



CONTRACT OF PURCHASE AND SALE FOR COMMERCIAL REAL ESTATE SCHEDULE

MLS® NO: C8036810

DATE: December 01 2021

DS
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V6A 1P3

RE: ADDRESS: 337-339 E HASTINGS ~~Abbotsford~~ Vancouver BC ~~V3G 3B3~~

LOT 29, BLOCK 56, PLAN VAP196, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT

LEGAL DESCRIPTION
PID: 008-386-811

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED October 7 2021

MADE BETWEEN Kmac Investments Inc AS BUYER(S), AND
0884222 B.C. LTD. AS SELLER(S) AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:
To Extend All Subjects to December 17 2021.

Subject to the Buyer arranging satisfactory financing on or before December 17, 2021.
This condition is for the sole benefit of the Buyer.

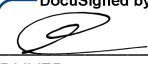



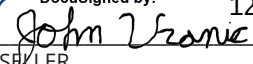



Subject to the Buyer obtaining, on or before December 17, 2021, legal advice satisfactory to the Buyer concerning the sale, easement, builders' lien, financing on or before Nov 03, 2021. This condition is for the sole benefit of the Buyer.

Subject to the Buyer obtaining, at the Buyer's expense, an inspection report, feasibility report and the Buyer being satisfied, on or before December 17, 2021, with the results of the inspection report. This condition is for the sole benefit of the Buyer. The Seller, on reasonable notice, will allow access to the Property for the purpose of the inspection(s).

Subject to the Buyer receiving and being satisfied with, on or before December 17, 2021, the tenancy agreements for the Property with a breakdown of all rents, security deposits and rental adjustment's for the current tenants.

This condition is for the sole benefit of the Buyer.

All other terms and conditions shall remain the same.

DocuSigned by:  BUYER E68F08B3734C47A... <u>Kmac Investments Inc</u> PRINT NAME		BUYER PRINT NAME		BUYER PRINT NAME	
DocuSigned by:  SELLER B320C375455E406... <u>0884222 B.C. LTD.</u> PRINT NAME		WITNESS 12/2/2021 12:34 PST SELLER PRINT NAME		WITNESS SELLER PRINT NAME	
WITNESS		WITNESS		WITNESS	