

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:

for the property known as

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

The parties to this agreement hereby acknowledge and agree that the deposit holder, Right at Home Realty Inc., Brokerage shall place the deposit funds into its interest-bearing Real Estate Trust Account in accordance with section 27 of the Real Estate and Business Brokers Act 2002, which earns interest at the rate of prime less 1.80% per annum. The parties to this agreement agree that if the amount of interest earned on the deposit is more than \$50.00, the deposit holder shall pay the Beneficial Owner of the deposit money the interest accrued upon the successfully completed closed transaction. If the amount of interest earned is less than \$50.00, or, if the purchase of the property is not successfully completed, the deposit holder will retain all interest earned on the deposit. The parties further agree that NO interest shall be paid to the Beneficial Owner of the deposit money unless they provide the deposit holder with a Social Insurance Number and mailing address for use on T5 forms no later than thirty (30) days following the completion of this transaction. If the Social Insurance Number and proper mailing address is not received within thirty (30) days following completion of the closed transaction, said interest shall be forfeited to the deposit holder. The Parties further agree that if a cheque for interest is issued by the deposit holder and the cheque is not negotiated within six (6) months said interest shall be forfeited to the deposit holder.

The Buyer and Seller acknowledge and agree that they are required to close this transaction on the stipulated Closing Date notwithstanding any impacts of COVID-19, save and except the mandatory COVID-19 closure of the Buyer or Sellers' respective solicitors, lenders and banks, or the Land Registry Office at the time of Completion hereunder that results in the affected parties' inability to complete the transaction as scheduled. In the event that the transaction does not close for a reason listed in this paragraph, the Completion Date shall be automatically extended at the request of the affected party for an expected closing date not more than three (3) business days after the reopening of the last of these institutions. Notwithstanding the foregoing, time shall remain of the essence for any extended closing date as a result of this clause.

Buyer and Seller acknowledge that due to measures taken by the Provincial Government in response to the current COVID-19 pandemic, there could possibly be a delay at the Land Registry Office that would change the actual registration date from the Completion Date herein contemplated. In such event, the Buyer and Seller hereby agree to extend the completion date of this transaction until the next possible date following the scheduled date of completion that registration could actually be completed with no additional charges being made to the Buyer. Notwithstanding the foregoing, in the event the Buyer's Title Insurer has provided "gap coverage" to the Buyer, and all closing funds have been paid to the Seller's Solicitor in trust, keys may be released (possession transferred) to the Buyer with title transfer and registration to take place at a later date. In such circumstances all expenses and risk related to the property shall be the responsibility of the Buyer from the date of such escrow closing.

For the purposes of this Schedule B Agreement of Purchase and Sale: "Seller" includes a vendor, a landlord, lessor or a prospective seller, vendor, landlord or lessor and "Buyer" includes a purchaser, a tenant, lessee or a prospective buyer, purchaser, tenant or lessee and "sale" includes a lease and "Agreement of Purchase and Sale" includes an Agreement to Lease.

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):