

**SCHEDULE "B" TO THE
AGREEMENT OF PURCHASE AND SALE
(FOR USE IN THE PROVINCE OF ONTARIO)**

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

BUYER,

SELLER, **Thomas Howe and Teresa Howe**

For the Purchase and Sale of: **234 Garden Avenue**

CHATTELS INCLUDED: three fridges, three stoves, one washer, one dryer, hot water boiler and equipment.

THE BUYER ACKNOWLEDGES that the Seller makes no representation with respect to government regulation zoning by-laws and retrofit requirements as they relate to the legality of apartments (either current or future permitted use) including requirements for Certificates of Compliance and saves the Seller harmless with respect to same.

THE BUYER ACKNOWLEDGES that the Feature Sheets, marketing materials and any pre-inspection reports provided by the Listing Broker with respect to this property were ordered and obtained for their respective purposes. The Listing Broker makes no representations or warranties regarding these materials and/or their content. Any reliance on the materials is at the Buyer's sole risk. The Buyer agrees to indemnify and hold harmless the Seller, the Listing Broker and its Sales Representatives for any errors, omissions and any representations, express or implied, contained in the materials.

The BUYER AGREES TO: (a) Deliver a certified cheque or bank draft to Royal LePage Real Estate Services Ltd. on account of the deposit together with this Agreement of Purchase and Sale; or (b) deliver an uncertified cheque on account of the deposit together with this Agreement of Purchase and Sale and then deliver a certified cheque or bank draft to Royal LePage Real Estate Services Ltd. on account of the deposit prior to 5:00 p.m. on the first weekday following the date upon which this offer is accepted. Upon receipt of the certified cheque or bank draft, Royal LePage Real Estate Services Ltd. will return the uncertified deposit cheque to the Buyer(s).

ELECTRONIC TRANSMISSION: This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, if transmitted electronically (via email or to a facsimile number.) Furthermore, the signatures of all parties involved shall be deemed to be original. The transmission of this offer, any counter offer, notice of acceptance or any notice by electronic means, shall be deemed to confirm all parties have retained a true copy of the said paperwork.

As stated in the listing, the tenant on the second level of the property is leaving July 31st, 2010.

On closing the Seller agrees to provide copies of any leases if available, confirmation of rents and any extra rent paid and the buyer will be credited on closing with last months' rent and accumulated interest on deposit.

Buyers' Initials

Sellers' Initials