

elle - REALTOR COOPERATION AGREEMENT
Grand Opening – 4% Commission – September 29 & 30, 2007 ONLY

THIS AGREEMENT is made between: Amacon Development (Huronario) Corp., the Vendor
and SUTTON GROUP - SECURITY REAL ESTATE INC. the Co-operating Broker
for selling a unit at **elle** (Pt Lot 16, Conc 1, NDS, Mississauga – 3525 Kariya Drive, Mississauga).

This will confirm our Agreement that the Vendor will pay to the Co-operating Broker **four percent (4%)** of the Purchase Price (net of G.S.T/Purchase Price divided by 1.0384, and excluding extras & upgrades) on this sale as full co-operating fee in consideration for the first physical introduction to elle on successful completion of this transaction plus applicable Federal Goods & Services Tax on such commission. To be eligible for the commission, the Salesperson must accompany the Purchaser(s) on their first visit to the Sales Centre and the Purchaser(s) shall not have previously registered with the Sales Centre. Telephone registrations will not be valid. The registration will be valid for 60 days only. The Cooperating Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale. **Failing which, the parties agree that no commission shall be payable.** Notwithstanding any provisions contained herein, including payments, the commission is not earned until the final closing of this transaction. The commission will be paid, as an advance, as follows:

- a) Two percent (2%) upon Ninety (90) Days after the expiry of the rescission period and waiving of any purchaser's conditions and provided that all deposit cheques and applicable financial pre-approval of the Purchaser have been received. **A minimum of 10% of purchase price of the unit has been cleared with the Vendor's escrow agent's Trust Account.**
- b) Two (2%) upon final closing of the unit & after unit Transfer Date.

The Cooperating Broker must submit **separate** invoices for the commission. **Please note that the Vendor requires an original invoice. No commission will be paid on faxed invoices. Please mail original invoices to: Amacon Development (Huronario) Corp., Suite 300, 911 Homer Street, Vancouver, B.C. V6B 2W6.** All questions and invoices regarding commission should be directed to the Vendor (Tel: 604-602-7700).

SUITE NO:

1012

PURCHASE PRICE:

\$190,400.00

NAME OF PURCHASER(S)

RAIMUNDO FLAVIO DOS SANTOS JOAO ERNESTO DA SILVA MONTEIRO

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

Dated at MISSISSAUGA, this 29 day of September 2007.

Witness

[Signature]

Signature of Co-operating Salesperson

FLAVIO Dos Santos

Name of Co-operating Salesperson (Print)

Amacon Development (Huronario) Corp.

Per:

[Signature]
Authorized Signing Officer

Date: SEPT 30/07

Flavio Dos Santos

Sutton

Direct: (416) 418-1014