

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

PURCHASE OF PARKING UNIT

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YUZHOU REN (the "Purchaser")

Suite 4201 Tower TWO Unit 1 Level 41 (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.

DELETE:

1. In the first paragraph of page 1 of the Agreement, delete reference to 1 Parking Unit(s).

INSERT:

2. In the first paragraph of page 1 of the Agreement, insert 1 Tandem Parking Unit(s).
3. The Purchaser agrees to purchase and the Vendor agrees to sell a Tandem Parking Unit at an additional purchase price of Ten Thousand dollars (\$10,000.00), inclusive of HST.
4. A further deposit of Two Thousand dollars (\$2,000.00) toward the purchase of the Tandem Parking Unit is payable upon execution hereof, by cheque payable to the Vendor's solicitors, Blaney McMurtry LLP, in trust, which deposit will be credited to the Purchaser on the Statement of Adjustments on the Final Closing Date, and the balance of the Tandem Parking Unit Purchase Price is to be paid by the Purchaser to the Vendor's solicitors, Blaney McMurtry LLP, in trust, by certified cheque on the Closing Date.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

Dated at Mississauga, Ontario this 18<sup>th</sup> day of March 2015.

SIGNED, SEALED AND DELIVERED

In the Presence of:

Witness

Purchaser - YUZHOU REN

Accepted at Mississauga this 18 day of March 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: c/s

Authorized Signing Officer  
I have the authority to bind the Corporation.

## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

CAPPINGBetween: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and**YUZHOU REN** (the "Purchaser")Suite **4201** Tower **TWO** Unit **1** Level **41** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

**Insert:**

In 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 cap the charges as follows, as set out in the Agreement:

- a. The amount of any increases in or new development charge(s) or levies, education development charge(s) or levies, and/or any fees, levies, charges or assessments from and after the date hereof, assessed against or attributable to the Unit, as such charges are referred to in paragraph 6(b)(v) of the Agreement, to a maximum of \$4,000.00;
- b. The amount of any community service or public art levy charge or contribution(s) assessed against the Unit or the Project, the Property or a portion thereof and attributable to any part thereof calculated by pro-rating same in accordance with the proportion of common interest attributable to the Unit, as such charges are referred to in paragraph 6(b)(vi) of the Agreement, to a maximum of \$2,500.00; and
- c. The cost of gas and hydro meter or check or consumption meter installations, if any, water and sewer service connection charges and hydro and gas installation and connection or energization charges for the Condominium and/or the Unit, as such charges are referred to in paragraph 6(b)(viii) of the Agreement, to a maximum of \$1,100.00.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 14<sup>th</sup> day of Feb 2015.

Witness:

Purchaser: **YUZHOU REN**

DATED at TORONTO this 17 day of FEBRUARY 2015.

**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation

## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

DEPOSIT

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and

**YUZHOU REN** (the "Purchaser")

Suite **4201** Tower **TWO** Unit **1** Level **41** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

DELETE:

(ii) the sum of **Sixteen Thousand Forty-Five (\$16,045.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

(iii) the sum of **Eighteen Thousand Forty-Five (\$18,045.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;

(iv) the sum of **Eighteen Thousand Forty-Five (\$18,045.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and eighty (180) days following the date of execution of this Agreement by the Purchaser; and

(v) the sum of **Thirty-Six Thousand Ninety (\$36,090.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty-five (25%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);

INSERT:

(ii) the sum of **Five Thousand (\$5,000.00)** Dollars submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

(iii) the sum of **Five Thousand (\$5,000.00)** Dollars submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;

(iv) the sum of **Eight Thousand (\$8,000.00)** Dollars submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser; and

(v) the sum of **Ten Thousand (\$10,000.00)** Dollars submitted with this Agreement and post dated two hundred and fifty (250) days following the date of execution of this Agreement by the Purchaser;

Dated at Mississauga, Ontario this 14th day of Feb 2015.

**SIGNED, SEALED AND DELIVERED**

In the Presence of:

Robinson  
Witness

Yuzhou Ren  
Purchaser - YUZHOU REN

Accepted at TORONTO this 17 day of FEBRUARY 2015.

**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

Per: [Signature] c/s

Authorized Signing Officer  
I have the authority to bind the Corporation.