

ELLE
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE
DECORATING ALLOWANCE INCENTIVE

Between: 2296592 Ontario Limited (the "Vendor") and

FAWAD A. SHEIKH (the "Purchaser")

Suite 2507 Tower Elle Unit 6 Level 21 (the "Unit")

- (a) In further consideration of the Purchaser entering into this Agreement and provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to credit the Purchaser
A decorating allowance of **Fifteen Thousand Dollars (\$15,000)**. The Purchaser and Vendor acknowledge and agree that the Vendor shall credit the decorating allowance on the statement of adjustments for the Property on the Closing Date
- (b) The Vendor's obligation to provide the Decorating Allowance is personal to the Purchaser and is not transferable or assignable and shall automatically terminate without notice or any further process, if this Agreement (or any interest therein) or title to the Property is transferred or assigned by the Purchaser (even though the Vendor may have consented to such transfer or assignment). Furthermore, and without limiting anything contained herein: (i) the provisions of the Decorating Allowance shall automatically terminate without notice or any further process if the Purchaser defaults in any of the provisions of the Agreement and notwithstanding that such default is cured or rectified; and (ii) the Vendor's obligation to provide the Decorating Allowance is conditional upon the Purchaser closing on the transaction contemplated under the Agreement.
- (c) The Purchaser acknowledges that pursuant to Section 16 of the Agreement, the Purchaser assigns and transfers to the Vendor all of the Purchaser's right, title and interest in and to the Rebate and authorizes and directs the relevant Governmental Authorities to pay or credit the Rebate directly to the Vendor.

DATED at Mississauga, Ontario this 23 day of Jan 2012.

Witness: 


Purchaser: Fawad A. Sheikh

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 24 day of January 2012.

2296592 Ontario Limited

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

ELLE

ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

Between: 2296592 Ontario Limited (the "Vendor") and

FAWAD A. SHEIKH (the "Purchaser")

Suite **2507** Tower **Elle** Unit **6** Level **21** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

N/A

The Purchaser acknowledges that upon acknowledging the Receipt of the Executed Agreement of Purchase and Sale, Schedules an Complete Disclosure Statement, there will be an Increase of 3.30% in the Operation and Common Areas Budgets within the Condominium Disclosure Statement (final July 2007).

Dated at Mississauga, Ontario this 23 day of JAN. 2012.

SIGNED, SEALED AND DELIVERED

In the Presence of:



Witness



Purchaser - Fawad A. Sheikh

Accepted at Toronto this 24 day of January 2012.
2296592 Ontario Limited

Per: 

Authorized Signing Officer
I have the authority to bind the Corporation. c/s