



Amendment to Agreement of Purchase and Sale

Form 120

for use in the Province of Ontario

BETWEEN:

BUYER: Ryan Thompson in Trust

AND

SELLER: The Corporation of The City of Port Colborne

RE: Agreement of Purchase and Sale between the Seller and Buyer, dated the 14 day of December, 2020,

concerning the property known as 80 NICKEL Street

Port Colborne ON L3K 1B4 as more particularly described in the aforementioned Agreement.

The Buyer and Seller herein agree to the following amendment(s) to the aforementioned Agreement:

Delete:

(a) The purchaser hereby grants to the City the irrevocable right to a re-conveyance of the entire property in the event the Purchaser fails to:

(1) enter into a Site Plan Agreement with the City for the development of the Property (NTD: Details of what is to be constructed) within 1 year of registration of the Transfer of the Property from the City to the Purchaser, and, which Site Plan Agreement shall be registered on the title to the Property at the Purchaser's expense.

Insert:

(a) The purchaser hereby grants to the City the irrevocable right to a re-conveyance of the entire property in the event the Purchaser fails to:

(1) enter into a Site Plan Agreement with the City for the development of the Property (NTD: Details of what is to be constructed) within 18 Months of registration of the Transfer of the Property from the City to the Purchaser, and, which Site Plan Agreement shall be registered on the title to the Property at the Purchaser's expense.

INITIALS OF BUYER(S):

RT

INITIALS OF SELLER(S):

SL



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IRREVOCABILITY: This Offer to Amend the Agreement shall be irrevocable by Buyer until 9:00pm
(Seller/Buyer) (a.m./p.m.)

on the 15th day of January, 2021, after which time, if not accepted, this Offer to Amend the Agreement shall be null and void.

For the purposes of this Amendment to Agreement, "Buyer" includes purchaser and "Seller" includes vendor.

Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective solicitors who are hereby expressly appointed in this regard.

All other Terms and Conditions in the aforementioned Agreement to remain the same.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Ryan Thompson
Buyer/Seller
12/30/2020 1:04:16 PM EST

12/30/2020

(Seal) (Date)

(Witness)

(Buyer/Seller)

(Seal) (Date)

I, the Undersigned, agree to the above Offer to Amend the Agreement.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Scott Luey
Buyer/Seller
1/5/2021 1:04:16 PM EST

1/5/2021

(Seal) (Date)

(Witness)

(Buyer/Seller)

(Seal) (Date)

The undersigned spouse of the Seller hereby consents to the amendment(s) hereinbefore set out.

(Witness)

(Spouse)

(Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 1/6/2021

and written was finally accepted by all parties at _____ this _____ day of _____, 20____
(a.m./p.m.)

DocuSigned by:

Scott Luey
(Signature of Seller or Buyer) E787E8EA1BC54C1...

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Brokerage to forward a copy to my lawyer.

Scott Luey 1/5/2021

(Seller) Professional of The City of Port Colborne (Date)

(Seller) (Date)

Address for Service _____

(Tel. No.) _____

Seller's Lawyer _____

Address _____

Email _____

(Tel. No.) _____ (Fax. No.) _____

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Brokerage to forward a copy to my lawyer.

Ryan Thompson 12/30/2020

(Buyer) Ryan Thompson in Trust (Date)

(Buyer) (Date)

Address for Service 160 Adelaide Ave E

Oshawa

(Tel. No.) _____

Buyer's Lawyer _____

Address _____

Email _____

(Tel. No.) _____ (Fax. No.) _____

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