

ELLE

BROKER COOPERATION AGREEMENT

THIS AGREEMENT is made between: Amacon Development (Huronario) Corp., the Vendor and ROYAL LEPAGE RELTY CENTRE BROKERAGE, the Co-Operating Brokerage for selling a unit at Elle (Pt Lot 16, Concession 1, North of Dundas Street, City of Mississauga, Regional Municipality of Peel).

This will confirm our Agreement that the Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of five percent (5%) of the Net Purchase Price of the Unit sold to the Purchaser (the Purchase Price less applicable GST, and excluding any monies paid for extras, upgrades & incentives) on this sale as a full co-operating fee in consideration for the first physical introduction of the Purchaser to Elle and on successful completion of this transaction plus applicable GST on such Fee. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage (or a Salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to the Parkside Village Sales Center and both the Purchaser and the Co-Operating Brokerage or Salesperson must register at the Vendor's receptionist at such time and the Purchaser shall not have previously registered with the Vendor and the Purchaser shall enter into a firm and binding Agreement of Purchase and Sale with the Vendor. Without limiting the foregoing:

- (i) telephone registrations will not be valid;
- (ii) the registration will be valid for 30 days only from the clients first visit to the sales office;
- (iii) the Co-Operating Broker and/or Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale;

failing which, the parties agree that the Fee shall not be payable

Notwithstanding any provisions contained herein, including payments, the Fee is not earned until the final closing of this transaction on the Unit Transfer Date. The Fee, however, will be paid, as an advance, as follows:

- a) Two and one half percent (2.5%) 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 the purchase price of the unit has been cleared with the Vendor's escrow agents Trust Account;
- b) Two and one half percent (2.5%) within 30 days following the final closing on the Unit Transfer Date;

The Co-Operating Brokerage must submit separate invoices for the commission. Please note that the Vendor requires original invoices. No commission will be paid on faxed invoices. Please mail original invoices to: Amacon Development (Huronario) Corp., Accounts Payable, 2 Harbour Street, Toronto, ON, M5J 3B1. All questions and invoices regarding commission should be directed to the Vendor Tel. 416-369-9069.

The Co-Operating Brokerage acknowledges and agrees that neither the Co-Operating Brokerage nor any sales agent employed by the Co-Operating Brokerage is authorized by the Vendor to make any representations or promises to the Purchaser regarding The Elle project or the sale of the Unit. In this regard, the Co-Operating Brokerage covenants and agrees to indemnify and save the Vendor harmless from and against any actions, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentation made by the Co-Operating Brokerage (or any sales agent employed by the Co-Operating Brokerage) to the Purchaser with respect to The Elle project or the sale of the Unit. The Co-Operating Brokerage acknowledges and agrees that the Vendor shall have the right of set-off against the Fee and any other amount payable by the Vendor to the Co-Operating Brokerage.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co-Operating Brokerage agree to the terms and conditions expressed in this Agreement.

NAME OF PURCHASER(S): BRUNO PALMIERI

Suite 502 Tower Elle

Purchase Price:

\$269,900.00

Net Purchase Price:


\$261,531.01

Fee (Net Commission):

\$13,076.55

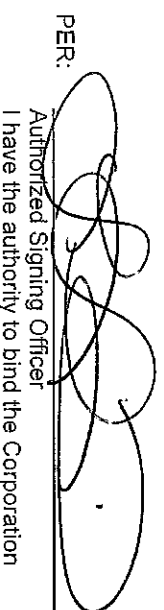
We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

DATED at Mississauga, Ontario this 07 day of August 2009.

Witness: 

Signature:   
Co-Operating Brokerage / Sales Representative  
ROYAL LEPAGE RELTY CENTRE BROKERAGE  
BRUNO PALMIERI

Amacon Development (Huronario) Corp.

PER:   
Authorized Signing Officer  
I have the authority to bind the Corporation

Date: 08/07/09

  
Sales Representative  
2150 Hurontario Street  
Mississauga, ON L5B 1M8  
DIR: (416) 726-1068  
BUS: (905) 279-8300  
FAX: (905) 279-5344  
bpalmieri@trebnet.com  
www.rlprc.ca  
  
ROYAL LEPAGE  
Realty Centre, Brokerage  
INDEPENDENTLY OWNED AND OPERATED

BRUNO PALMIERI