



District of: Ontario
Division No.: 09-Toronto
Court File No. BK-26-03327497-0031
Estate File No. 31-3327497

ONTARIO
SUPERIOR COURT OF JUSTICE
(IN BANKRUPTCY AND INSOLVENCY)
(COMMERCIAL LIST)

THE HONOURABLE) WEDNESDAY, THE 25TH
)
JUSTICE MYERS) DAY OF FEBRUARY, 2026

IN THE MATTER OF THE PROPOSAL OF
FACTORY TILE DEPOT INC. OF THE CITY OF OAKVILLE,
IN THE PROVINCE OF ONTARIO

ORDER
(Approval of Stalking Horse Sales Process, Stay Extension and
Administration Charge)

THIS MOTION, made by Factory Tile Depot Inc. (the “**Company**”) pursuant to the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c B-3, as amended (the “**BIA**”) for an order, among other things, (i) extending the time to file a proposal pursuant to s. 50.4(9) of the BIA up to and including April 15, 2026 (ii) approving the sales process substantially in the form attached hereto as Schedule “A” (the “**Sales Process**”), and (iii) granting an Administration Charge (as defined herein), was heard on the 25 day of February, 2026.

ON READING the affidavit of Tal Dehtiar, sworn February 18, 2026 (the “**Tal Dehtiar Affidavit**”), and the exhibits thereto, and the First Report of Rosen Goldberg Inc., in its capacity as proposal trustee of the Company (the “**Proposal Trustee**”) and on hearing the submissions of counsel for the Company, the Proposal Trustee, and such other counsel that were present, no one else appearing for any other person although duly served:

SERVICE

1. **THIS COURT ORDERS** that the time for service of this Motion is hereby abridged and validated such that this Motion is properly returnable today and hereby dispenses with further service thereof.

STAY OF PROCEEDINGS

2. **THIS COURT ORDERS** that pursuant to Section 50.4(9) of the *BIA*, the time for the Company to file a proposal with the official receiver be and is hereby extended to and including April 15, 2026 (the “**Stay Period**”).

APPROVAL OF SALES AND MARKETING PROCESS

3. **THIS COURT ORDERS** that the terms of the sales and marketing process (“**Sales Process**”) attached as **Schedule “A”** to this Order (the “**Sales Process Terms**”) are hereby approved.

4. **THIS COURT ORDERS** that the Company and Proposal Trustee are hereby authorized, empowered and directed to take any and all actions as may be necessary or desirable to implement and carry out the Sales Process in accordance with the Sales Process Terms and the terms of this Order.

5. **THIS COURT ORDERS** that the Company, the Proposal Trustee, and their respective affiliates, officers, directors, partners, employees, advisors, counsel and agents shall have no liability with respect to any and all losses, claims, damages or liability, of any nature or kind, to any person in connection with or as a result of performing their duties under the Sales Process, except to the extent such losses, claims, damages or liabilities result from the gross negligence or willful misconduct of the Company and the Proposal Trustee, as applicable, as determined by this Court.

6. **THIS COURT ORDERS** that the Proposal Trustee or the Company may apply to this Court for directions with respect to the Sales Process at any time during the term thereof.

7. **THIS COURT ORDERS** that, pursuant to section 3(c) of the *Electronic Commerce Protection Regulations*, Reg. 81000-2-175 (SOR/DORS), the Proposal Trustee and the Company are authorized and permitted to send, or cause or permit to be sent, commercial electronic messages to an electronic address of prospective bidders or offerors and to their advisors, but only to the extent required to provide information with respect to the Sales Process in these proceedings.

8. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5, the Company and the Proposal Trustee are authorized and permitted to disclose personal information of identifiable individuals (“**Personal Information**”) to prospective bidders or offerors and to their advisors, including human resources and payroll information, records pertaining to the Company’s past and current employees, and information on specific customers, but only to the extent desired or required to negotiate or attempt to complete a transaction under the Sales Process. Each prospective bidder or offeror to whom any Personal Information is disclosed shall maintain and protect the privacy of such Personal Information with security safeguards appropriate to the sensitivity of the Personal Information and as may otherwise be required by applicable federal or provincial legislation. Each prospective bidder or offeror to whom any Personal Information is disclosed shall also limit the use of such Personal Information to its participation in the Sales Process.

APPROVAL OF THE STALKING HORSE AGREEMENT

9. **THIS COURT ORDERS** that the Stalking Horse Asset Purchase Agreement between the Company and 1001505876 Ontario Inc. (the “**Stalking Horse Agreement**”), which is attached as Exhibit “I” to the Tal Dehtiar Affidavit, is hereby approved, including the break fee set out therein, and the Company is hereby authorized and directed to execute the Stalking Horse Agreement for the purposes of constituting the “stalking horse” bid in respect of the Sales Process. For the avoidance of doubt, nothing contained in this Order approves the sale or the vesting of the assets as contemplated in the Stalking Horse Agreement and it is understood that this Court’s approval of any transaction will be considered on a subsequent motion made to this Court in accordance with the Sales Process.

CONTINUATION OF SERVICES

10. **THIS COURT ORDERS** that during the Stay Period, all persons having oral or written agreements with the Company or statutory or regulatory mandates for the supply of goods and/or services are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Company, provided in each case that the normal prices or charges for such goods or services rendered after the date of this Order are paid by the Company in accordance with normal payment practices of the Company or other practices as may be agreed upon by the supplier or service provider and each of the Company and the Proposal Trustee, or as may be ordered by this Court.

ADMINISTRATION CHARGE

11. **THIS COURT ORDERS** that the Proposal Trustee, counsel to Proposal Trustee and counsel to the Company shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges, by the Company as part of the costs of these proceedings. The Company is hereby authorized and directed to pay the accounts of the Proposal Trustee, counsel for the Proposal Trustee and counsel for the Company as such accounts are rendered. The Proposal Trustee and its counsel shall be authorized to immediately apply any such payments made by the Company to their fees and disbursements and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

12. **THIS COURT ORDERS** that, pursuant to Section 64.2 of the BIA, the Proposal Trustee, counsel to the Proposal Trustee, and the Company's counsel shall be entitled to the benefit of and are hereby granted a charge (the "**Administration Charge**") on all of the Company's current and future assets, undertakings and properties of every nature and kind whatsoever and wherever situate including all proceeds thereof (the "**Property**"), which charge shall not exceed an aggregate amount of \$100,000, as security for their professional fees and disbursements incurred at the standard rates and charges of the Proposal Trustee and such counsel, both before and after the making of this Order in respect of these proceedings.

VALIDITY AND PRIORITY OF CHARGES CREATED BY THIS ORDER

13. **THIS COURT ORDERS** that the filing, registration, or perfection of the Administration Charge shall not be required, and that the Administration Charge shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered, recorded or perfected subsequent to the Administration Charge coming into existence, notwithstanding any such failure to file, register, record or perfect.

14. **THIS COURT ORDERS** that the Administration Charge shall constitute a charge on the Property and shall rank in priority to all other security interests, trusts, liens, charges and encumbrances, claims of secured creditors, statutory or otherwise (collectively, “**Encumbrances**”) in favour of any individual, firm, corporation, governmental agency, or any other entity (each, a “**Person**”).

15. **THIS COURT ORDERS** that, except as otherwise expressly provided for herein or as may be approved by this Court, the Company shall not grant any Encumbrances over any Property that rank in priority to, or pari passu with, the Administration Charge, unless the Company obtains the prior written consent of the Proposal Trustee or a further Order of this Court.

16. **THIS COURT ORDERS** that the Administration Charge shall not be rendered invalid or unenforceable and the rights and remedies of the chargees entitled to the benefit of the Administration Charge (the “**Chargees**”) shall not otherwise be limited or impaired in any way by: (a) the pendency of these proceedings and the declarations of insolvency made herein; (b) any application(s) for a bankruptcy order issued pursuant to the BIA, or any bankruptcy order made pursuant to such applications; (c) the filing of any assignment for the general benefit of creditors pursuant to the BIA; (d) the provisions of any federal or provincial statutes; or (e) any negative covenants, prohibitions or similar provisions with respect to borrowings, incurring debt or the creation of Encumbrances contained in any existing loan document, lease, sublease, offer to lease or other agreement (collectively, an “**Agreement**”) binding the Company, and notwithstanding any provision to the contrary in any Agreement:

- (a) the creation of the Administration Charge shall not create or be deemed to constitute a breach by the Company of any Agreement to which it is a party;

- (b) the Chargees shall have no liability to any Person whatsoever as a result of any breach of any Agreement caused by or resulting from the creation of the Charge; and
- (c) the payments made by the Company pursuant to this Order, and the granting of the Administration Charge, do not and will not constitute preferences, fraudulent conveyances, transfers at undervalue, oppressive conduct, or other challengeable or voidable transactions under any applicable law.

17. **THIS COURT ORDERS** that the Administration Charge created by this Order over leases of real property in Canada shall only constitute a charge on the Company's interests in such real property leases.

GENERAL

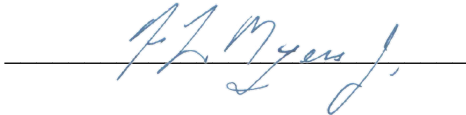
18. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada and as against all Persons against whom it may otherwise be enforced.

19. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada, the United States or in any other foreign jurisdiction to give effect to this Order and to assist the Company, the Proposal Trustee and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Company and the Proposal Trustee, as an officer of this Court, as may be necessary or desirable to recognize and give effect to this Order, to grant representative status to the Proposal Trustee in any foreign proceeding, or to assist the Company, the Proposal Trustee and their respective agents in carrying out the terms of this Order.

20. **THIS COURT ORDERS** that each of the Company and the Proposal Trustee be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order.

21. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. Eastern Time on the date of this Order.

22. **THIS COURT ORDERS** that the Company and the Proposal Trustee shall exclude Mr. Mike Di Cresce from having any involvement whatsoever with the sales and marketing process approved in this order apart from participating in his capacity as a member of the Stalking Horse Bidder group.

A handwritten signature in blue ink, appearing to read "Justice FL Myers", is written over a horizontal line.

Justice FL Myers Digitally signed by Justice FL Myers
Date: 2026.02.25 16:21:07 -05'00'

Schedule "A"

Sales Process

SALES PROCESS FOR FACTORY TILE DEPOT INC.

1. On January 30, 2026, Factory Tile Depot Inc. (the “**Company**”) filed a Notice of Intention to make a proposal (the “**NOI**”) under the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3, as amended (the “**BIA**”). Rosen Goldberg Inc. was appointed as proposal trustee of the Company (the “**Proposal Trustee**”).
2. On February 25, 2026, the Court granted an order (the “**Sales Process Approval Order**”) that, among other things, authorizes the Company to implement a sales and marketing process (“**Sales Process**”) in accordance with the terms hereof. Capitalized terms that are not otherwise defined herein have the meanings ascribed to them in the Sales Process Approval Order.
3. This Sales Process sets out the manner in which: (a) binding bids for a sale or transaction (a “**Transaction**”) involving the business, assets and/or equity of the Company (the “**Opportunity**”), will be solicited from interested parties; (b) any such bids received will be addressed; (c) any Successful Bid (as defined below) will be selected; and (d) Court approval of a Successful Bid will be sought.
4. The Company has received a Transaction bid from 1001505876 Ontario Inc. (the “**Stalking Horse Bidder**”) pursuant to a purchase agreement in substantially the form attached to the Affidavit of Tal Dehtiar, dated February 18, 2026 (the “**Stalking Horse Agreement**”) which constitutes a Qualified Bid for all purposes and at all times under this Sales Process (the “**Stalking Horse Bid**”). The Stalking Horse Bid shall serve as the “stalking horse” bid for the purposes of the Sales Process.
5. Notwithstanding the receipt of the Stalking Horse Bid, all interested parties are encouraged to submit bids for a Transaction pursuant to this Sales Process.

Role of the Proposal Trustee

6. This Sales Process will be administered by the Proposal Trustee on behalf of the Company. The roles and responsibilities of the Proposal Trustee are described in further detail throughout this Sales Process, however, the Proposal Trustee’s role in the Sales Process does not include

managing, operating, or taking possession or control of the Company's property, assets or undertakings.

7. The Company and its principals, employees and professional advisors shall cooperate with the Proposal Trustee throughout the Sales Process and provide documents and information requested as part of the Sales Process to the Proposal Trustee in a prompt fashion.

Commencement of the Sales Process

8. The Proposal Trustee, will:

- (a) disseminate marketing materials and a copy of the Sales Process to potentially interested parties identified by the Company and the Proposal Trustee, or any other interested party who contacts the Company or the Proposal Trustee;
- (b) arrange for notice of the Sales Process (and such other relevant information as the Proposal Trustee considers appropriate) (the "Notice") to be published in *Insolvency Insider* and other such newspaper(s), publication(s) or journal(s) as the Proposal Trustee may consider appropriate;
- (c) solicit interest from interested parties with a view to such parties entering into non-disclosure agreements (each an "NDA"). Parties shall only obtain access to the virtual data room (the "VDR") and be permitted to participate in the Sales Process if they execute an NDA, in form and substance satisfactory to the Company and the Proposal Trustee; provided that those parties that have already executed an NDA with the Company shall not be required to execute a further NDA provided that such prior NDA has not expired or will not expire during the Sales Process;
- (d) provide interested parties who have executed an NDA with access to the VDR containing diligence information in respect of the Opportunity; and
- (e) request that parties submit a binding offer that meets at least the requirements set forth in Section 10 below, as determined by the Proposal Trustee, in consultation with the Company (each a "Qualified Bid"), by the Qualified Bid Deadline (as defined below).

Key Milestones

9. The Sales Process shall be conducted subject to the terms hereof and the following key milestones, each of which can be extended by up to seven (7) days by the Proposal Trustee, in consultation with the Company, or for a longer period with the consent of the Stalking Horse Bidder or by Court order:

- (a) the Court issues the Sales Process Approval Order approving the Sales Process by no later than February 25, 2026;
- (b) the Proposal Trustee, with the assistance of the Company, commences the solicitation process by no later than February 20, 2026, it being understood that the Proposal Trustee, in consultation with the Company, shall be at liberty to provide marketing materials and commence discussions with interested parties prior to such date as it considers appropriate;
- (c) deadline to submit a Qualified Bid – by no later than 5:00 p.m. (Toronto time) on March 20, 2026 (the “**Qualified Bid Deadline**”);
- (d) deadline to select a Qualified Bid as the Successful Bid (as defined below), or conduct an Auction – by no later than 5:00 p.m. (Toronto time) on March 23, 2026;
- (e) Approval Order (as defined below) hearing – by no later than March 30, 2026, subject to Court availability; and
- (f) closing of the Successful Bid – as soon thereafter as possible and, in any event, by no later than March 31, 2026 (the “**Outside Date**”).

Qualified Bid Requirements

10. In order to constitute a Qualified Bid, a bid must comply with the following:

- (a) it provides for cash consideration sufficient to pay in full on closing of the Transaction: (i) a minimum incremental amount of \$25,000 in excess of the aggregate purchase price contemplated by the Stalking Horse Agreement; and (ii) a break fee in the amount of \$50,000 (the “**Consideration Value**”);

- (b) it includes an executed binding Transaction document(s) (“**Definitive Agreement**”), including all exhibits and schedules contemplated thereby, together with a blackline against the Stalking Horse Agreement (which shall be posted by the Company in Word format in the VDR), describing the terms and conditions of the proposed Transaction, including any liabilities proposed to be assumed, the Consideration Value, the structure and financing of the proposed Transaction, and any regulatory or other third-party approvals required;
- (c) it contains the legal name and identity (including jurisdiction of existence) and contact information of the bidder, full disclosure of its direct and indirect principals, and the name(s) of its controlling equity holder(s);
- (d) it discloses any past or current connections or agreements with the Company, any known, potential, prospective bidder participating in the Sales Process, or any current or former officer, manager, director, member or known current or former equity security holder of any of the Company;
- (e) it includes or is accompanied by evidence satisfactory to the Company and Proposal Trustee of the financial ability of the bidder to consummate the Transaction;
- (f) it includes full details of the bidder’s intended treatment of the Company’s stakeholders under or in connection with the proposed bid, including the Company’s secured creditors, unsecured creditors, employees, customers, suppliers, contractual counterparties and equity holders;
- (g) it is binding and irrevocable until the earlier of (i) the approval of the Successful Bid by the Court, and (ii) thirty (30) calendar days following the Qualified Bid Deadline, provided that if such bid is selected as a Successful Bid, it shall remain irrevocable until the closing of the Transaction contemplated by the Successful Bid;
- (h) it is not conditional upon any condition or contingency relating to due diligence, financing or any other material conditions precedent to the bidder’s obligation to complete the transaction;

- (i) it does not include any request for or entitlement to any break fee, expense reimbursement, or similar type of payment;
- (j) it includes an acknowledgment and representation that the bidder: (i) has had an opportunity to conduct any and all required due diligence prior to making its bid, and has relied solely upon its own independent review, investigation and inspection in making its bid; (ii) is not relying upon any written or oral statements, representations, promises, warranties, conditions, or guaranties whatsoever, whether express or implied (by operation of law or otherwise), made by any person or party, including the Company, the Proposal Trustee, and their respective employees, officers, directors, agents, advisors (including legal counsel) and other representatives, regarding the proposed Transaction, this Sales Process, or any information (or the completeness of any information) provided in connection therewith, except as expressly stated in the proposed Transaction documents; (iii) is making its bid on an “as is, where is” basis and without surviving representations or warranties of any kind, nature, or description by the Company, the Proposal Trustee, or any of their respective employees, officers, directors, agents, advisors and other representatives, except to the extent set forth in the proposed Transaction documents; (iv) is bound by this Sales Process and the Sales Process Approval Order; and (v) is subject to the exclusive jurisdiction of the Court with respect to any disputes or other controversies arising under or in connection with the Sales Process or its bid;
- (k) it is accompanied by a cash deposit (the “**Deposit**”) by wire transfer of immediately available funds in an amount equal to at least 10% of the Consideration Value, which Deposit shall be retained by the Proposal Trustee in a non-interest-bearing trust account in accordance with the terms hereof;
- (l) it includes a statement that the bidder will bear its own costs and expenses (including all legal and advisor fees) in connection with the proposed Transaction;
- (m) it contemplates closing of the Transaction by not later than the Outside Date;

- (n) it includes such other information as may be reasonably requested by the Company or Proposal Trustee; and
- (o) it is received by the Proposal Trustee, with a copy to the Company, by the Qualified Bid Deadline at the email addresses specified on Schedule “A” hereto.

Assessment of the Bids and Selection of the Successful Bid

11. Following the Bid Deadline, the Proposal Trustee shall assess the bids received and determine whether such bids constitute a Qualified Bid (the “**Qualified Bidder**”). The Proposal Trustee may waive compliance with any one or more of the requirements specified in Section 10 above and deem a non-compliant bid to be a Qualified Bid.

12. Following the receipt of any bid, the Proposal Trustee may seek clarification with respect to any of the terms or conditions of such bid and/or request one or more amendments to such bid prior to determining if such bid should be considered a Qualified Bid. Each Qualified Bidder shall comply with all reasonable requests for additional information by the Proposal Trustee regarding the Qualified Bidder or the Qualified Bid. Failure of a Qualified Bidder to comply with such requests for additional information will be a basis for the Proposal Trustee to reject a Qualified Bid.

13. If one or more Qualified Bids has been received by the Proposal Trustee on or before the Qualified Bid Deadline, the Proposal Trustee, will consider and review each Qualified Bid based upon its consideration of the factors set out in Section 9 of the Sales Process and other factors including, among other things, (i) the amount of consideration being offered and, if applicable, the proposed form, composition and allocation of same, (ii) the value of any assumption of liabilities or release of liabilities not otherwise accounted for in (i) above, (iii) the likelihood of the bidder’s ability to close a Transaction by not later than the Outside Date (including factors such as: the Transaction structure and execution risk; conditions to, timing of, and certainty of closing; termination provisions; availability of financing and financial wherewithal to meet all commitments; and required governmental or other approvals), (iv) the likelihood of the Court’s approval of the Successful Bid, and (v) the benefit to the Company and its stakeholders, (collectively, the “**Consideration Factors**”). In the event that the Proposal Trustee, in consultation with the Company, determines that there are no Qualified Bids, the Proposal Trustee shall

promptly proceed to declare the Stalking Horse Bid as the Successful Bid (as such term is defined below).

14. If the Proposal Trustee receives one or more Qualified Bids which are superior to the Stalking Horse Bid based on the Consideration Factors, it shall consider the process for maximizing bids that includes direct discussions with each Qualified Bidder requesting that it increase its offer, proceeding with an auction (“**Auction**”) to which the Stalking Horse Bidder and each Qualified Bidder that submitted a Qualified Bid will be invited to attend, or such other process as the Proposal Trustee may deem fit, to select the highest or otherwise best bid in the Sales Process (the “**Successful Bid**” and the bidder making such bid, the “**Successful Bidder**”). Each bidder invited to participate in the Auction, if initiated by the Proposal Trustee, will be deemed an “**Auction Bidder**”.

Auction Procedure

15. If an Auction is conducted, it shall be conducted in accordance with the following procedures:

- (a) The Auction shall be conducted by March 23, 2026 by the Proposal Trustee by electronic communication means (including videoconference, teleconference or such other reasonable means as the Proposal Trustee deems appropriate);
- (b) The identity of each Auction Bidder participating in the Auction will be disclosed, on a confidential basis, to each other Auction Bidder;
- (c) Except as otherwise permitted in the Proposal Trustee’s discretion, only the Proposal Trustee, the Company and the Auction Bidders, and in each case their respective professional advisors, shall be entitled to attend the Auction. Each Auction Bidder shall appear at the Auction through a duly authorized representative that shall be designated by the Auction Bidder as its spokesperson;
- (d) Except as otherwise set forth herein, the Proposal Trustee may waive and/or employ and announce at the Auction additional procedures that the Proposal Trustee deems reasonable under the circumstances for conducting the Auction, provided that such

procedures are (i) not inconsistent with this Sales Process, the Stalking Horse Agreement or any order of the Court granted in the within proceedings, (ii) disclosed to each Auction Bidder, and (iii) designed, in the Proposal Trustee's judgement, to result in the solicitation of the highest and best offer;

- (e) Not less than one (1) business day prior to the Auction, the Proposal Trustee shall:
 - (i) identify the highest or otherwise best Qualified Bid received, which shall constitute the opening bid for purposes of the Auction (the "**Opening Bid**"), and
 - (ii) provide the Definitive Agreement in respect of the Opening Bid to all Auction Bidders, on a confidential basis. Subsequent bidding at the Auction will continue in minimum increments of \$25,000. Each Auction Bidder shall, if requested by the Proposal Trustee, provide evidence of its financial wherewithal and ability to consummate the Transaction at the increased consideration bid at the Auction;
- (f) Each Auction Bidder shall be given a reasonable opportunity to submit an overbid at the Auction to any then-existing overbids; and
- (g) The Auction shall continue until the bidding has concluded and there is one remaining Auction Bidder that the Proposal Trustee has determined has submitted the highest or otherwise best bid of the Auction. At such time, the Auction shall be closed and the Auction Bidder that submitted the highest or otherwise best bid shall be designated by the Proposal Trustee as the Successful Bidder.

Finalizing the Successful Bid and the Approval Order

16. Following selection of the Successful Bid, if any, the Proposal Trustee, with the assistance of its advisors, and in consultation with the Company, shall seek to finalize any remaining necessary definitive agreement(s) with respect to the Successful Bid in accordance with the milestones set out in Section 9. Once the necessary definitive agreement(s) with respect to a Successful Bid have been finalized, as determined by the Company in consultation with the Proposal Trustee, the Company shall apply to the Court, on notice to the service list, for an order or orders approving such Successful Bid and/or the mechanics to authorize the Company to complete the Transaction contemplated thereby, as applicable, and authorizing the Company to:

- (a) enter into any and all necessary agreements and related documentation with respect to the

Successful Bid; (b) undertake such other actions as may be necessary to give effect to such Successful Bid; and (c) implement the Transaction contemplated in such Successful Bid (each, an “**Approval Order**”).

Treatment of Deposits

17. If a Successful Bid is selected and an Approval Order authorizing the consummation of the Transaction contemplated thereunder is granted by the Court, any Deposit paid in connection with such Successful Bid will be non-refundable and shall, upon closing of the Transaction contemplated by such Successful Bid, be applied to the cash consideration to be paid in connection with such Successful Bid or be dealt with as otherwise set out in the Definitive Agreement entered into in connection with such Successful Bid, subject to Section 18, below. Any Deposit delivered with a Qualified Bid that is not selected as a Successful Bid will be returned to the applicable bidder by the Proposal Trustee as soon as reasonably practicable (but not later than ten (10) business days) after the date upon which the Successful Bid is approved pursuant to an Approval Order or such earlier date as may be determined by the Proposal Trustee.

18. On or before the closing date, the Company will provide the Successful Bidder with a schedule of open orders and deposits existing for the Company’s customers as of a date to be agreed-upon, which will include inventory in stock and inventory to be purchased (“**Deposit Schedule**”). The Deposit paid in connection with the Successful Bid shall be subject to a holdback of \$150,000 from the closing payment for 30 days after the date of closing, to be applied in that period to any inventory required to be purchased to fulfill customer deposit orders where the product is not in stock with the Company and is not accounted for in the Deposit Schedule, as of the date to be agreed-upon.

General

19. The Proposal Trustee, shall be permitted, in its discretion, to provide general updates and information in respect of the Sales Process to any other creditor (each a “**Creditor**”) and its legal and financial advisors, if applicable, on a confidential basis, upon: (a) the irrevocable confirmation in writing from such Creditor that it will not submit any bid in the Sales Process; and (b) such Creditor executing a confidentiality agreement or undertaking with the Company in form and substance satisfactory to the Company and the Proposal Trustee.

20. Subject to the Sales Process Approval Order or any other order of the Court, the Proposal Trustee, in consultation with the Company, shall have the right to adopt such other rules for, or extend any deadlines in, the Sales Process that, in its sole discretion, will better promote the goals of the Sales Process, provided that if such modification or amendment materially deviates from this Sales Process, such modification or amendment may only be made with the written consent of the Company or by order of the Court.

21. Unless otherwise set out herein, participants and prospective participants in this Sales Process shall not be permitted to receive any information that is not generally available to all participants relating to the number or identity of Qualified Bidders or the details of any confidential discussions or correspondence between the Proposal Trustee and Qualified Bidders in connection with this Sales Process.

22. The Proposal Trustee may, with the consent of the applicable participants, disclose such information to other bidders for the purpose of seeking to combine separate bids.

23. At any time during this Sales Process, the Company or the Proposal Trustee may apply to the Court for advice and directions regarding the implementation and completion of this Sales Process.

SCHEDULE "A": E-MAIL ADDRESSES FOR DELIVERY OF BIDS

To counsel for the Company:

wjaskiewicz@weirfoulds.com; pcho@weirfoulds.com

and with a copy to the Proposal Trustee and his Counsel:

sgoldberg@rosengoldberg.com

**AND IN THE MATTER OF THE NOTICE OF INTENTION
TO MAKE A PROPOSAL OF FACTORY TILE DEPOT INC.
OF THE CITY OF TORONTO, IN THE PROVINCE OF
ONTARIO**

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceeding commenced at Toronto

ORDER
**(Approval of Stalking Horse Sales Process, Stay Extension
and Administration Charge)**

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