

Notice of Fulfillment of Condition

Form 124 for use in the Province of Ontario

BUYER, Thomas Andrew McClung & Samantha Rae McClung

SELLER, Cynthia Holmes & Darryl Ross

REAL PROPERTY, 441 Holland Avenue

Ottawa

K1R 1B6

In accordance with the terms and conditions of the Agreement of Purchase and Sale dated the 17 day of January 2015, regarding the above property, I/We hereby confirm that I/We have fulfilled the condition(s) which read(s) as follows:

This Offer is conditional upon the inspection of the subject property by a qualified home inspector and the obtaining of a report satisfactory to the Buyer at the Buyer's own expense. Unless the Buyer gives notice in writing delivered to the Seller or the Seller's Agent no later than 6:00 p.m. on the 27 day of January, 2014, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. The Seller agrees to co-operate in providing access to the structure for the purpose of this inspection. This condition is included for the sole benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller or the Seller's Agent within the time period stated herein.

This Offer is conditional upon the Buyer arranging, at the Buyer's own expense, a new First Mortgage on terms satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller or the Seller's Agent not later than 6:00 p.m. on the 27 day of January, 2014, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller or the Seller's Agent within the time period stated herein.

This offer is conditional upon the Buyer arranging insurance for the property satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 6:00p.m. on the 27 day of January, 2014, that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. The Seller agrees to co-operate in providing access to the property, if necessary, for any inspection of the property required for the fulfillment of this condition. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

All other terms and conditions in the aforementioned Agreement of Purchase and Sale to remain unchanged.

For the purposes of this Notice of Fulfillment of Condition, "Buyer" includes purchaser, tenant, and lessee, and "Seller" includes vendor, landlord, and lessor, and "Agreement of Purchase and Sale" includes an Agreement to Lease.

DATED at Ottawa, Ontario, at 10:30 a.m., this 25 day of January 2015.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

* T. McClung
(Buyer/Seller)

(Seal)

DATE January 25, 2015

(Witness)

* Samantha McClung
(Buyer/Seller)

(Seal)

DATE January 25, 2015

Receipt acknowledged at 5:00 pm, this 25 day of January 2015 by:

Print Name Darryl Ross Cynthia Holmes

Signature

Cynthia Holmes

