

Official translation made by Inés Morales Parra, official translator and interpreter duly licensed according to Aptitude Certificate No. 0423 issued by the Universidad Nacional de Colombia on August 4, 2015. Date: February 6, 2019.

PROMISE TO PURCHASE AGREEMENT

Among the undersigned,

A: FUNDO LA VIRGEN DE COROMOTO S.A.S., company domiciled in Colombia, registered on January 31, 2013, under number 01701948 of Book IX, license 02289612 as evidenced in the certificate of existence and corporate representation issued by the Chamber of Commerce of Bogota, represented herein by its attorney LAUREANO JAN SIEGMUND, of legal age, Venezuela, identified with foreign identity card No. 372484, domiciled in Bogota, D.C. hereinafter and for the purposes of this agreement shall be named COMMITTED SELLER, on one hand and on the other,

B. BLUEBERRIES S.A.S., company domiciled in Bogota, identified with NIT 900874446-6, represented herein by Andrés Leonardo Castañeda Lozano, of legal age, identified with identity card No. 80220919, domiciled in Bogota D.C., hereinafter and for the purposes of this agreement shall be named COMMITTED PURCHASER.

Individually (the "Party") and jointly (the "Parties"), have decided to enter into this Promise to Purchase Agreement (the "Agreement") that shall be governed by the following clauses, with the following prior

WHEREAS

1. The COMMITTED SELLER is owner of a rural property named "COROMOTO", identified with license No. 176-96072 and property record number 00-00-0007-0048-000, which boundaries and measures are detailed in the first clause of this Agreement (hereinafter and for the sole purposes of this agreement named "COROMOTO" or the "Real Estate").
2. The COMMITTED PURCHASER wishes to initially acquire a lot of land with an extension of 15 hectares (hereinafter the "Lot") that forms part of the greater extension of land named COROMOTO.
3. The Real Estate has a total extension of eight hundred twenty-eight thousand, one hundred seven point twenty-nine (828,107.29 m²).
4. To facilitate the purchase of the Lot subject of this promise, the following area that forms part of the Real Estate will be apportioned: Lot with an area of 15 hectares, with the boundaries determined as follows, referred to the official reference system Magna-Sirgas and cartographic projection Gauss-Krüger, (hereinafter the "Specific Boundaries") original from BOGOTA/Center:

BOUNDARY 1 (WEST): With the WAY that leads to the COGUA URBAN CENTER. Starting on locus 32 coordinates N= 1,058,444.893 m, E= 1,017,539.583 m Northwest bound and following the wire fence passing by the locus (33: N= 1,058,460.892m, E= 1,017,531.708m) (34: N= 1,058,479.099m, E= 1,017,523.676m) (35: N= 1,058,499.380m,

E= 1,017,512.640m) (36: N= 1,058,567.352m, E= 1,017,480.635m) (37: N= 1,058,635.609m, E= 1,017,450.447m) (38: N= 1,058,677.781m, E= 1,017,432.429m) (39: N= 1,058,711.750m, E= 1,017,410.814m) (40: N= 1,058,734.632m, E= 1,017,394.091m) (41: N= 1,058,756.051m, E= 1,017,378.283m) (42: N= 1,058,769.018m, E= 1,017,368.711m) (43: N= 1,058,773.310m, E= 1,017,366.647m) (44: N= 1,058,792.277m, E= 1,017,362.944m) (45: N= 1,058,817.366m, E= 1,017,364.721m) (46: N= 1,058,838.071m, E= 1,017,365.986m) (47: N= 1,058,892.149m, E= 1,017,372.941m) (48: N= 1,058,905.718m, E= 1,017,375.458m) (49: N= 1,058,953.743m, E= 1,017,386.015m) (50: N= 1,058,962.934m, E= 1,017,387.767) with an accrued distance of **524.59m** to locus **51** coordinates N= 1,058,973.104m, E= 1,017,382.418m (near the wire fence - way).

BOUNDARY 2 (WEST): With the property record number 25200000000070266000. Starting on locus **51** en Northwest bound and following the wire fence passing by the locus (52: N= 1,058,976.988m, E= 1,017,388.248m) (53: N= 1,058,989.851m, E= 1,017,409.421m) (54: N= 1,058,999.824m, E= 1,017,425.556m) (55: N= 1,059,016.428m, E= 1,059,016.428m) (56: N= 1,059,035.422m, E= 1,017,482.784m) (57: N= 1,059,035.863m, E= 1,017,482.441m) (58: N= 1,059,038.329m, E= 1,017,481.613m) (59: N= 1,059,043.169m, E= 1,017,477.724m) (60: N= 1,059,057.678m, E= 1,017,455.597m) (61: N= 1,059,065.938m, E= 1,017,442.161m) (62: N= 1,059,072.755m, E= 1,017,431.099m) (63: N= 1,059,085.461m, E= 1,017,411.041m) (64: N= 1,059,094.331m, E= 1,017,396.780m) with an accrued distance of **231.08m** to locus **65** coordinates N= 1,059,098.431m, E= 1,017,390.141m (wire fence - internal way).

BOUNDARY 3 (WEST): With the property record number 25200000000070265000. Starting on locus **65** Northwest bound and following the wire fence passing by locus (66: N= 1,059,156.964m, E= 1,017,292.332m) with an accrued distance of **146.06m** to locus **67** coordinates N= 1,059,175.268m, E= 1,017,265.998m (Wire fence - Gate).

BOUNDARY 4 (NORTHWEST): With the WAY that leads to the COGUA URBAN CENTER. Starting on locus **67** northeast bound and following the wire fence passing by locus (68: N= 1,059,176.501m, E= 1,017,267.929m) (69: N= 1,059,197.736m, E= 1,017,278.180m) (70: N= 1,059,221.328m, E= 1,017,272.876m) (71: N= 1,059,245.923m, E= 1,017,271.543m) (72: N= 1,059,283.956m, E= 1,017,284.844m) (with an accrued distance of **185.72m** to locus **72A** de coordinates N= 1,059,313.429m, E= 1,017,297.771m (Wire fence).

BOUNDARY 5 (NORTHEAST): With the property of greater extension above apportioned, property record number 25200000000000070048000000000. Starting on locus **72A** southeast bound in straight line to locus **74A** coordinates N= 1,059,154.130 m, 1,017,593.205m in a straight distance of 336.24m starting on east locus southwest bound in straight line to locus **160** coordinates north 160: N= 1,058,947.288m, E= 1,017,516.767m in a distance of 220.51m, starting on this locus following the existing way southeast bound passing by locus (161: N= 1,058,931.386m, E= 1,017,526.949m) (162: N= 1,058,914.558m, E= 1,017,538.565m) (163: N= 1,058,899.100m, E= 1,017,551.347m) (164: N= 1,058,880.693m, E= 1,017,569.227m) with an accrued distance of **102.51m** to

locus 165 coordinates N= 1,058,868.705m, E= 1,017,581.926m) (Wire fence internal way).

BOUNDARY 6 (EAST): With the property of greater extension above apportioned, property record number 252000000000000070048000000000. Starting on locus 165 southeast bound and following the wire fence passing by locus (166: N= 1,058,867.513m, E= 1,017,583.189m) (167: N= 1,058,863.863m, E= 1,017,586.739m) (168: N= 1,058,853.687m, E= 1,017,585.251m) (169: N= 1,058,849.367m, E= 1,017,583.812m) (170: N= 1,058,835.518m, E= 1,017,592.581m) (171: N= 1,058,818.911m, E= 1,017,611.888m) (172: N= 1,058,804.557m, E= 1,017,621.309m) (173: N= 1,058,785.387m, E= 1,017,622.710m) (174: N= 1,058,746.448m, E= 1,017,624.073m) (175: N= 1,058,701.909m, E= 1,017,626.035m) (176: N= 1,058,669.791m, E= 1,017,641.753m) (177: N= 1,058,654.233m, E= 1,017,646.833m) (178: N= 1,058,632.455m, E= 1,017,651.915m) (179: N= 1,058,617.615m, E= 1,017,652.355m) (180: N= 1,058,606.673m, E= 1,017,656.254m) with an accrued distance of 335.372m to locus 181 coordinates N= 1,058,566.163m, E= 1,017,685.733m) (STAKE).

BOUNDARY 7 (SOUTH): With the property of greater extension above apportioned, property record number 252000000000000070048000000000. Starting on locus 181 southwest bound with a straight distance of 189.91m to locus 32 coordinates N= 1,058,444.893m, E= 1,017,539.583m) (Wire fence - internal way). With it closes the polygon.

Therefore, it is the will of the COMMITTED PURCHASER and of the COMMITTED SELLER to enter into a purchase agreement of the Lot, the days indicated in the sixth clause of this Agreement (the "Purchase Agreements") and for such purpose, they have decided to previously enter into this Agreement that shall be governed by the following:

CLAUSES

FIRST – OBJECT: The COMMITTED SELLER undertakes to sell to the COMMITTED PURCHASER who in turn undertakes to purchase the Lot with an area of 15 hectares located in the Specific Boundaries indicated in item 4 of the WHEREAS and that form part of the Real Estate:

COROMOTO

Real Estate	Coromoto Rural Property located at vereda Casablanca, Cogua Municipality jurisdiction, department of Cundinamarca
Address:	Rural Property
Real Estate License	176-96072
Property Record No.:	25200000000070048000
Boundaries:	According to public instrument 1392, dated April 25, 2013 of Notary 44 of the Bogota Circle.
Area:	828.107,29 M ²
Holder:	FUNDO LA VIRGEN DE COROMOTO S.A.S.
Horizontal Property	Not applicable.

FIRST PARAGRAPH: Notwithstanding the above, the sale of the Lot is made as is, the eventual difference that may result between the real area and the one herein declared, shall not give place to any claim by the Parties.

SECOND – TRANSFER: The COMMITTED PARTY acquired the Real Estate through a purchase made between SAMUEL FERNANDO LOPEZ DÍAZ on behalf of AGROGANADERA COROMOTO S.A.S. and FUNDO LA VIRGEN DE COROMOTO S.A.S. by means of Public Instrument No. 1392, dated April 25, 2013 of the Notary 44 of the Bogota circle.

THIRD – PROPERTY, DOMAIN, POSSESSION, GUARANTEES: Regarding the Real Estate, the COMMITTED SELLER declares: (i) that it owns it in a real and material manner; (ii) that it owns it in a regular, pacific, public and uninterrupted manner; (iii) that it has not transferred it and (iv) guarantees that at the time of the signature of the corresponding Lot purchase agreement, the Real Estate shall be free of encumbrance, seizure, civil, commercial or administrative claims, usufructs, annuity, antichresis, use or habitation, easement, mortgages, leases, conditions subsequent, restrictions on title, antichresis, pending suits, family equity, mobilization and in general any limit to the property that could affect the right of the COMMITTED PURCHASER.

Likewise, the COMMITTED SELLER declares that it shall deliver the Lot free of taxes, levies, contributions, valuation, fines from public utilities companies, whether Municipal, Departmental or National, water, energy, telephone and sewage services and in general of any concept, paid and enforceable as of the Date of Granting of this Public Instrument.

FOURTH – HIDDEN DEFECTS. The COMMITTED SELLER undertakes to cure the hidden defects of the Lot under this Agreement in all the cases contemplated by the law.

FIFTH – PRICE: The sales price of the Lot under this Agreement is the amount of ONE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US\$ 100,000.00) or its equivalent in Colombian Pesos (once they are converted to the Representative Exchange Rate of the day prior to the date of payment), per hectare, i.e. the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US\$ 1,500,000.00) or its equivalent in Colombian Pesos to be paid on the date of execution of the Public Instrument of Purchase of said Lot.

SIXTH – DATE AND PLACE OF COMPLIANCE OF THE PROMISE TO PURCHASE: The signature of the Public Instrument that causes the execution of the purchase agreement over the Lot shall be granted on March 15, 2019, at two pm (2:00 PM) in the Notary Forty-Four (44) of the Notarial Circle of Bogota D.C., located at Carrera 15 No. 96-07 of Bogota. Notwithstanding the above, this date may be modified by mutual agreement signed among the Parties.

SEVENTH – PENALTY CLAUSE: In case of delay or arrears in the execution of any purchase on the above agreed date or in the payment of the purchase price, the COMMITTED SELLER shall be entitled to demand the payment of an amount equivalent to THREE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US\$300,000.00) and terminate this Agreement. Otherwise, and if the Parties agree in writing to continue the purchase, the COMMITTED PURCHASER shall pay a late payment interest equivalent to the maximum rate allowed by the Law up to the date of compliance of its payment obligations.

SOLE PARAGRAPH: It is expressly understood and agreed that the purchase herein agreed is conditioned to the acquisition by the Canadian Company named CDN MSolar Corp. (“CDNM”), prior approval of the Canadian Stock Exchange (“CSE”) of the Canadian company Blueberries

Cannabis Corp. and the financing associated to said acquisition before March 15, 2019 (hereinafter the "Transaction"). Therefore, in case the Transaction is not completed before March 15, 2019, the parties shall be exempted of their obligation to perfect the purchase agreed herein and therefore the penalty clause set forth herein shall not be applicable. In this case, the parties may, by mutual agreement, set a new date for the compliance of the promise to purchase.

EIGHTH. DELIVERY OF THE LOT: The COMMITTED SELLER undertakes to deliver to the COMMITTED PURCHASER in a real and material manner, the Lot under this Agreement, on the dates of granting of the purchase document and undertakes to hand it with its improvements, attachments, uses and encumbrances (the "Delivery Date").

NINTH. EXPENSES: The notarial fees for the granting of the Public Instrument of Purchase to comply with this Agreement shall be borne in equal parts, those accrued as subsidy taxes and registration fees shall be borne by the COMMITTED PURCHASER and the withholding of the taxes due to the payment shall be made by the COMMITTED PURCHASER.

TENTH: ASSIGNMENT: Except for the economic rights deriving from this Agreement, the COMMITTED SELLER may not assign the other rights and obligations contained herein without previous consent, express and in writing of the COMMITTED PURCHASER. On the other hand, the COMMITTED PURCHASER may not assign its rights and obligations under this Agreement, except there is a written authorization of the COMMITTED SELLER.

ELEVENTH – ASSERTIONS AND GUARANTEES: The Parties herein assert and guarantee to each other that:

1. They are companies duly incorporated and organized under the laws of their jurisdiction.
2. That those who bind them are sufficiently empowered for it; and
3. That this document has been validly granted by them and constitutes the binding obligation of the Parties.

TWELFTH: NOTIFICATIONS. Every communication between the Parties must be in writing and sent by mail or certified courier to the following addresses

THE COMMITTED SELLER

FUNDO LA VIRGEN DE COROMOTÓ S.A.S

Att.: LAUREANO JAN SIEGMUND

Address: Calle 93 No 11A-28, Edificio Capital Park Piso 8, Of. 802, Bogota Colombia

Telephone: 236 3349

THE COMMITTED PURCHASER

Blueberries S.A.S.

Att.: Andrés Leonardo Castañeda Lozano

Address: Calle 93 # 15-51, Of. 406, Bogota Colombia

THIRTEENTH CLAUSE – APPLICABLE LAW AND DISPUTE RESOLUTION

This Agreement shall be governed and construed according to the laws of the Republic of Colombia.

All the differences arising among the Parties as for the entering into, execution and termination of this Agreement shall be solved initially and directly among them, who shall procure to give a satisfactory solution to their controversies in a term not greater than fifteen (15) continuous days starting on the date one Party notifies in writing the existing differences to the other Party.

In case there is no direct solution of the controversy in the above indicated term, it shall be resolved by an Arbitration Court that shall be governed by the dispositions of Decree 2279 of 1989, Law 23 of 1991, Decree 2651 of 1991, Law 446 of 1998 and Decree 1818 of 1998 and other norms that modify or add to them.

The Court will be formed, will deliberate and decide according to the dispositions of norms and rulings of the Arbitration and Conciliation Center of the Chamber of Commerce of Bogota and according to the following rules:

- (i) The site for the arbitration will be in the city of Bogota.
- (ii) The court shall be formed by three (3) arbitrators of the Chamber of Commerce that will be designated according to the rules of the Arbitration and Conciliation Center of the Chamber of Commerce of Bogota.
- (iii) The Court shall make its sessions in Spanish.
- (iv) The decision of the arbitrator shall be in law.
- (v) In any case, the decision shall be final and legally binding.
- (vi) All the expenses related to this procedure shall be borne by the Parties in equal parts.
- (vii) If the conflict resolution is submitted to an arbitration court, the losing Party shall reimburse the other Party the expenses that the winning Party has incurred in this last part of the dispute resolution process within the thirty (30) continuous days following the executory of the award. If there is no winning Party, it shall be paid pro-rata as determined by the Arbitration Court.

For the record of the above, this Agreement is signed in two (2) counterparts with the same meaning and value for each one of the Parties, on January sixteen (16), 2019.

THE COMMITTED SELLER

Illegible signature

FUNDO LA VIRGEN DE COROMOTO S.A.S.

LAUREANO JAN SIEGMUND

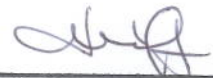
C.E. E372484

THE COMMITTED PURCHASER

Illegible signature

BLUEBERRIES S.A.S.

ANDRES LEONARDO CASTAÑEDA



Inés Morales Parra
Traductora e Intérprete Oficial
Inglés - Español - Inglés
Certificado de Idoneidad N° 0423
Fecha de Exp. 4 de agosto de 2015

C.C. 80220919

[There appears a red rubber stamp that reads: "This document is not a transfer of the property title and is not subject to registration in the registry office of public instruments."]

[There appears a round blue rubber stamp that reads: "Republic of Colombia. LUZMARY CARDENAS VELANDIA. Notary Forty-four of Bogota Circle."]

Inés Morales Parra
Traductora e Intérprete Oficial
Inglés - Español - Inglés
Certificado de Idoneidad N° 0423
Fecha de Exp. 4 de agosto de 2015

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NOTARY 44 OF THE BOGOTA CIRCLE D.C.

Attorney LUZ MARY CARDENAS VELANDIA

NOTARY 44 OF BOGOTA CIRCLE

RECOGNITION AND PERSONAL PRESENTATION

Appeared

LAUREANO JAN SIEGMUND VALLENILLA

Identified with: C.E. 372484

And declared that the signature
and fingerprint that appear in the document
are his and that the content thereof is true.

Bogota D.C. 01/21/2019

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Verify in

www.notariasenlinea.com

GUT9KD3Z3YGYTQN

[QR Code]

Right index

[There appears a red rubber stamp that reads: "Signature taken outside the office."]

[There appear several round blue rubber stamps that read: "Republic of Colombia. LUZMARY CARDENAS VELANDIA. Notary Forty-four of Bogota Circle."]

RECOGNITION OF SIGNATURE AND PRIVATE DOCUMENT CONTENT

Article 68 Law Decree 960 of 1970 and Decree 1069 of 2015

[QR Code 87227]

In the city of Bogota, D.C., Republic of Colombia, on January twenty-first (21), two thousand nineteen (2019), at Notary forty-four (44) of Bogota Circle, D.C., appeared:

ANDRES LEONARDO CASTAÑEDA LOZANO, identified with citizenship card/NUIP #0080220919 and declared that the signature appearing in this document is his and that the content is true.

Illegible signature

[QR Code]

Autographic signature

5t5pu04nctgf

01/21/2019 – 14:58:53:700

According to Article 18 of the Law Decree 019 of 2012, the appearing party was identified by biometric comparison on line of his fingerprint with the biographic and biometric information of the data base of the National Registry of Civil Status.

According to the authorization of the user, it was given the legal treatment regarding the protection of his personal data and the security policies of the information set forth by the National Registry of Civil Status.

This folio is associated to a PURCHASE AGREEMENT.

Illegible signature

LUZ MARY CARDENAS VELANDIA

Notary Forty-four (44) of Bogota Circle, D.C.

Consult this document at www.notariasegura.com.co

Sole transaction number: 5t5pu04nctgf

[There appears a red rubber stamp that reads: "Notary 44. Jose Fernando Gonzalez. 79341851]

[There appear several round blue rubber stamps that read: "Republic of Colombia. LUZMARY CARDENAS VELANDIA. Notary Forty-four of Bogota Circle."]