

Unit LFNIS - South
4053 4085 PARKSIDE VILLAGE DRIVE, SOUTH TOWER
PUNCHASERO(S) MARRAM PERAWANA

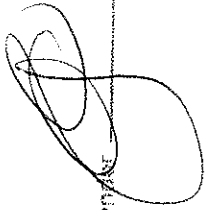
KITCHEN	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho White Maple Shaker (Upg 1 Package)	
Cabinet Hardware	Stainless Steel Pull No-Ed (Standard)	
Backsplash	Vetro Slim Colour Light Grey (Upg 1 Package)	
Countertop	Raven 4120 Quartz Polishing 3/4" (Upg 1 Package)	
Countertop	Raven 4120 Quartz Polishing 3/4" (Upg 1 Package)	Upgrade
Countertop Mitred Edge	1-1/4" Mitred Edge (Standard)	Upgrade
Showering Main Using Areas*	Engineered Hardwood, Argentine Wire Brushed (Upg 1 Package)	
Tile in Kitchen	N/A	
Faucet	Delta Tommy Pull Down (Standard)	
Sink	22x18x9-1/2 SS 004	Upgrade
Under Cabinet Lighting	Valence Lighting (Standard)	Upgrade
Accessories	Soft Closing Cabinet Doors & Drawers (Standard)	Upgrade
Appliances	Kitchen Aid Stainless (Standard)	Upgrade

MAIN BATHROOM	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho White Maple Shaker (Upg 1 Package)	
Cabinet Hardware	Metal Pull C9 (Standard)	
Connectors	Volakas Marble Polished 3/4" (Upg 1 & 2 Package)	
Medicine Cabinet/Mirror	Mirror (Standard)	
Comitexoy - Mitred Edges	1-1/4" Mitred Edge (Standard)	Upgrade
Floor Tile	Firenze Grey Semi Polished Finish 12"x24" (Upg 1 Package)	
Wall Tile	Trio Boulder Colour White Gloss 8"x24" (Upg 1 & 2 Package)	
Wall Tile Elevation	Horizontal stacked (Standard)	
Tub	Miralin Skirted Tub (Standard)	
Toilets	Contrac Carlin (Standard)	
Pouring Package	Delta Tommy (Standard)	
Vanity Light	Wall Mount 3 Lamp Brushed Nickel (Standard)	

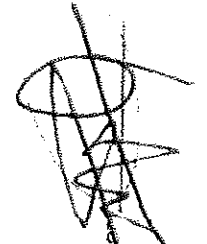
ENSUITE	DESCRIPTION	STANDARD/UPGRADE
Cabinets	Soho White Maple Shaker (Upg 1 Package)	
Cabinet Hardware	Metal Pull C9 (Standard)	
Connectors	Volakas Marble Polished 3/4" (Upg 1 & 2 Package)	
Medicine Cabinet/Mirror	Mirror (Standard)	
Comitexoy - Mitred Edge	1-1/4" Mitred Edge (Standard)	Upgrade
Floor Tile	Firenze Grey Semi Polished 12"x24" (Upg 1 Package)	
Wall Tile	Colour & Dimension Arctic White Bright 8"x20" (Standard)	
Wall Tile Elevation	Horizontal Stacked Standard (Upg1 & Upg2 Package)	
Accent Tile	Marble Mosaic, Milan Pearl Stacked Polished 5" (Upg 1 Package)	
Tub	Shower Enclosure Standard Tilt (Standard)	Upgrade
Toilets	Contrac Carlin (Standard)	
Flushing Package	Delta Tommy (Standard)	
Vanity Light	Wall Mount 3 Lamp Brushed Nickel (Standard)	

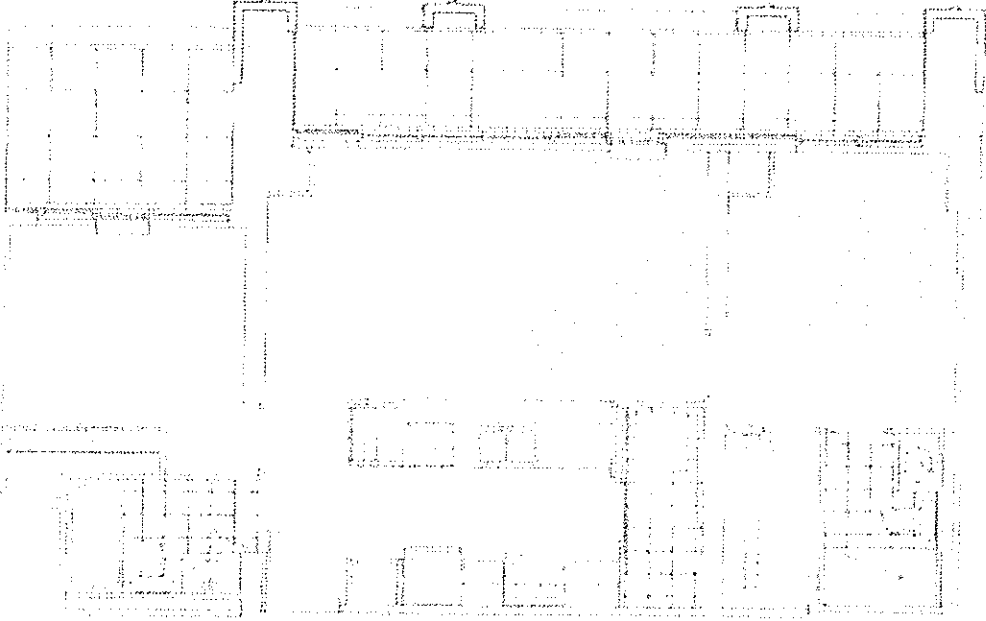
EXTRAS	DESCRIPTION	STANDARD/UPGRADE
Doors	Flat Interior Door (Standard)	
Door Hardware	Geneva S044 (Standard)	
Baseboards & Casing	Standard	
Closet Doors - Entry	Framed Mirror (Standard)	
Closet Doors - Second Bedroom	Framed Panel (Standard)	
Ceiling Light	12" Flush Mount (Standard)	
Flooring - Master Bedroom	Engineered Hardwood, Argentine Wire Brushed (Upg 1 Package)	Upgrade
Flooring - Second Bedroom	Engineered Hardwood, Argentine Wire Brushed (Upg 1 Package)	Upgrade

Vendor



Purchaser

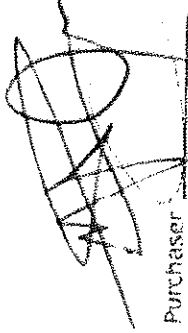


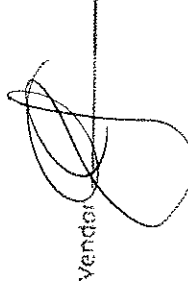


FLOOR PLAN



All dimensions are approximate only and within the tolerances permitted. Actual work built will vary. See Appendix of Purchase and Sale for further qualifications. A disclaimer is provided that the Buyer's Representative may not disclose the same as purchased, due to the nature of the work. The Seller's Representative is not responsible for the accuracy of the information provided. The Buyer's Representative is not responsible for the accuracy of the information provided. The Buyer's Representative is not responsible for the accuracy of the information provided.

 Purchaser

 Vendor

NINE

TERMS AND CONDITIONS

Unit L1015 - South
4055-4055 PARKSIDE VILLAGE DRIVE, SOUTH TOWER
PURCHASER(S) MAKRAM ERAWAKA

The Purchaser acknowledges and agrees that the Vendor's obligation to install the chosen finishing materials is conditional and subject to the following terms and conditions:

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, grain, etc. of all installed materials may vary from vendor's samples due to manufacturing, natural variations in colour, product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a chosen selection becomes subsequently unavailable for any reason whatsoever. If the Vendor is unable or unwilling to supply any of the Purchaser's selections, the Purchaser will at the request of the Vendor, choose an alternate selection from the Vendor's samples within seven (7) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within seven (7) business days, the Vendor will make such selections, which selections shall be final and binding on the Purchaser.
2. Where the Purchaser has made Upgrade selections or requested changes that are subject to additional charge, and requested the Vendor or its Sales Representative has notified the Purchaser of its agreement to complete same and the costs for such Upgrade(s) or change request, the Purchaser shall pay the total amount owing by certified cheque to the Vendor within seven (7) business days from being so notified. All cheques are to be made payable to And N Berks LLP. In Post failure to pay the Upgrade or change request fees within the determined time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.
3. The value of any credits issued to the Purchaser for exchange or deferred items, where applicable, shall be calculated by the Vendor in its sole and unfettered discretion and shall be non-negotiable. Credits, where applicable, shall be adjusted on the final closing Statement of Adjustments.
4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deduction from this finishing selections sheet after acceptance by the Vendor.
5. If any Upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without hindrance, the Vendor's undertaking to complete such Upgrade or item of finishing as soon as possible following occupancy. In the event the Vendor elects not to provide or install any selected Upgrade or item of finishing that is of additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular Upgrade or item of finishing not provided. The value of such adjustment to be determined by the Vendor in its sole and unfettered discretion. The said adjustment shall be accepted by the Purchaser at the time and final settlement of any claim the Purchaser may have with respect to the said Upgrade or item of finishing and the Purchaser shall complete the closing (whether occupancy or final) without delay, condition or hindrance.
6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the fee proposed for any Upgrade or change request. All sums so held are acknowledged by the Purchaser to be non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE TO REMAIN THE SAME AND CONCERN IN FULL FORCE AND EFFECT AND TIME REMAINS OF THE ESSENCE

DATED at Toronto this 12 of April 2019

Witness Signature: [Signature] Purchaser Signature: [Signature]
MAKRAM ERAWAKA

THE UNDERSIGNED hereby accepts this offer

DATED at Toronto this 27 of May 2019

AMACON DEVELOPMENT (CITY CENTRE) CORP.

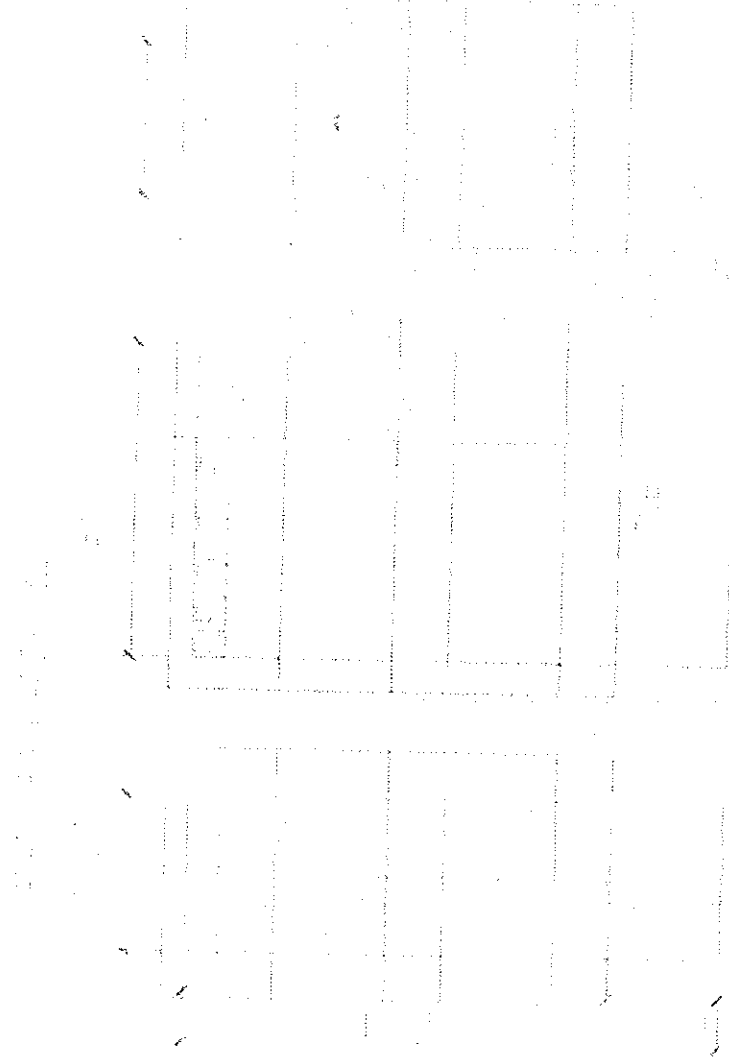
NEA
[Signature]
I have the authority to bind the Corporation.

ADDENDUM TO THE COLOUR SELECTION AGREEMENT

MAIN BATHROOM ELEVATION

Unit 1113
4055-4085 PARKSIDE VILLAGE DRIVE
PURCHASER

It is hereby understood and agreed between the Vendor and the Purchaser that the following charge(s) shall be made to the above-mentioned Colour Selection Agreement, and except for such charge(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



DATE OF AGREEMENT
SIGNED ON BEHALF OF

All dimensions are approximate only and strictly for illustration purposes. Actual sizes build out may vary. See Agreement of Purchase and Sale for further qualifications.

Vendor _____

Purchaser _____

Block Nine

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

Suite LP45 Tower BSS Unit 11 Level 32 (the "Unit")
(the "Purchaser")

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: FROM THE AGREEMENT OF PURCHASE AND SALE

Reference: SUITE FINISHING CHANGE ORDER executed by the purchaser on September 28, 2015 and executed by the Vendor on September 28, 2015.

Paragraph 2 The change(s) requested by the Purchaser are as follows:
The vendor agrees to supply and install Custom Designed Closet in the Master Bedroom of 90' samples at no additional cost.

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

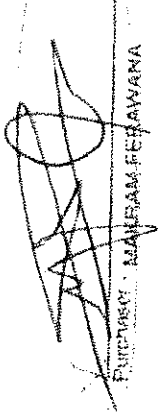
Upgrade Allowance in lieu of Custom Designed Closet in Master Bedroom

- (a) Provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to credit the Purchaser with an Upgrade Allowance to a maximum of One Thousand dollars (\$1000.00) towards upgrades selected at colour selection time. The Purchaser(s) may only purchase upgrades from the Vendor's available selection at the time of colour selection. No cash or credit will be provided for any unused balance remaining from the \$1000.00 maximum upgrade allowance.
- (b) This Upgrade Allowance is personal to the Purchaser, 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).
- (c) Without limiting anything contained herein: (i) the provisions of the Upgrade Allowance shall automatically terminate without notice or any further process if the Purchaser defaults in any of the provisions of this Agreement and notwithstanding that such default is cured or rectified, and (ii) the Vendor's obligation to provide the Upgrade Allowance is conditional upon the Purchaser closing the transaction contemplated by this Agreement.

Dated at Mississauga, Ontario this 12 day of October, 2015.

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness


Purchaser: MAKRAM FERAWANA

Witness

Purchaser:

Accepted at _____ this _____ day of _____, 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

CS