

TO: All Purchasers
AND TO: His/Her/Their Solicitor(s) Herein
RE: BOMAR 2 INC. Sale of Part of Block 1, Plan 51M-1029,
Designated as Parts 1 to 59, 61 to 72, 74 to 96 and 98, Plan 51R-40461,
together with an interest in Simcoe Common Elements Condominium Plan No. 445,
City of Barrie, County of Simcoe

UNDERTAKING

IN CONSIDERATION of the closing of the above-noted transaction, the undersigned hereby undertakes and agrees to and with you as follows:

1. To complete the premises herein in a good and workmanlike manner free from defects in material and in compliance with the Ontario Building Code and in accordance with the terms of the Agreement of Purchase and Sale.
2. To complete grading and sodding and to deliver a final lot grading certificate to the Municipality in accordance with Municipal requirements.
3. To adjust the 2018 realty taxes, if necessary, based on land only, save and except any special assessments and/or supplementary assessment that may be levied as a result of the ownership and occupation by the Purchaser; to readjust any items on the Statement of Adjustments and to pay all utility charges, if any, to the date of closing.
4. To forward all required documents, once duly executed by the Purchaser herein, to the appropriate authority in order that a Warranty Certificate may be issued directly to the Purchaser pursuant to the provisions of the Tarion Warranty Corporation.
5. To indemnify the Purchaser with respect to any lien claims arising out of the Vendor's construction operation.

DIRECTION

The undersigned hereby authorizes and directs you to make the balance due on the closing in the above-noted transaction, payable to its solicitors, **TANZOLA & SORBARA PROFESSIONAL CORPORATION, in trust** or as they may further direct, and for so doing, this shall be your good and sufficient authority.

DATED at the City of Vaughan on: 15 June 2018

BOMAR 2 INC.

*Rick Martellacci**

PER: _____

Rick Martellacci - President

I have authority to bind the Corporation

*Executed pursuant to the Electronic Commerce Act