BETWEEN:

AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE (the "Amending Agreement")

RAVINDER K BALI

_ (the "Purchaser")

QUEENSWELL LTD. (the "Vendor") and

PUJAY KUMARI BALI

| WHERE | AS: | | |
|---|---|--|---|
| A. | The Purchaser and the Vendor have | entered into a purchase agree | ement, dated, (the |
| | | | aser from the Vendor, of Unit <u>12</u> , Leve |
| | | | ominium plan, Toronto, Ontario, (together with |
| | Parking Unit(s) and Stor | rage Unit(s)), all as more particul | arly described in the Purchase Agreement; |
| B. | The Purchaser and the Vendor wish to amend certain provisions of the Purchase Agreement; and | | |
| C. | Any capitalized terms used but not det | ined herein shall have the meani | ng attributed thereto in the Purchase Agreemen |
| and agr | | ther good and valuable conside | y each party to the other, the mutual covenant eration, the receipt and sufficiency of which are the other as follows: |
| | | ch change(s) noted below in this | naser that the following change(s) shall be made s Section 1, all other terms and conditions of the oe of the essence. |
| discretic assignm assignm same. In in accor | standing the terms of Section 20 of Schon, consent to an assignment of this Ament, in accordance with the foregoing, nent, provided however that the Purchason the event that the Vendor consents to | greement by the Purchaser. In the there shall be no fee payable to er shall be responsible for all legal any subsequent assignment of the shall pay an assignment fee of | ment, the Vendor may, in its sole and unfettered he event that the Vendor consents to any such the Vendor by the Purchaser on the first such al fees incurred by the Vendor in connection with his Agreement by any assignee of the Purchaser \$5,000.00 plus HST to the Vendor, plus all legal |
| discretion assignment assignment | standing the terms of Section 20 of Schon, consent to an assignment of this anent, in accordance with the foregoing | Agreement by the Purchaser. Ir , there shall be no fee payab | ment, the Vendor may, in its sole and unfettered the event, the Vendor consents to any sucle to the Vendor by the Purchaser on sucleministration/legal fees incurred by the Vendor in |
| a) | withheld, notwithstanding the provisi | ons of Section 20 of Schedule le of 90% of the units in Kazmir b | erstands that consent will not be unreasonable "E" of the Purchase Agreement, to which this puilding, the Vendor's administration/legal fee for |
| b) | the payment of administration/legal fees to the Vendor, amounting to One Thousand (\$1,000.00) Dollars plus HST shabe made payable by certified cheque to the Vendor's Solicitors. | | |
| c) | the execution of an assignment and assumption agreement among the Purchaser, the Vendor and transferee/assigned in a form acceptable to the Vendor. | | |
| 2. constitu | This Amending Agreement may be executed in one or more counterparts, each of which when so executed shal itute an original, and all of which shall together constitute one and the same Amending Agreement. | | |
| | | | computer scanned copy or electronically signed, computer scanned or electronically signed copy |
| 4. amende | | be electronically signed pursual | nt to the Electronic Commerce Act (Ontario),a |
| IN WITI | NESS whereof the parties hereto have | e affixed their hands and seals | as of the date first-noted above. |
| SIGNED, SEALED AND DELIVERED in the presence of | |) | DocuSigned by: |
| | Witness: | Purchaser PUJAY KUMAR | RI BALI DocuSigned by: |
| | |) Purchaser RAVINDER K BA) | ALI CA72B3927E7C46F |
| | | QUEENSWELL LTD. Per: | DocuSigned by: |
| | | o/s Authorized Signi I have the authority to bind th | |

{L2097728.2} Amend- Assignment

AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE (the "Amending Agreement")

BETWEEN: QUEENSWELL LTD. (the "Vendor") and PUJAY KUMARI BALI RAVINDER K BALI (the "Purchaser") WHEREAS: _,, (the "Purchase Α. May 29, 2021 The Purchaser and the Vendor have entered into a purchase agreement, dated Parking Unit(s) and ____ Storage Unit(s)) (the "Unit") in a proposed standard condominium plan, Toronto, Ontario (the "Condominium"), all as more particularly described in the Purchase Agreement; В. The Purchaser and the Vendor wish to amend certain provisions of the Purchase Agreement; and C. Any capitalized terms used but not defined herein shall have the meaning attributed thereto in the Purchase Agreement. NOW THEREFORE, in consideration of the sum of Two Dollars (\$2.00) paid by each party to the other, the mutual covenants and agreements contained herein, and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party to the other, the parties hereby agree with the other as follows: It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the Purchase Agreement, and except for such change(s) noted below in this Section 1, all other terms and conditions of the Purchase Agreement shall remain as stated therein, and time shall continue to be of the essence. **DELETE:** The Purchase Price of the Unit shall be 705.990.00 of lawful money of Canada payable to the Vendor as follows: (a) \$5,000.00 by cheque with this Agreement payable to the Vendor's solicitors, Loopstra Nixon LLP in trust as a deposit to be credited on account of the Purchase Price on closing; (b) the following additional deposits to the Vendor's solicitors by way of post-dated cheques in the amounts and on the dates described below: 30,299.50 (being the amount that together with the first deposit equals 5% of the Purchase Price) by cheque post-dated 30 days following the date of execution of this Agreement by the Purchaser; 35.299.50 _ (being 5% of Purchase Price) by cheque post-dated 30 days following the date of execution of this Agreement by the Purchaser; 17,649.75 (being 2.5% of Purchase Price) by cheque post-dated 30 days following the date of execution of this Agreement by the Purchaser; 17.649.75 (being 2.5% of Purchase Price) by cheque post-dated 30 days following the date of execution of this Agreement by the Purchaser; 35,299.50 _ (being 5% of Purchase Price) by cheque on the Occupancy Date; (c) the balance of the Purchase Price by the Purchaser's solicitor's certified cheque (unless otherwise advised pursuant to the Section titled Tender" in Schedule "E" hereto), subject to adjustments as provided in this Agreement on the Unit Transfer Date (as hereinafter defined). INSERT: The Purchase Price of the Unit shall be 705.990.00 of lawful money of Canada payable to the Vendor as (a) \$5,000.00 by cheque with this Agreement payable to the Vendor's solicitors, Loopstra Nixon LLP in trust as a deposit to be credited on account of the Purchase Price on closing; (b) the following additional deposits to the Vendor's solicitors by way of post-dated cheques in the amounts and on the dates described 30,299.50 (being the amount that together with the first deposit equals 5% of the Purchase Price) by cheque post-dated 30 days following the date of execution of this Agreement by the Purchaser; 35.299.50 (being 5% of Purchase Price) by cheque post-dated 180 days following the date of execution of this Agreement by the Purchaser; 17,649.75 (being 2.5% of Purchase Price) by cheque post-dated 400 days following the date of execution of this Agreement by the Purchaser; 17,649.75 (being 2.5% of Purchase Price) by cheque post-dated 490 days following the date of execution of this Agreement by the Purchaser; 35,299.50 (being 5% of Purchase Price) by cheque on the Occupancy Date; (c) the balance of the Purchase Price by the Purchaser's solicitor's certified cheque (unless otherwise advised pursuant to the Section titled Tender" in Schedule "E" hereto), subject to adjustments as provided in this Agreement on the Unit Transfer Date (as hereinafter defined).

2. This Amending Agreement may be executed in one or more counterparts, each of which when so executed shall constitute an original, and all of which shall together constitute one and the same Amending Agreement.

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- 3. Each Party to this Amending Agreement may execute a facsimile copy, computer scanned copy or electronically signed copy hereof and each party to this Amending Agreement shall accept a facsimile, computer scanned or electronically signed copy hereof as an originally executed copy hereof.
- 4. This Amending Agreement is or may be electronically signed pursuant to the Electronic Commerce Act (Ontario), as amended

IN WITNESS whereof the parties hereto have affixed their hands and seals as of the date first-noted above.

| SIGNED, SEALED AND DELIVERED in the presence of |) DocuSigned by: |
|--|--|
| Witness: | Purchaser PUJAY KUMARI BALI F995F6D3F462485 DocuSigned by: |
| |) Purchaser RAVINDER K BALI)) |
| |) Purchaser |
| QUEENSWELL LTD. DocuSigned by: | |
| | Per: O/s Authorized Signing Officer C021973433AA4AD |
| | I have the authority to bind the Corporation |