

Schedule B
Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: Gregg Robinson and Lorna Robinson

for the property known as 17 Palgrave Crescent Brampton

ON dated the day of, 20.....

The parties to this Agreement of Purchase and Sale hereby acknowledge and agree that Royal LePage Signature Realty (the "Deposit Holder") shall place the deposit in its interest bearing real estate trust account, which earns interest at Prime minus 2% per annum. The Brokerage calculates and disburse interest earned for the benefit of all parties unless otherwise directed in writing by the parties involved in the transaction. The interest earned and paid to the beneficial owner of the trust money minus an administrative fee as follows:

The interest earned on all deposits is subject to an administrative fee of five hundred dollars(\$500.00) plus H.S.T. per deposit or per further deposit(s). In the event the interest earned does not exceed five hundred dollars(\$500.00), such interest shall be retained by the Brokerage as full payment of the administrative fee (no accounting statement will be provided) and where the deposit is from a private individual or corporation no interest earned above the administrative fee will be paid to the individual or corporation unless the buyer submits their Social Insurance Number(SIN) or Business Number (BN) for the use of taxation forms. Failing to submit SIN or BN, prior to completion, any interest shall be forfeited to the deposit holder. Any interest cheques issued by the deposit holder and not negotiated within six(6) months following completion of the transaction shall be forfeited to the deposit holder.

The Seller and the Buyer agree and/or acknowledge that no information provided by Royal LePage Signature Realty, Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental or other professional advice and that they have had the opportunity to consult with any such professional advisers prior to signing this Agreement.

The Buyer agrees to pay the deposit holder a service charge of \$20.00 for any dishonored deposit cheque paid to the company.

Unless otherwise stated in the Agreement, the chattels (if any), which are included in the Purchase Price are being sold in "As Is" condition, without warranty.

For all intents and purposes, the Buyer and Seller agree for giving any notices pertaining to the Agreement, the terms "banking days" or "business days" shall mean any day, other than Saturday, Sunday or Statutory Holiday in the Province of Ontario.

The Buyers agree that they will deliver the deposit for this transaction by certified cheque/bank draft to the Listing Brokerage within 24 hours of acceptance of this Agreement.

In accordance with the Federal Privacy Act (PIPEDA), the Buyer(s) and Seller(s) consent to the publication of information pertaining to the sale of this property upon the acceptance of the agreement of Purchase and Sale. The Listing Brokerage is authorized to distribute information pertaining to this property to other realtors and the public in the promotion and conduct of their business. Such promotion shall not include mention of the names of the Seller or Buyer.

The Seller represents and warrants that during the time the Seller has owned the property, the use of the property, including the buildings and structures thereon has not been used for the growth, cultivation, propagation, harvesting or production of any cannabis or cannabis plants within the meaning of the Cannabis Act, S.C. 2018 c.16 and the provisions of the Cannabis Act, S.O. 217, C26 as amended from time to time, and that to the best of the Seller's knowledge and belief, the use of the property, including the buildings and structures thereon has never been used for the growth, cultivation, propagation, harvesting or production of any cannabis plants within the meaning of the Cannabis Act, S.C. 2018 c. 16 and the provisions of the Cannabis Act, S.O. 2017, c. 26 as amended from time to time. This warranty shall survive and not merge upon the completion of this transaction.

Further, the Seller warrants and represents that no other illegal activities have occurred on the subject property with the Occupants or Sellers.

The Buyer agrees that all re-visits prior to completion will be for a maximum duration of One (1) hour, at a mutually agreed upon time, with Twenty-

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):