

AGREEMENT MADE THIS _____ DAY OF _____,
20____ BETWEEN **LAKESIDE R.V. TRAILER PARK LTD.** (Hereinafter called the
“Vendor”) AND **THE UNDERSIGNED** (Hereinafter called the “Purchaser”)

THE VENDOR is the registered and beneficial owner of:

(Hereinafter called the “Land”)

1. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Land subject to the terms and conditions hereinafter contained.
2. The Purchase Price for the Land is the sum of \$_____ plus Goods and Services Tax.
3. The Purchase Price referred to in paragraph 2 is before any discounts are applied to purchase invoice and hereof covers Land and Services. All services are described in paragraph _4_ hereof.
4. The Vendor shall provide the following services to the property line of the Land, namely:
 1. Forced Pressure Sewer
 2. Electrical power and natural gas
 3. Potable water line;
 4. Road access and approach.

The cost of arranging and connecting the above services from the property line or in the case of the waterline from the shut off valve to any building constructed on the Land shall be arranged for and paid for by the Purchaser.

5. Possession date shall be the date the Purchaser has paid the purchase price.
6. Upon payment of the purchase price referred to in paragraph 5, the Vendor shall supply the Purchaser with a Transfer Authorization which when registered will vest title in the name of the Purchaser, subject only to any instruments or encumbrances created by the Purchaser, public utility easements and the instrument referred to in paragraph 9 hereof.
7. Taxes shall be adjusted and paid as of possession date.
8. The Purchaser understands and agrees that the sale by the Vendor to the Purchaser is subject to the following:
 - a. within _____ months from the date the Vendor provides the Purchaser with the Transfer Authorization referred to in Paragraph 6, the Purchaser shall have substantially completed the construction of a dwelling house, to lock up stage, on the Land which shall be:

- i. new construction;
 - ii. not less than 800 square feet on the main floor
 - iii. Exterior finish to buildings must be brick, wood, stone, stucco or any combination.
 - iv. any dwelling and appurtenances shall not be closer than 20 feet from any utility easements;
 - v. All construction shall comply with the National Building Code and all local municipal by-laws and regulations.
 - vi. Front of dwelling must face street (maintain street appeal)
 - vii. Dwelling must have water pressure system as required by Saskatchewan Water Corporation to hookup to municipal water system.
 - viii. Dwelling must have sewer grind pressure system, if required to hookup to municipal sewer system
 - ix. Geotechnical site development permit required for Lots 1 – 19 Block #2 as per RM of Loreburn municipal regulations and /or by-laws.
 - x. Any and all offsite levies or assessments charged by the municipality are the responsibility of the Purchaser.
 - b. In the event the Purchaser fails to substantially complete the said dwelling within _____ months as provided in paragraph 8(a) hereof, the Purchaser shall pay the Vendor as liquidated damages and not as penalty, the sum of \$175.00 for each day the Purchaser is in default.
 - c. If the Purchaser choose an accelerated construction to Lock Up Stage Building Discount to be completed within _____ months and fails to complete to Lock Up stage within stated _____ months, the Purchaser will repay the Vendor, the building discount applied at time of purchase.
9. The covenants contained in paragraph 8 hereof shall run with the land and shall be binding on the Purchaser, his or her executors, administrators, successors and assigns and the Purchaser agrees that the Vendor may register an instrument against the Purchaser's title with priority to any mortgage or other encumbrances created by the Purchaser.
10. The Purchaser has examined the Land and agrees that the purchase is suitable for the intended purpose.
11. This Agreement shall for all purposes be construed and interpreted according to the laws of the Province of Saskatchewan and any cause of action arising under or by virtue of this Agreement shall be deemed to have arisen at the City of Moose Jaw in the Province of Saskatchewan and any such cause of action shall be tried in the Judicial Centre in which the City of Moose Jaw is situated.
12. The terms, provisions and conditions of this Agreement shall survive the closing and shall remain in full force and effect and shall not merge upon the issuance of title in the name of the Purchaser.

13. It is understood and agreed by the parties hereto that this Agreement shall constitute the entire agreement between the parties and that no other contract or agreement of any kind whatsoever by, or on behalf of the Purchaser shall arise or be implied for anything contained in this Agreement. It is further understood and agreed that the express provisions contained herein are and shall be the only covenants or warranties upon which any rights against the Vendor are to be founded. The Purchaser further represents that on entering into this Agreement it has not relied on any previous representation of any kind or nature whether oral, written or implied.
14. No amendment to this Agreement shall be binding upon either party unless in writing and signed by the parties.
15. This Agreement and the provision provided for herein shall ensure to the benefit of, apply to, and be binding upon the parties hereto and their successors, administrators, executors and permitted assigns, and each of them.
16. Each party warrants to the other to undertake such action, do such things and execute such documents as may be reasonably necessary to carry out the intent of this Agreement.

IN WITNESS WHEREOF the Vendor has hereunto caused to be affixed its corporate seal, duly attested under the hand of its proper officer in that behalf, as of the day and year first above written.

Lakeside R.V. Trailer Park Ltd.

c.s.

Per: _____

IN WITNESS WHEREOF the Purchaser has executed this Agreement as of the day and year first above written.

SIGNED, SEALED & DELIVERED)

In the presence of: _____)

Witness)

Purchaser