

Parkside Village - Block 9 - North
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

ALEKSANDRA MARIA KUMPIN (the "Purchaser")

Suite **1609** Tower **9 North** Unit **9** Level **15** (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: FROM THE AGREEMENT OF PURCHASE AND SALE

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

The Vendor shall on the Unit Transfer Date credit the Purchaser on the Statement of Adjustments with an amount of \$15,136.80 Notwithstanding anything contained herein the Vendor's obligation to credit the Purchaser is personal in nature to the Purchaser and in the event that the Unit is transferred or in the event that the Purchaser assigns his/her interest in the Unit or in the Agreement of Purchase and Sale prior to the Unit Transfer Date (provided that nothing herein shall be construed as any right of the Purchaser to effect any such transfer or assignment other than in accordance with the terms of the Agreement of Purchase and Sale) the Vendor's obligation to provide the credit stated herein shall be null and void.

It is agreed that Aspen Ridge Realty Inc will not be seeking any commission on the transaction related to the Agreement of Purchase and Sale stated herein and that the Broker Cooperation Agreement shall be null and void upon the acceptance of this Amendment.

Dated at Mississauga, Ontario this 14 day of January 2021.

SIGNED, SEALED AND DELIVERED

In the Presence of:

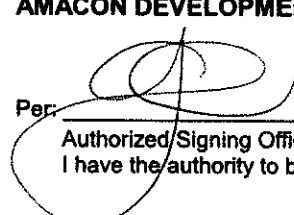
Witness



Purchaser - ALEKSANDRA MARIA KUMPIN

Accepted at Mississauga, Ontario this 15 day of January 2021.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



COMMISSION WAIVER

PROJECT: BLOCK 9 - NORTH TOWER
SUITE, LEVEL, & UNIT: 1609, 15, 09
VENDOR: Amazon Development (City Centre) Corp.
BUYER BROKER: Aspen Ridge Realty Inc.
PURCHASER'S REPRESENTATIVE: Aleksandra Kumpin
DATE OF OFFER: 9-Mar-16
COMMISSION ADJUSTMENT: \$ 15133.80

As documented in the Broker Referral form for the above-mentioned property, the Buyer Broker hereby directs the solicitor of the Vendor to decrease the purchase price at closing by the amount of Commission Adjustment indicated above. The Purchaser's representative requests that the commission be rebated to the Purchaser and credited to the Purchaser's account on the closing of the transaction.

Accordingly, there will be no commission payable to Aspen Ridge Realty Inc. in this transaction and we request that you reflect this in your records in that regard.

Dated at Concord this 31 day of MARCH 20 16

Signature of Buyer Broker

Date

Signature of Purchaser's Representative

Date

BROKER COOPERATION AGREEMENT

Floor Plan -CURRAN

This will confirm our Agreement that the Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of four percent (4.00%) of the "Net Purchase Price of the Unit sold to the Purchaser (the Purchase Price less applicable taxes, and excluding any monies paid for extras, upgrades & incentives) on this sale as a full co-operating fee in consideration for the first physical introduction of the Purchaser to Block Nine - North Tower and on successful completion of this transaction plus applicable taxes on such Fee. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage (or a Salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to the Parkside Village Sales Center and both the Purchaser and the Co-Operating Brokerage or Salesperson must register at the Vendor's receptionist at such time and the Purchaser shall not have previously registered with the Vendor and the Purchaser shall enter into a firm and binding Agreement of Purchase and Sale with the Vendor. Without limiting the foregoing:

- (i) telephone registrations will not be valid;
- (ii) the registration will be valid for 50 days only from the client's first visit to the sales office;
- (iii) the Co-Operating Broker and/or Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale;

failing which, the parties agree that the Fee shall not be payable.

Notwithstanding any provisions contained herein, the Fee, shall be paid as follows:

- a) One and one half percent (1.5%) upon payment by the Purchaser of a minimum of 10% Deposit toward of the Purchase Price of the Unit, which Deposit shall have cleared the Vendor's Solicitor's trust account; and
- b) Two and one half percent (2.5%) within 45 days following Closing;

The Co Operating Brokerage must submit separate invoices for the fee. Note that the Vendor requires a reference/invoice number and Original Invoices. No commission will be paid on faxed invoices. Please mail original invoices to: Amacon Development (City Centre) Corp., Accounts Payable, 37 Bay Street, Suite 400, Toronto, ON M5J 3B2. All questions and invoices regarding commission should be directed to the Vendor Tel. 416 369 9089.

The Co Operating Brokerage acknowledges and agrees that neither the Co Operating Brokerage nor any sales agent employed by the Co Operating Brokerage is authorized by the Vendor to make any representations or promises to the Purchaser regarding Block Nine - North Tower Project or the sale of the Unit. In this regard, the Co Operating Brokerage covenants and agrees to indemnify and save the Vendor harmless from and against any actions, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentation made by the Co Operating Brokerage (or any sales agent employed by the Co Operating Brokerage) to the Purchaser with respect to Block Nine - North Tower Project or the sale of the Unit. The Co Operating Brokerage acknowledges and agrees that the Vendor shall have the right of set off against the Fee and any other amount payable by the Co Operating Brokerage to the Vendor.

The Parties expressly agree that the net Purchase Price and fee calculation is subject to adjustment at the time of Closing for any incentives, credits or other reductions in the Purchase Price determined by the Vendor either at the time of execution of the Agreement or on Closing.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co Operating Brokerage agree to the terms and conditions expressed in this Agreement.

NAME OF PURCHASER(S): ALEKSANDRA MARIA KUMPIN

Suite 1609 Tower 9 North

Purchase Price:	\$ 400,400.00
*Net Purchase Price:	\$ 378,420.12
Fee (Net Commission):	\$ 15,136.80

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

DATED at Mississauga, Ontario this 7 day of March 2016.

Witness

Signature: _____

Co-operating Brokerage / Sales Representative
ASPEN RIDGE REALTY INC. BROKERAGE
ALEKSANDRA KUMPIN



Corporate Broker
ALEKSANDRA KUMPIN

Broker/Representative of the Vendor
ALEXANDRA KUMPIN, Sales Representative

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer
I have the authority to bind the Corporation

Date: APRIL 7/2016