

JMK LAW

BARRISTERS AND SOLICITORS

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July 6, 2023

The Law Office of Mi Nguyen
Barrister & Solicitor
1-510B Deerhurst Dr
Brampton, Ontario
L6T 5H9

Attention: Thuy Uyen Mi Nguyen

Dear Madam:

Re: Bellaire Properties Inc. sale to 1000103187 Ontario Inc.
1038 Hardy Way, Lot 82-5, Innisfil
Closing Date: April 11, 2023
Extended Date: July 11, 2023
Our File No.: 45181

We acknowledge receipt of your request for a further extension of the above-noted closing. We have consulted with the Vendor and they are prepared to grant one final extension to October 20, 2023 on the following conditions;

1. Closing Date to be extended to October 20, 2023;
2. The Buyers shall pay an additional deposit to the Vendor by certified cheque or bank draft in the amount of \$45,000.00 no later than 2 p.m. on Monday, July 10th, 2023. The additional deposit will be credited to the purchasers on the statement of adjustments;
3. The Buyers shall pay the remainder of the additional deposit in the amount of \$15,000.00 by certified cheque or bank draft no later than 2 p.m. on Monday, July 31st, 2023;
4. The Buyers shall waive the necessity of tender on the part of the Vendor in the event that the Buyers are not able to complete the transaction on the extended closing date;
5. The Buyers will sign the attached Amendment waiving their right to Delayed Closing Compensation and return same by July 10th, 2023;
6. All other terms and conditions of the Agreement of Purchase and Sale to remain the same and time to remain of the essence and no further extensions will be granted.



AMENDMENT TO AGREEMENT



Type of Agreement:	Agreement of Purchase and Sale	Dated: <u>June 26, 2023</u>
Subject Property:	<u>1038 Hardy Way, Lot 82, Innisfil</u>	
Between Purchaser(s):	<u>1000103187 Ontario Inc.</u>	
And Vendor:	<u>Bellaire Properties Inc.</u>	
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above-mentioned Agreement, and except for such changes noted below all other terms and conditions in the Agreement shall remain in full force and effect.		

DELETE:

CLOSING DATE:

July 11, 2023

INSERT:

CLOSING DATE:

October 20, 2023

The Purchaser acknowledges the signing of this amending agreement may result in the loss of Delayed Closing Compensation to which the Purchaser would otherwise be entitled under the terms of the Delayed Closing Warranty provided for by the Ontario New Homes Warranties Plan Act and its regulations.

The Purchaser hereby agrees to specifically waive any and all right to any delayed closing compensation, with respect to the amendments made to the Closing Date herein, and this waiver is in complete satisfaction of any Delayed Closing Compensation otherwise payable by the Vendor to the Purchaser herein.

DATED on June 26, 2023

SIGNED, SEALED AND DELIVERED
In the presence of

[Signature]
(Witness)

IN WITNESS whereof, I have hereunto set my hand and seal:

[Signature]
(Purchaser)

(Date)

7/7/2023

(Witness)

(Purchaser)

(Date)

DATED this _____ day of June 2022

In the presence of

IN WITNESS whereof I have hereunto set my hand and seal:

[Signature]
Lormel Homes (Jul 10, 2023 10:29 EDT)

(Witness)

(Vendor)

(Date)

Please provide your reply no later than 4:30 p.m. tomorrow.

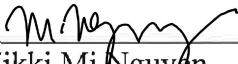
In the event that the Purchasers do not agree to these extension terms, we look forward to the transaction being completed on July 11th in accordance with the express terms of the Agreement of Purchase and Sale.

Yours very truly,
JMK LAW

Jacqueline Knowles

JK:kz

On behalf of the Purchasers, 1000103187 Ontario Inc., I confirm the Purchasers' agreement to the terms of the extension noted above.


Vikki Mi Nguyen