

PURCHASE AND SALE AGREEMENT

1. In this Purchase and Sale Agreement,
 - (a) "Acceptance Deadline" means _____.
 - (b) "Address for Service"
 - (i) in the case of the Vendor means:

 - (ii) in the case of the Purchaser means:
 - (c) "Agreed Allocation" means:
 - (i) \$_____ as to buildings
 - (ii) \$_____ as to land
 - (iii) \$_____ as to Specific Chattels
 - (d) "Closing Date" means _____ or such other date as the parties may agree in writing.
 - (e) "Deposit" means \$_____ in lawful money of _____ upon acceptance of this Offer and an additional \$_____ upon waiver of Purchaser's conditions precedent.
 - (f) "Deposit Holder" means _____.
 - (g) "Facsimile Number"
 - (i) in the case of the Vendor is: _____
 - (ii) in the case of the Purchaser is: _____
 - (h) "Permitted Encumbrances" means the encumbrances listed in Schedule "C".
 - (i) "Property" means the property described in Schedule "B" hereto, together with all fixtures and buildings located thereon and together with the Specific Chattels.
 - (j) "Purchase Price" means \$_____ in lawful money of _____.
 - (k) "Purchaser" means PURCHASER.
 - (l) "Specific Chattels" means the chattels described in Schedule "D".
 - (m) "Vendor" means VENDOR.
2. The Purchaser hereby offers to purchase the Property from the Vendor, on the Closing Date, free and clear of all liens and encumbrances, save and except for the Permitted Encumbrances on the terms and conditions set forth in Schedule "A".

DATED this _____ day of _____, _____.

PURCHASER

Per: _____

ACCEPTANCE

VENDOR hereby accepts the foregoing offer.

DATED at _____ o'clock ____m. on the _____ day of _____, _____.

VENDOR

Per: _____

We've Got It!



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SCHEDULE "A"

TERMS AND CONDITIONS OF SALE

1. PURCHASE PRICE

1.1. The Purchase Price shall be payable as follows:

1.1.1. The Deposit by way of a cheque in the sum of _____ DOLLARS (\$_____) delivered with this offer payable to the Deposit Holder to be held in trust on the conditions set forth in clause 1.2 and the additional deposit by way of a cheque in the sum of _____ DOLLARS (\$_____) delivered to the Deposit Holder upon removal of the Purchaser's Conditions Precedent to be held in trust on the conditions set forth in clause 1.2.