

AGREEMENT OF PURCHASE AND SALE

1. KYLE RIDER and SARAH RIDER (singularly or collectively referred to as the "Purchaser"), hereby agree(s) with Thames Developments (2011) Ltd. (the "Vendor") to purchase the house described herein (the "Dwelling") on the proposed LOT NO. 58 (referred to as the "Lot" and with the Dwelling and the Lot collectively referred to as the "Property") on the proposed plan of subdivision (the "Subdivision") to be registered on those lands and premises described as, for a total cost of TWO HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED NINETY AND XX / 100 DOLLARS (\$299,490.00) of lawful money of Canada (the "Total Cost") which total cost shall be payable to the Vendor as follows:
- a) the sum of Five Thousand (\$5,000.00) as a deposit to be paid upon the execution of this agreement;

b) the sum of Five Thousand (\$5,000.00) by post-dated cheque as a further deposit dated August 15, 2013;

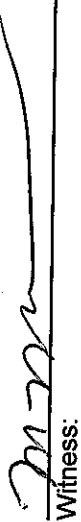
c) the sum of Five Thousand (\$5,000.00) by post-dated cheque as a further deposit dated October 11, 2013;

d) the balance of the Purchase Price shall be paid to the Vendor, on Closing (as hereinafter defined), by certified cheque or bank draft drawn on a Canadian Chartered Bank, subject to the adjustments as set out in this Agreement. All deposits paid shall be paid to the Vendor and shall be credited to the Total Costs on Closing.
3. TARION Warranty Corporation's "Statement of Critical Dates", " Addendum to Agreement of Purchase and Sale", including the Appendix of Additional Early Termination Conditions", if any, (collectively the "Addendum") are attached to and form part of this agreement. The transaction provided for in this agreement shall be completed on the applicable Firm Closing Date or Delayed Closing Date ("Closing", "Closing Date", "Date of Closing", "closing", "closing date" or "date of closing") determined in accordance with the provisions of the Addendum, notwithstanding any other term to the contrary.

PURCHASE PRICE:

3. The Addendum as well as "A-1" "B" "D" "E" "F" "G" "H" "I" "J" "M" "Tarion Addendum Pages 1 to 11", together with any other schedule(s) hereto shall form part of this Purchase Agreement (collectively, the "Purchase Agreement" or "Agreement"). The Purchaser acknowledges that he/she has read this Agreement, including the Addendum, and agrees to be bound by the terms hereof.
4. This Agreement, when accepted by both parties, shall constitute a binding agreement of purchase and sale subject to any statutory rights of rescission to the contrary. This Agreement shall not be amended except in writing. The Purchaser releases and absolves the Vendor of any obligation to perform or comply with any promises or representations as may have been made by any sales representative or in any sales brochure, unless same has been reduced to writing herein. It is agreed and understood that there is no oral or written representation, warranty, collateral term or condition affecting this Agreement or the Property, or for which the Vendor or the Owner (or any agent or sales representative) can be held responsible or liable in any way, whether contained, portrayed, illustrated or represented by (or in) any plan, drawing, brochure, display, model or any other sales/marketing material(s), displayed or allegedly given, other than as specifically set out in this Agreement in writing.

IN WITNESS WHEREOF I/we have set my/our hand(s) this 17th day of July 2013


Witness:


Purchaser: KYLE RIDER

29-Mar-85
Date of Birth


Witness:


Purchaser: SARAH RIDER

25-Aug-87
Date of Birth

ACCEPTED THIS 23 day of July, 2013.

VENDOR'S SOLICITOR
Baker Schneider Ruggiero LLP
Att: David Spencer (dspencer@bsrlawpractice.com)
Toronto, Ontario M5H 3V1
120 Adelaide Street West, Suite 1000

Thames Developments (2011) Ltd.

PER: 
Authorized Signing Officer
I have the authority to bind the Corporation