

AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE
(the “**Amending Agreement**”)

BETWEEN:

Luigi Cerruti & CCD Investments Inc (the “**Purchaser**”)

- and -

QUEENSWELL LTD. (the “**Vendor**”)

WHEREAS:

- A. The Purchaser and the Vendor have entered into a purchase agreement dated **May 30, 2021** (the “**Purchase Agreement**”) in respect of the purchase, by the Purchaser from the Vendor, of Unit **8**, Level **7**, Suite **708**, (together with **1** Parking Unit(s) and **0** Storage Unit(s)) (the “**Unit**”) together with an undivided interest in the common elements appurtenant to such units, in accordance with a proposed standard condominium plan documentation proposed to be registered against those lands and premises situate in the City of Toronto, Ontario, municipally known at the time as 880 & 884 The Queensway, Etobicoke ON, M8Z 1P1, which are now municipally known as **6 Chartwell Road, Etobicoke, ON, M8Z 0H2** (the “**Condominium**”), 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. The Purchaser and Vendor covenant and agree that the Section 1 of the Tarion Schedule “F” attached to the Purchase Agreement shall be amended to change the Firm Occupancy Date previously set out in the Purchase Agreement as **July 4, 2025**, to a new Firm Occupancy Date of **July 30, 2025**.
- 2. This Amendment, the Purchase Agreement, and any amendments hereto contain the entire agreement between the Vendor and the Purchaser with respect to the Firm Occupancy Date. Any prior understandings, agreements, representations, or warranties, either written or oral, not contained herein or in the Purchase Agreement are void.
- 3. In consideration of the Vendor agreeing to extend the Firm Occupancy Date, the Purchaser acknowledges and agrees to waive all rights to Delayed Occupancy Compensation to which the Purchaser would otherwise be entitled under the terms of the Purchase Agreement.
- 4. The Purchaser hereby acknowledges and agrees that they have executed this amendment and waiver voluntarily.
- 5. This Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed to be an original, and such counterparts together shall constitute one and the

same agreement; and such counterparts may be executed either in original or faxed or other electronic format and the parties adopt any signatures received by a receiving fax machine or other electronic format as original signatures of the parties.

- 6. All other terms and conditions of the Purchase Agreement shall remain as stated therein, and time shall continue to be of the essence.

Executed this 17 day of June, 2025.

Witness:

Signed by:  2025-Jul-04 | 9:40 AM PDT
7354245766A7441...
Purchaser: Nick Capretta

Witness:

Signed by:  2025-Jul-04 | 9:40 AM PDT
7354245766A7441...
Purchaser: CCD INVESTMENTS INC.
I, Luigi Cerruti, have the authority to bind the corporation

QUEENSWELL LTD.

Signed by:  2025-Jul-04 | 9:54 AM PDT
C021073433AA4AD...
Per: Queenswell Ltd.
Name: Queenswell Ltd.
Title: Authorized Signing Officer
I have the authority to bind the Corporation.