

EVE

(the "Purchaser")

Suite No. 1606, Residential Unit 5, Level 13 (the "Unit")

DELETE

INSERT

(a) that the Purchaser pay to the Vendor's Solicitors the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price. In the event the Purchaser is defaulting under this Agreement of Purchase and Sale, in addition to any other rights or remedies which the Vendor may have, such deposit monies paid shall become the absolute property of the Vendor.

(c) that the Vendor shall have the right to pre-approve the form of the proposed lease which lease shall be for no less than full rental market value as at the time of submission of the draft lease. Additionally, the Purchaser shall, concurrent with the delivery of the draft lease to the Vendor, submit a certified cheque in the amount of Three Hundred and Fifty Dollars (\$350.00) to reimburse the Vendor for its own internal cost and/or cost of external counsel in reviewing the draft lease, which sum shall be non-refundable.

IN WITNESS whereof the parties hereto have affixed their hands and seals.

[Signature]

Purchaser

Rec'd _____ CS

Per: [Signature]
Authorized Signing Officer
I have the authority to bind the Corporation.