

This Agreement of Purchase and Sale dated this 25 day of June 2014

**BUYER,** Alqalam Islamic community center, agrees to purchase from  
(Full legal names of all Buyers)

**SELLER,** Wei Lu, the following  
(Full legal names of all Sellers)

**REAL PROPERTY:**

Address 2430 DUFFERIN ST

fronting on the West side of Dufferin St

in the City of Toronto

and having a frontage of 18.06 more or less by a depth of 111 more or less

and legally described as Plan 1855 Pt Lot 11

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

**PURCHASE PRICE:** Dollars (CDN\$) 715,000.00

Seven Hundred Fifteen Thousand Dollars

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

Thirty Thousand Dollars (CDN\$) 30,000.00

by negotiable cheque payable to CANADA GROUP REALTY CORPORATION "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 and B** attached hereto form(s) part of this Agreement.

1. **IRREVOCABILITY:** This offer shall be irrevocable by Buyer until 11:59 p.m. on the 25 day of June 2014, 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.  
(Seller/Buyer)

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 6:00 p.m. on the 1 day of October 2014. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

**INITIALS OF BUYER(S):** A.B.

**INITIALS OF SELLER(S):** [Signature]