

AIRD BERLIS

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August 3, 2017

BY REGISTERED MAIL

Sarita Nikki Babis and Marcin Babis
4235 Sherwoodtowne Blvd Apt 409
Mississauga, Ontario
L4Z 1W3

Dear Sir or Madam:

Re: Amacon Development (City Centre) Corp. sale to
Sarita Nikki Babis and Marcin Babis
Dwelling unit 10 Level 7
Parkside Village Drive, Suite 710, Mississauga, Ontario
Block Nine

We are the solicitors for the Vendor, Amacon Development (City Centre) Corp., in your Agreement of Purchase and Sale dated February 6, 2017.

Your original second deposit cheque in the amount of \$9,770.00 which was over due on March 8th, 2017 and third deposit cheque in the amount of \$14,770.00 due on May 6th, 2017 pursuant to paragraph 5 (b) is overdue and has not been received as of today's date and as a result you are in default for filing to provide your deposits per the Agreement of Purchase and Sale.

In accordance with paragraph 32 (b) of the Agreement, we hereby make demand for you to remedy your default under the Agreement. The below-noted payments are due within five (5) days from the date of this letter. Kindly provide your deposit cheques by way of certified cheque or bank draft representing the outstanding deposit, in the amount of \$9,770.00 and \$1,770.00 payable to **AIRD & BERLIS LLP, in Trust**, to be received in our office by no later than Wednesday, August 9th, 2017.

Please note that we also require two separate cheques each in the amount of \$282.50 payable to **AIRD & BERLIS LLP**, representing the fee referenced in paragraph 6 (i) of the Agreement. These separate charge will be adjusted on Occupancy Closing if not remitted with the replacement deposit.

If you have not done so, kindly advise us of your solicitor's contact information as soon as possible and provide a copy of this letter to your solicitor as all future correspondence in connection with closings will be sent to your solicitor.

We look forward to receipt of the outstanding deposit to bring your Agreement back into good standing.

If you have any questions concerning the above matter, please contact the writer.

Yours truly,

AIRD & BERLIS LLP


Tammy A. Evans

TAE/jds
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