

**AMENDMENT  
TO  
AGREEMENT OF PURCHASE AND SALE**

BETWEEN Pratt Hansen Group Inc. THE VENDOR,  
AND MR MARK MITCHELL AND MRS. ERIN MITCHELL THE PURCHASER(S)  
ON PROPERTY LOT # 216 37 Thicketwood Ave PLAN NUMBER 51M- 822  
DRAWN THE 26TH DAY OF JANUARY 2009.  
WITH A CLOSING DATE OF 31ST DAY OF AUGUST 2009.

THE PURCHASER(S) AND THE VENDOR HEREIN AGREE TO THE FOLLOWING AMENDMENTS TO THE  
AFOREMENTIONED AGREEMENT:

DELETE THE FOLLOWING: Clauses # 2(a), 2(b), 2(c), and 2(d) on the Front page of the Agreement of  
Purchase and Sale

AND  
INSERT THE FOLLOWING: Clauses #2(a), 2(b), 2(c), and 2(d) as follows;

2(a) The Purchaser agrees to pay the following occupancy fees and additional deposits by way of a series of post-  
dated cheques as described below;

Occupancy Fee	Deposit Amount	Total Cheque	Date Cheque Due
	\$ <u>2,700.00</u>	<u>2,700.00</u>	<u>MARCH 27, 2009</u>
\$ <u>700.00</u>	\$ <u>1,530.00</u>	<u>2,230.00</u>	<u>APRIL 27, 2009</u>
\$ <u>700.00</u>	\$ <u>1,530.00</u>	<u>2,230.00</u>	<u>MAY 27, 2009</u>
\$ <u>700.00</u>	\$ <u>1,530.00</u>	<u>2,230.00</u>	<u>JUNE 27, 2009</u>
\$ <u>700.00</u>	\$ <u>1,530.00</u>	<u>2,230.00</u>	<u>JULY 27, 2009</u>
\$ <u>700.00</u>	\$ <u>1,530.00</u>	<u>2,230.00</u>	<u>AUGUST 27, 2009</u>

2(b) The total credit deposits as set out above is \$ 10,350.00. THE PURCHASER agrees to  
pay the balance of the purchase price by certified cheque to the vendor or as it directs, on closing, subject to adjustments.

2(c) THE PARTIES AGREE that the Possession date shall be MARCH 27, 2009. The Vendor  
reserves the right to change the Possession date in its discretion, in which case, the due dates for the additional deposits and  
occupancy fees and the closing date shall be adjusted proportionately.

2(d) THE PARTIES AGREE the within Agreement of Purchase and Sale ("agreement") does not form a Residential Rental  
Agreement and that the relationship between the parties is as Vendor and purchaser and not as landlord and tenant. The purchaser  
shall be responsible to any and all charges for utilities, heating, hydro, telephone and cable television from the Possession Date.  
The purchaser shall be responsible for any damage to the property during the occupancy period. In the event the Purchaser  
defaults in any of the Purchaser's obligations (including the obligation to arrange a new first mortgage) under this agreement,  
including the payment of occupancy fees or additional deposits, the Vendor reserves the right to require immediate vacant  
possession of the subject premises and the purchaser agrees to vacate forthwith upon receiving notice to do so from the vendor  
and to pay all of the vendor's reasonable expenses in restoring the subject premises to the same condition as before the  
Possession Date. All of the foregoing is in addition to all rights and remedies of the vendor as set out in this agreement. This  
agreement shall continue to apply with all necessary changes (mutatis mutandis).

The new closing date shall be AUGUST 27, 2009.

and except for such changes noted herein, all other terms and conditions contained in said Agreement of  
Purchase and Sale shall remain the same as stated therein.

DATED AT BARRIE THIS 21ST DAY OF FEBRUARY 2009.

[Signature]  
WITNESS  
[Signature]  
WITNESS

[Signature]  
PURCHASER  
[Signature]  
PURCHASER

Accepted;  
DATED AT BARRIE THIS 18 DAY OF MARCH 2009.

Pratt Hansen Group Inc.

WITNESS

PER: [Signature]

CCE -216  
MAR 18 2009