upon the execution of this Purchase Agreement;
- b) the sum of **(\$27,595.00) Twenty Seven Thousand Five Hundred Ninety Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 30 days following **(July 26, 2021)** following execution of this Purchase Agreement (and representing 2.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- c) the sum of **(\$13,038.00) Thirteen Thousand Thirty-Eight And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 90 days following **(September 15, 2021)** execution of this Purchase Agreement (and representing 2.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- d) the sum of **(\$13,038.00) Thirteen Thousand Thirty-Eight And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 120 days following **(October 24, 2021)** execution of this Purchase Agreement (and representing 2.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- e) the sum of **(\$13,038.00) Thirteen Thousand Thirty-Eight And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 180 days following **(December 23, 2021)** execution of this Purchase Agreement (and representing 2.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- f) the sum of **(\$13,038.00) Thirteen Thousand Thirty-Eight And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 500 days following **(November 08, 2022)** execution of this Purchase Agreement (and representing 2.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- g) the sum of **(\$13,038.00) Thirteen Thousand Thirty-Eight And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, accompanying this Purchase Agreement and post-dated 720 days following **(June 16, 2023)** execution of this Purchase Agreement (and representing 2.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- h) the sum of **(\$32,595.00) Thirty-Two Thousand Five Hundred Ninety-Five And Xx / 100 Dollars** by cheque payable to McMillan LLP, in trust, on the Firm Occupancy Date (and representing 5.0% of the Purchase Price), as a further deposit pending completion or other termination of this Purchase Agreement and to be credited on account of the Purchase Price on the Closing Date;
- i) the balance of the Purchase Price by certified cheque drawn on the trust account of the Purchaser's Solicitor payable to the Vendor or as the Vendor may in writing direct on the Closing Date, unless the Purchaser provides to the Vendor, within the time period required by the Condominium Act, the notice contemplated by Section 3.4(6) of Schedule "B", in which case the balance of the Purchase Price shall be paid on the Firm Occupancy Date, as provided for in Section 3.4(6) of Schedule "B"; and
- j) all proper and usual adjustments including the adjustments specifically provided under this Purchase Agreement, calculated as of and paid on the Closing Date.

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DATED this **the 26th day of June, 2021**

WHEREAS the parties hereto have affixed their hands and seals.

SIGNED, SEALED AND DELIVERED

ACCEPTED this 27 day of JUNE, 2021

VOID

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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Chunying Ji
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Purchaser Chunying

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ML

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CJ

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AAC

DocuSigned by:
Katie Craig
PER: 91C6037D893A3B0
Authorized Signing Officer:

I/We have the authority to bind the Corporaton

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CJ

DS
ML

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KC