

FORM II
AMENDMENT

Land Titles Act, S.N.B. 1981, c.L-1.1, s.18

Parcel Identifier: _____

Mortgagor: _____

Mortgagee: **LEAGUE SAVINGS AND MORTGAGE COMPANY**
6074 Lady Hammond Rd
Halifax, NS B3K 2R7

Type of Instrument Amended: Mortgage

Registration Particulars of Instrument Amended: _____

- Description of Amendment:
- (a) _____

 - (b) _____

 - (c) _____

 - (d) _____

 - (e) _____

The instrument specified is amended as described above with respect to the specified parcel.

Date: _____

Witness: _____

Mortgagor: _____

Witness: _____

Mortgagor: _____

SCHEDULE "A"

OPTIONAL MORTGAGE COVENANT AND CONDITION - #139.308

League Savings and Mortgage Company

Prepayment/Payout Privileges for Residential Mortgages

A. Prepayment Privileges

1. Monthly

You are permitted to pay up to double the monthly contracted mortgage payment without prepayment charges regardless of the contracted rate or the current rate, provided payments are up-to-date and are made by the pre-authorized payment plan. This privilege is non-cumulative.

2. Annually

In addition to increasing the monthly repayment, you are permitted to prepay, without prepayment charges, up to 20% percent of the outstanding mortgage balance once in any 12 month period. Regular monthly payments must continue without interruption. This privilege is non-cumulative.

These rights of prepayment without penalty do not apply if at the time you prepay the principal amount of the mortgage in full you have not exercised the annual right within the previous 12 month period and/or the monthly right within the previous one month period.

B. Payout Privileges

You are permitted to pay off your mortgage, in whole or in part, upon payment of the greater of a bonus equal to 3 months interest at the rate set out in the mortgage or the renewal agreement, or an amount in compensation for loss of interest (if any) on the amount of the prepayment, where the interest rate of your mortgage is greater than the current League Savings and Mortgage interest rate for mortgages of a similar term to maturity.

C. Statutory Right of Prepayment

If the term of your mortgage is greater than 5 years, you may prepay the outstanding principal amount of your mortgage any time after the end of the 5th year from the interest adjustment date provided you pay us, in addition to the outstanding principal amount and interest owing to the date of prepayment, an amount equal to 3 months interest costs calculated at your existing annual interest rate on the date of prepayment. "Term" does not mean amortization and is the period of time until your mortgage becomes due and payable unless renewed.

OPTIONAL MORTGAGE COVENANT AND CONDITION – #140.21

League Savings and Mortgage Company

Fees for Residential Mortgages

- | | |
|--|--|
| 1. Fire Insurance Administration Fee | \$100 plus cost of insurance premium |
| 2. Renewal Fee | \$90 |
| 3. Release Fees | \$150 if refinancing with League Savings.
\$300 if loan paid out prior to being fully amortized.
\$150 if loan fully amortized. |
| 4. NSF Cheque Fee | \$40 for each returned item. |
| 5. Audit Confirmation Fee | \$15 per statement. |
| 6. Amendment Fee | \$100 |
| 7. General Security Agreement, if applicable | A notice of this document will be registered in the Personal Property Registry for the amortized period of the loan and a fee charged to the mortgage account in accordance with provincial legislation. |
| 8. Property Tax Administration Fee | As billed by your municipality, where applicable |

League Savings and Mortgage Company reserves the right to make changes to the foregoing fees from time to time without notice to the mortgagor.