

This Agreement of Purchase and Sale dated this 27 day of August, 2011

BUYER, [REDACTED] (Full legal names of all Buyers), agrees to purchase from

SELLER, [REDACTED] (Full legal names of all Sellers), the following

REAL PROPERTY:

Address: Lot 4 Centre Street, Burritts Rapids, Ontario, K0G 1B0 fronting on the South side of Centre in the Municipality North Grenville

and having a frontage of 215.5 feet more or less by a depth of 130.2 feet more or less

and legally described as Part of Lot 4, Second Range East of Grenville Street (additional description in attached

Schedule A) (Legal description of land including easements not described elsewhere) (the "property").

PURCHASE PRICE:

Dollars (CDN\$) [REDACTED]

One Hundred Twenty Thousand Dollars

DEPOSIT: Buyer submits Upon acceptance (Herewith/Upon Acceptance/as otherwise described in this Agreement)

One Thousand Dollars (CDN\$) 1,000.00

by negotiable cheque payable to Royal LePage Performance Realty Brokerage "Deposit Holder" to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached.

SCHEDULE(S) A attached hereto form(s) part of this Agreement.

1. **IRREVOCABILITY:** This Offer shall be irrevocable by Buyer until 10:00 p.m. on

the 29 day of August, 2011, after which time, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 6:00 p.m. on the 30 day of September, 2011. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

3. **NOTICES:** The Seller hereby appoints the Listing Brokerage as agent for the Seller for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Buyer's Brokerage) has entered into a representation agreement with the Buyer, the Buyer hereby appoints the Buyer's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Seller and the Buyer (multiple representation), the Brokerage shall not be entitled or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number is provided herein, when transmitted electronically to that facsimile number.

FAX No. 613-238-4583 (For delivery of notices to Seller) FAX No. 613-258-1999 (For delivery of notices to Buyer)

INITIALS OF BUYER(S): [Signature]

INITIALS OF SELLER(S): [Signature]