

Suite 508

Satgurdal Sandhu

Received March 24/23

[Signature]

CIBC	Bank Draft / Traite de Banque	3828 2690 7	27-43345
SATGURDYAL SANDHU	08132	LANGSTAFF & HWY 27 BANKING CENTRE WOODBIDGE, ONT	2023-03-24
Name of remitter / Donneur d'ordre	Transit No. N° d'identification	Banking Centre Centre bancaire	Date Y/A M/M D/J
Pay to the order of Payez à l'ordre de	LOOPSTRA NIXON LLP IN TRUST*****		\$*****33,999.50
The sum of La somme de	**THIRTY THREE THOUSAND NINE HUNDRED NINETY NINE 50/100		Canadian Dollars CAD Dollars Canadiens
To Tiré:	Canadian Imperial Bank of Commerce Toronto Canada		For Canadian Imperial Bank of Commerce Pour La Banque Canadienne Impériale de Commerce Chief Executive Officer / Chef de la Direction

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AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE
(the "Amending Agreement")

BETWEEN: QUEENSWELL LTD. (the "Vendor") and

SATGURDYAL SINGH SANDHU (the "Purchaser")

WHEREAS:

A. The Purchaser and the Vendor have entered into a purchase agreement, dated September 13, 2021, (the "Purchase Agreement") in respect of the purchase, by the Purchaser from the Vendor, of UNIT 8, LEVEL 5, Suite 508, in a proposed standard condominium plan, Toronto, Ontario, (together with 0 Parking Unit(s) and 0 Storage Unit(s)), all as more particularly described in the Purchase Agreement;

B. The Purchaser and the Vendor wish to amend certain provisions of the Purchase Agreement; and

C. Any capitalized terms used but not defined herein shall have the meaning attributed thereto in the Purchase Agreement.

NOW THEREFORE, in consideration of the sum of Two Dollars (\$2.00) paid by each party to the other, the mutual covenants and agreements contained herein, and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party to the other, the parties hereby agree with the other as follows:

1. It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the Purchase Agreement and except for such change(s) noted below in this Section 1, all other terms and conditions of the Purchase Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE

The section entitled "Purchase Price" on the first page of the Purchase Agreement.

INSERT

PURCHASE PRICE:

The Purchase Price of the Unit shall be

~~Six Hundred Seventy-Nine Thousand Nine Hundred Ninety dollars (\$679,990.00)~~ of lawful money of Canada payable to the Vendor as follows:

(a) ~~Five Thousand And Xx / 100 Dollars (\$5,000.00)~~ by cheque with this Agreement payable to the Vendor's solicitors, Loopstra Nixon LLP in trust as a deposit to be credited on account of the Purchase Price on closing;

(b) ~~the following additional deposits to the Vendor's solicitors by way of post-dated cheques in the amounts and on the dates described below:~~

(i) ~~Twenty-Eight Thousand Nine Hundred Ninety-Nine And 50 / 100 Dollars (\$28,999.50)~~ (being the amount that together with the first deposit equals 5.0% of the Purchase Price) by cheque post-dated 30 days (October 13, 2021) following the date of execution of this Agreement by the Purchaser;

(ii) ~~Thirty-Three Thousand Nine Hundred Ninety-Nine And 50 / 100 Dollars (\$33,999.50)~~ (being 5.0% of the Purchase Price) by cheque post-dated 365 days (September 13, 2022) following the date of execution of this Agreement by the Purchaser;

(iii) ~~Thirty-Three Thousand Nine Hundred Ninety-Nine And 50 / 100 Dollars (\$33,999.50)~~ (being 5.0% of the Purchase Price) by cheque post-dated 365 days (April 01, 2023) following the date of execution of this Agreement by the Purchaser;

(iv) ~~Thirty-Three Thousand Nine Hundred Ninety-Nine And 50 / 100 Dollars (\$33,999.50)~~ (being 5.0% of the Purchase Price) by cheque on the Occupancy Date;

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