

## COMMITMENT LETTER

August 26, 2008

RAMIN RAMEZANI  
53 WOODWARD AVENUE  
THORNHILL, ON, L3T1E6

Dear RAMIN RAMEZANI

I am pleased to advise you that the following loan, to be secured by a **FIRST** mortgage on the property noted below, has been approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

APPLICANT:	RAMIN RAMEZANI
CO-APPLICANT:	
GUARANTOR(S):	
PROPERTY:	2502 - 1 PARKSIDE VILLAGE, TORONTO, ON O0O0O0
PRINCIPAL:	\$ 232,400.00
INTEREST RATE:	7.000 %
PAYMENT AMOUNT:	\$ 1,627.77
FREQUENCY:	Monthly
TERM:	5 yrs 0 mths
LENDING INSTITUTION:	Bank of Montreal
CLOSING DATE:	December 23, 2011
PREPAYMENT PRIVILEGES/PENALTIES:	

Please refer to the lenders commitment (enclosed) for a complete list and detailed description of conditions. The conditions outlined form an integral part of the commitment and should be fulfilled at the earliest opportunity. Attached, you will find our Schedule A outlining the specific conditions you are responsible for fulfilling.

Yours truly,

