

APPENDIX TO ADDENDUM
TO AGREEMENT OF PURCHASE AND SALE
EARLY TERMINATION CONDITIONS

The Early Termination Conditions referred to in paragraph 2 (c) (ii) of the Tarion Addendum are as follows:

CONDITIONS PERMITTED IN PARAGRAPH 1(a) OF SCHEDULE “A” TO THE TARION ADDENDUM

NONE

CONDITIONS PERMITTED IN PARAGRAPH 1(b) OF SCHEDULE “A” TO THE TARION ADDENDUM

1.

Description of Early Termination Condition:

This Agreement is conditional upon the Vendor entering into binding Agreements of Purchase and Sale for the sale of **80%** of the dwelling units in the Condominium.

The date by which this Condition is to be satisfied is the _1st _ DAY OF __MAY__ 2023_.
2.

Description of Early Termination Condition:

This Agreement is conditional upon the Vendor obtaining financing for the construction of the project on terms satisfactory to it in its sole and absolute discretion.

The date by which this Condition is to be satisfied is the __1st _ DAY OF __MAY__ 2023_.
3.

Description of Early Termination Condition:

This Agreement is conditional upon the Vendor being satisfied, in its sole and absolute discretion, with the credit worthiness of the Purchaser. The Vendor shall have sixty (60) days from the date of acceptance of this Agreement by the Vendor to satisfy itself with respect to such credit worthiness. The Purchaser covenants and agrees to provide all requisite information and materials including proof respecting income and source of funds or evidence of a satisfactory mortgage approval signed by a lending institution or other mortgagee acceptable to the Vendor, confirming that the said lending institution or acceptable mortgagee will be advancing funds to the Purchaser sufficient to pay the balance due on the Title Transfer Date, as the Vendor may require to determine the Purchaser’s credit worthiness.

The date by which this Condition is to be satisfied is the 60th day following the date of acceptance of this Agreement.

Purchaser(s)	Vendor