

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

BETWEEN Pratt Hanson Group Inc. THE VENDOR,
AND Robert Osmond THE PURCHASER(S)
ON PROPERTY LOT # 3027 ESV PLAN NUMBER 51M-948
DRAWN THE 16 DAY OF OCTOBER 2011
WITH A CLOSING DATE OF 1 DAY OF MAY 2012

THE PURCHASER(S) AND THE VENDOR HEREM AGREE TO THE FOLLOWING AMENDMENTS TO THE AFOREMENTIONED AGREEMENT:

\$165.00 DUE DECEMBER 1ST, 2011

DELETE THE FOLLOWING: Clauses # 2(a), 2(b), 2(c), and 2(d) on the Front page of the Agreement of Purchase and Sale

AND
INSERT THE FOLLOWING: Clauses #2(a), 2(b), 2(c), and 2(d) as follows:

2(a) The Purchaser agrees to pay the following occupancy fee and additional deposits by way of a series of post-dated cheques as described below:

Occupancy Fee	Deposit Amount	Total Cheque	Date Cheque Due
			<u>JAN. 1 2012</u>
			<u>FEB. 1 2012</u>
			<u>MAR. 1 2012</u>
			<u>APR. 1 2012</u>
			<u>MAY 1, 2012</u>

2(b) The PURCHASER agrees to pay the purchase price by certified cheque to the vendor or as it directs, on closing, subject to adjustments.

2(c) The Vendor agrees that the Possession date shall be JAN 1 2012. The Vendor agrees to change the Possession date in its discretion, in which case, the due dates for the additional deposits and the closing date shall be adjusted proportionately.

2(d) THE PARTIES AGREE the within Agreement of Purchase and Sale ("agreement") does not form a Residential Rental Agreement and that the relationship between the parties is as Vendor and purchaser and not as landlord and tenant. The purchaser shall be responsible to any and all charges for utilities, heating, hydro, telephone and cable television from the Possession Date. The purchaser shall be responsible for any damage to the property during the occupancy period. In the event the Purchaser defaults in any of the Purchaser's obligations (including the obligation to arrange a new first mortgage) under this agreement, including the payment of occupancy fees or additional deposits, the Vendor reserves the right to require immediate vacant possession of the subject premises and the purchaser agrees to vacate forthwith upon receiving notice to do so from the vendor and to pay all of the vendor's reasonable expenses in restoring the subject premises to the same condition as before the Possession Date. All of the foregoing is in addition to all rights and remedies of the vendor as set out in this agreement. This agreement shall continue to apply with all necessary changes (mutatis mutandis).

The new closing date shall be MAY 1, 2012

and except for such changes noted herein, all other terms and conditions contained in said Agreement of Purchase and Sale shall remain the same as stated therein.

DATED AT BARRIE THIS 1ST DAY OF DECEMBER 2011
Robert Osmond
PURCHASER

WITNESS

WITNESS

PURCHASER

Accepted; BARRIE THIS 20TH DAY OF DECEMBER 2011
DATED AT

WITNESS

Pratt Hanson Group Inc.

[Signature]
PER:

