



December 17, 2021

PHILIP CHUN HO LEUNG & TERESA LUK PING LEE
2 WALTER ENGLISH DR
EAST GWILLIMBURY, ONTARIO
L9N 0R9

* Sent via Email *

Dear PHILIP CHUN HO LEUNG & TERESA LUK PING LEE,

Re: **Grovetrail Developments Inc.** sale to **PHILIP CHUN HO LEUNG & TERESA LUK PING LEE**
Lot 41 Block 53,
Part of Lot 2, Concession 2(Geographic Township of Whitchurch) City of Richmond Hill in the
Regional Municipality of York

We regret to inform that due to delays in our construction schedule beyond our control it is necessary for us to extend the First Tentative Closing Date of the above transaction from **April 12, 2022** to the Second Tentative Closing Date of **May 26, 2022**.

The setting of the new Second Tentative Closing Date changes the Critical Dates on the Tarion Addendum in the Purchase and Sale Agreement to the following:

Firm Closing Date:	December 8, 2022
Outside Closing Date:	May 26, 2023

If you do not receive any other notice 90 days before the Second Tentative Closing Date, then it will become your Firm Closing Date. The above is in accordance with the terms of the Tarion Warranty Corporation Addendum that forms part of the Purchase and Sale Agreement.

All other terms and conditions will remain the same and time is of the essence.

Yours truly,
Grovetrail Developments Inc.

Frank Carogioiello
President

cc: Steven Kichler, Goldman, Spring, Kichler & Sanders / Carogioiello Holdings Inc.