

AGREEMENT MADE THIS 18th. DAY OF FEBRUARY, 1980 A.D.

BETWEEN:

THE CORPORATION OF THE TOWN OF PELHAM, an Ontario
Municipal Corporation,
HEREINAFTER CALLED "THE PROPRIETOR"
OF THE FIRST PART

-- AND --

THE TOWN OF PELHAM NON-PROFIT HOUSING CORPORATION,
HEREINAFTER CALLED "THE CORPORATION"
OF THE SECOND PART

WHEREAS the proprietor alleges that it will be at the time of closing the transaction hereinafter mentioned, the sole owner of ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara, being a portion of the Pelham Town Square in the Province of Ontario and more particularly described as Parts 4 and 7 on Reference Plan 59R-3126 a portion of which is attached hereto as Schedule "A";

AND WHEREAS the proprietor is in the process of rezoning the said lands to permit the use as contemplated by it, and upon completion of the said rezoning has the right to acquire title to the said lands from the present registered owners;

NOW THIS AGREEMENT WITNESSETH THAT the proprietor hereby offers and agrees to transfer to the Corporation, free from encumbrance, the said lands for the actual cost to the proprietor of the acquisition and servicing of the property, such costs shall include the costs of installation of storm sewers, sanitary sewers, water services, roads, sidewalks, street lighting and hydro services;

THIS OFFER IF ACCEPTED, shall thereupon constitute a binding contract. Possession to be given to the Corporation upon acceptance of this offer. This offer is to be open for acceptance by the Corporation for a period of 90 days from the date of this agreement.

THE PROPRIETOR grants the Corporation permission to make soil tests during the term of this offer and the Corporation will compensate the proprietor for damages thus caused if the offer is not accepted.

THE PROPRIETOR will pay all the school, municipal and Parish taxes, whether they are general, or special, of the current year, adjusted to the date of closing, and it will discharge all the hypothecs, privileges, rents and seignorial rents affecting the said immovable together with any encumbrances whatsoever attached to the said immovable. The proprietor undertakes to supply titles to the Corporation and to sign any contract or document required by the Corporation to complete these presents, if necessary.

con't,....

THE COMPLETION of this transaction shall be conditional upon the proprietor's acquiring title to the above mentioned lands in accordance with the terms of the agreement of sale which it has with the present registered owner.

THE CLOSING DATE of the transaction contemplated by this offer, provided that satisfactory title is supplied to the Corporation, shall be either 90 days next after communication by the Corporation of acceptance of the terms of this offer to the proprietor, or alternatively 15 days after the expiry of any appeal period incidental to the process of rezoning of the lands to permit the contemplated use, whichever date is later.

THIS OFFER may be accepted by a letter mailed postage prepaid and registered, addressed to the proprietor at Pelham Town Square, P. O. Box 400, FONTHILL, Ontario, L0S 1E0.

IN WITNESS WHEREOF the proprietor has hereunto affixed its Corporate Seal duly attested by the Mayor and Clerk of the said Town the day and year first-above written.

SIGNED, SEALED AND DELIVERED

In The Presence Of

) THE CORPORATION OF THE TOWN OF PELHAM

)

)

) MAYOR

)

)

) CLERK

)

)

)

PART	LOCATION	INSTRUMENT NO.
1	LOT 26, AND BLOCK 'C', REG'D PLAN 25	62656A & 86763 (1957)
2	BLOCK 'C', REG'D PLAN 25	86763 (1957)
3		
4		
5		
6		
7		
8	LOT 26 AND BLOCK 'C', REG'D PLAN 25	62656A & 86763 (1957)
9		

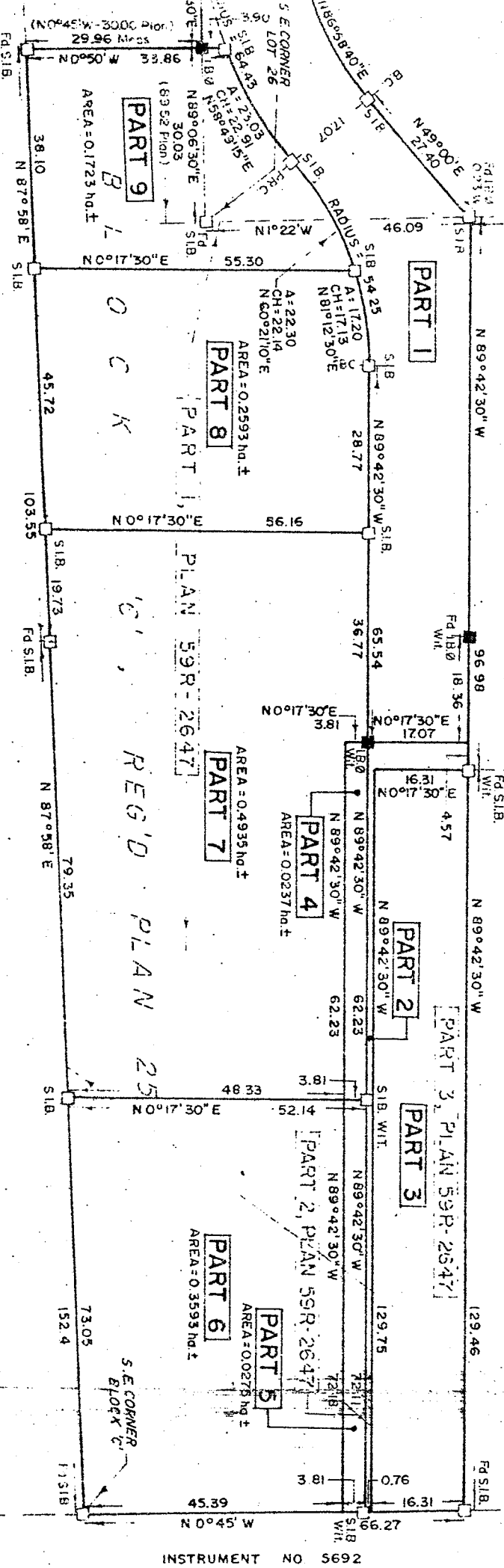
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

Feb 8, 1980
Date

Douglas A. Lane
Douglas A. Lane

PLAN 59 R-3126
RECEIVED AND DEPOSITED
Date FEB 8, 1980

DEP.
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
NIAGARA SOUTH (59)



INSTRUMENT NO. 312020 (SECONDLY)

INSTRUMENT NO. 86763 (REMAINDER)

INSTRUMENT NO. 5692

CANADIAN NATIONAL RAILWAYS

STATION STREET