


761.

DEED AND OFFER OF PURCHASE

Submitted under Checklist (R2) 12.b

CERTIFIED TO BE A TRUE COPY



Deputy City Clerk, Windsor, Ontario
Date OCT. 30, 2018

762.



Agreement of Purchase and Sale Commercial

Form 500
for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 13th day of July, 20 15

BUYER, WINDSOR REGIONAL HOSPITAL, agrees to purchase from
(Full legal names of all Buyers)

SELLER, MICHAEL O'KEEFE FARMS INC., the following
(Full legal names of all Sellers)

REAL PROPERTY:

Address: 4108 Concession 9, R.R. #2, Tecumseh, Ontario, N8N 2M1

fronting on the South side of County Road No. 42

in the City of Windsor, County of Essex

and having a frontage of 520.979 meters more or less by a depth of 562.980 meters (lrr.) more or less

legally described as That part of Lots 17 and 18, Concession 9, City of Windsor, more particularly described as Part 1 on

Plan 12R-26180, being part only of PIN 75236-0064(LT) ("the property").
(Legal description of land including easements not described elsewhere)

PURCHASE PRICE: _____ Dollars (CDN\$)

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

_____ Dollars (CDN\$)

by negotiable cheque payable to the Seller's Solicitors, Wolf Hooker Professional Corporation, in Trust "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 interest bearing Trust Account and the deposit together with all accrued interest thereon shall be dealt with as provided in this Agreement. Buyer agrees to pay the balance as more particularly set out in Schedule A attached.

SCHEDULE(S) A attached hereto form(s) part of this Agreement.

1. **IRREVOCABILITY:** This Offer shall be irrevocable by the Seller until 5:00 a.m./p.m. on the 15th day of July 20 15, 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.

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 5:00 p.m. on the See Schedule A day of 20 Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):