

THIS AGREEMENT made this 6th day of February, 2017 A.D.
BETWEEN:

2248066 ONTARIO INC.

Hereinafter called the "Owner"
OF THE FIRST PART
- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town"

OF THE SECOND PART

WHEREAS the Owner represents and warrants that it is the owner of the lands in the Town of Pelham described in Schedule 'A' attached hereto (the "Lands");

AND WHEREAS the Town has previously entered into a site plan agreement dated the 5th day of February, 1973, with the Liquor Control Board of Ontario;

AND WHEREAS the Owner has assumed and agreed to be bound by the terms and conditions of the Site Plan Agreement;

AND WHEREAS the Owner is looking to alter the elevations of the existing one storey building for commercial purposes in accordance with Schedule 'B' attached hereto, being a Site Plan filed in the Town's offices;

AND WHEREAS the Town has agreed to permit the said construction subject to certain terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by the Owner to the Town (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

1. The site plan agreement is hereby amended by adding to Schedule 'B' the elevations attached to this agreement.
2. The site plan agreement is hereby amended by deleting Section 10 of the site plan agreement dated the 5th day of February, 1973.
3. The site plan agreement is hereby further amended by adding the following clauses:

12. NOTICES

Any notice, demand, acceptance or request provided for in this Agreement shall be in writing and shall be deemed to be sufficiently given if personally delivered or sent by registered mail (postage prepaid) as follows:

To the Town at: Clerk
Town of Pelham
P. O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

To the Owner at: 2248066 Ontario Inc.
c/o Dr. Neeraj Pershad
411 Lake Street Suite 120
St. Catharines, ON L2N 4H5

or as such other address as the party to whom such notice is to be given shall have last notified the party giving the notice in the manner provided in this Section 12. Any notice delivered to the party to whom it is addressed in this Section 12 shall be deemed to have been given and received on the day it is so delivered at such address. Any notice mailed as aforesaid shall be deemed to have been given and received on the fifth day next following the date of its mailing.

13. SCHEDULES

The originals of the plans set out in Schedule 'B' are available at the offices of the Town at the address set out in Section 12.

14. BINDING EFFECT

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and year first above written.

WITNESS

2248066 ONTARIO INC.

h Marcentais
(printed name)

Nicklas Persson
(printed name)

[Signature]
(signature)

[Signature]
(signature)

Feb 28, 2017
(date)

Feb 28 / 17
(date)

☐ I have the authority to bind the Corporation

THE CORPORATION OF THE TOWN OF
PELHAM

[Signature]
Mayor Dave Augustyn

[Signature]
Clerk Nancy J. Bozzato

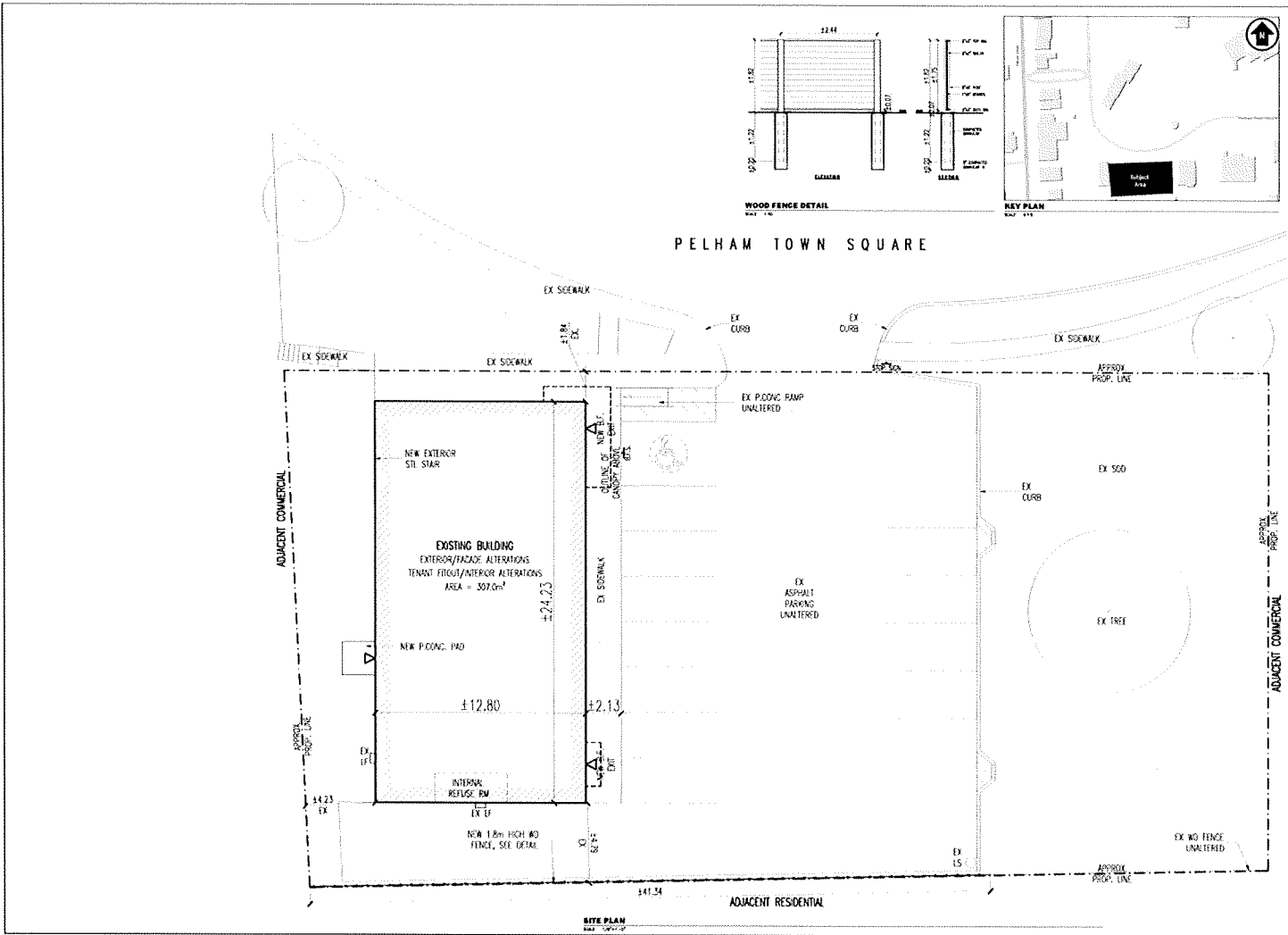
SCHEDULE 'A'

LEGAL DESCRIPTION

PIN 64064-0178 (LT)

Part Lot 25 Plan 717 Fonthill as in RO181987, S/T RO546026

Site Plan

[illegible]

Elevations

East and North Elevations, A5, prepared by 2M architects.

DRAWING NO.	100-100	DATE	10/10/10	SCALE	1:1	PROJECT NO.	100-100	CLIENT	100-100	DRAWING NO.	100-100	DATE	10/10/10	SCALE	1:1	PROJECT NO.	100-100	CLIENT	100-100
DRAWING NO.	100-100	DATE	10/10/10	SCALE	1:1	PROJECT NO.	100-100	CLIENT	100-100	DRAWING NO.	100-100	DATE	10/10/10	SCALE	1:1	PROJECT NO.	100-100	CLIENT	100-100
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DRAWING NO.	100-100	DATE	10/10/10	SCALE	1:1	PROJECT NO.	100-100	CLIENT	100-100	DRAWING NO.	100-100	DATE	10/10/10	SCALE	1:1	PROJECT NO.	100-100	CLIENT	



West and South Elevations, A6, prepared by 2M architects.

2M architects 113 Lane Street St. Catharines, ON L7R 4K1 Tel: 905-551-5777 Fax: 905-551-5997 Email: info@2marchitects.ca www.2marchitects.ca		2M architects is a registered architectural firm in the Province of Ontario. The firm is a member of the Ontario Association of Architects (OAA) and the Canadian Council of Architectural Associations (CCAA). The firm is also a member of the United Brotherhood of Carpenters and Joiners of America (UBCA) and the International Union of Painters and Allied Trades (IUPAT).
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