THIS AGREEMENT MADE this 4th day of April, 20 13.

CARLO RACIOPPO

(hereinafter referred to as the **"Assignor"**)

OF THE FIRST PART

MARIAM ABU-AITAH

(hereinafter referred to as the **"Assignee"**)

OF THE SECOND PART

-AND-

AMACON DEVELOPMENT (CITY CENTRE) CORP.
(hereinafter referred to as the **"Vendor"**)

OF THE THIRD PART

WHEREAS the Assignor and the Vendor entered into an agreement of purchase and sale dated the 18th day of July, 20 08, as amended and as may be further amended from time to time (the **"Purchase Agreement"**), a complete copy of which is attached hereto, including all amendments and upgrade and/or change orders, if applicable, whereby the Assignor agreed to purchase and the Vendor. agreed to sell proposed Residential Unit 4 Level 32, known as Suite 3304 the **"Unit"**), which Unit was to be purchased by the Assignor together with its appurtenant interest in the common elements in accordance with the condominium plan documentation proposal to be registered against the land and premises described in the Purchase Agreement and located in the City of Mississauga (the **"Condominium"**).

AND WHEREAS the Assignor and the Assignee desire that the Assignor assign unto the Assignee all of his right, title and benefits under the Purchase Agreement.

AND WHEREAS the Vendor wishes to consent to the said assignment on the terms hereinafter set forth.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants and agreements herein contained and the sum of TEN DOLLARS ($10.00) of lawful money of Canada paid by each of the parties hereto to the other and for good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by each of them) the parties hereby covenant and agrees as follows:

1. The parties hereto hereby acknowledge and confirm that the foregoing recitals are true both in substance and in fact.

2. The Assignor does hereby assign, transfer and set over to and in favour of the Assignee by way of absolute assignment, all of its rights, title, benefit and interest in, to and under the Purchase Agreement.

3. The Assignee hereby covenants and agrees to and with the Assignor and the Vendor to assume the burden of all obligations on the part of the Assignor to be performed and/or borne pursuant to the Purchase Agreement, and further covenants and agrees to be bound by the terms and provisions of the Purchase Agreement as though he had originally executed same as the Purchaser.

4. The Assignee covenants and agrees with the Vendor that he shall forthwith do and suffer any act, and/or execute any documentation, which the Vendor may require from time to time in its sole, absolute and unfettered discretion for the purposes of confirming the assumption by the Assignee of the Assignor's obligations pursuant to the Purchase Agreement.

5. The Vendor hereby consents to the within assignment from the Assignor to the Assignee.

6. In the event that, upon entering this Assignment Agreement, the Assignor has not made his selection from Vendor's samples of those items requiring selection as noted in the Purchase Agreement, it is understood and agreed that the Assignee shall make such selections directly with the Vendor. Similarly, in the event that the Assignor has not carried out his inspection of the Unit and executed a Certificate of Completion and Possession (the "**Certificate**") in accordance with the Ontario New Home Warranties Plan Act as provided for in the Purchase Agreement, it is further understood and agreed between the parties hereto that the Assignee shall carry out such inspection with a representative of the Vendor and complete the Certificate. For the purposes of this paragraph, the Assignor hereby irrevocably constitutes and appoints the Assignee to be and act as his lawful attorney, in the Assignor's name, place and stead, in order to make such selections and/or to carry out such inspection and to execute the Certificate, and the Assignor hereby confirms and agrees that his power of attorney may be executed by the Assignee during subsequent legal incapacity of the Assignor. It is further specifically understood and agreed upon between the parties that the Assignee shall also constitute and appoint the Vendor as his attorney, in the Assignee's name, place and stead, in all situations provided for in the Purchase Agreement. Without limiting the generality of the foregoing, the Assignee agrees to accept and also be bound to any selections made by the Assignor and/or any upgrades or changes ordered by the Assignor, including payment of any monies owing in connection therewith selected or ordered by the Assignor prior to the date of this Assignment Agreement. The Assignee acknowledges and agrees that by executing this Assignment Agreement, the Assignee confirms being advised by the Assignor of all such items, including particulars of all such selections, upgrades or changes.

7. The Assignee covenants and agrees not to list or advertise for sale and/or sell the Unit or further assign his interest under the Purchase Agreement or this Assignment Agreement to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

8. The Assignee agrees within five (5) days of the date of this Assignment Agreement to provide to the Vendor all financial and personal information, including written advice as to how the Assignee wishes to take title together with other documentation or verification as required by the Vendor for the purpose of confirming the Assignee's ability to complete this purchase.

9. This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

10. Time shall be of the essence of this Agreement, and the Purchase Agreement, and all terms of the Purchase Agreement shall continue in fill force and effect.

11. This Agreement shall enure to the benefit of and be binding upon the parties hereto their respective successors and assigns.

12. The Vendor warrants and confirms that the Purchase Agreement is in good standing and all deposits paid by Purchaser to date under paragraph 1 therein, totaling $ 33,190.00, shall be credited to the Assignee on closing as part of the purchase price.

13. The Assignee agrees to pay all further deposits payable under the Purchase Agreement, if any, and the balance of the purchase price by bank draft or by certified cheque to the Vendor on closing in accordance with the provisions of the Purchase Agreement.

14. The Assignee further agrees to pay to the Vendor upon execution of this Assignment Agreement a sum equivalent to $ 3500.00, **plus applicable HST** as an administration fee to the Vendor for giving its consent as described herein.

15. **<u>The Purchaser/Assignor shall remain liable for all obligations hereunder until transfer of title to the Assignee.</u>**

16. Any further assignment of the Purchase Agreement by the Assignee shall remain to be subject to the terms of the Purchase Agreement.

17. The parties hereto agree that notice of acceptance and delivery of the within offer and all communications thereto may be made by facsimile machine addressed to the parties hereto or their solicitors or their agents. The parties hereto agree facsimile copies shall constitute original copies.

[Signature Page Follows]

IN WITNESS WHEREOF the parties have executed this Agreement on the 4th day of April, 2013.

Witness

Assignor
Name: Carlo Racioppo
Date: April 4, 2013

Witness

Assignee
Name: Mariam Abu-Aitah
Date: April 4, 2013
Address:

Phone No:
S.I.N.: 286 270 756
D.O.B.: October 05/1963

Witness

Assignee
Name:
Date:
Address:

Phone No:
S.I.N.:
D.O.B.:

Amacon Development (City Centre) Corp.

Per:
Name:
Title:
I have the authority to bind the Corporation

IN WITNESS WHEREOF the parties have executed this Agreement on the 4th day of April, 2013.

Witness

Assignor
Name: CARLO RACIOPPO
Date: April 4, 2013

Witness

Assignee
Name: MARIAM Abu-AITAH
Date: APRIL 4, 2013
Address: 1523B, 111 Elizabeth street,
Toronto, ON
M5G 1P7

Phone No: 1 647 219 3337
S.I.N.: 286 270 756
D.O.B.: October 05/1963

Witness

Assignee
Name:
Date:
Address:

Phone No:
S.I.N.:
D.O.B.:

Amacon Development (City Centre) Corp.

Per:
Name:
Title:
I have the authority to bind the Corporation

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PRELIMINARY MORTGAGE APPROVAL NOTICE

BMO Bank of Montreal

ADVISOR'S ADVANTAGE TRUST
250 YONGE STREET 9TH FLOOR
TORONTO
ONTARIO M5B 2M8

Date 04/08/2013

MARIAM ABU-AITAH
BASEM S. HAKIM

1523B-24 SULIMAN ARRAR ABDOUN ST.
AMMAN - JORDAN, ONTARIO
M5G 1P7

Mortgage Loan No.: 35542

Application No.:98130631248190

We are pleased to advise approval[1] of your request for a mortgage on the following property:

3304-465 BURHAMTHORPE RD. MISSISSAUGA ON L5B 0E3

Loan details are as follows:

Total Loan Amount:	$ 215,736.00	Term of the Loan: 5 years
Default Insurance Premium:	$ 0.00	Amortization period: 30 years
Instalment (principal and interest):	$ 906.24	Kind of Term:[5] Closed
Posted Fixed Interest Rate:[2]	5.140 % per year	Payment Frequency: every month
Your Discount:[3]	2.150 %	
Your Fixed Interest Rate:[4]	2.990 % per year	

Rate Guarantee Start Date: 03/26/2013 Rate Guarantee Expiry Date: 08/24/2013

Date funds are to be advanced: 04/19/2013

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is 2.990 %.
The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:
(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- ________________
- ________________
- ________________
- ________________
- ________________

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you "*Our Commitment to Lend and Disclosure Statement*" specifying the terms of your mortgage and all closing conditions.[6]

Thank you for your mortgage business.

Signature

Omar Arango
Relationship Manager/Financial Services Manager

(905) 467 0541
Telephone No.

[1] This replaces any Preliminary Mortgage Approval Notices previously provided to you.

[2] This is the Bank's posted interest rate for the type of mortgage product you have selected, effective on the date of your interest rate guarantee. The interest rate is calculated half-yearly, not in advance.

[3] This is the discount applied to the Bank's posted interest rate at the time of your new mortgage request, for the type of mortgage product you have selected. The interest rate guarantee may reduce the amount of the discount because the discount is calculated based on the posted rate shown above.

[4] Your interest rate is calculated half-yearly not in advance. Your fixed interest rate is guaranteed from the Rate Guarantee Start Date to the Rate Guarantee Expiry Date (the "rate guarantee period"), if we make the loan within the rate guarantee period. However, we will set a new rate guarantee period if (a) you and we agree to a different type of mortgage product, or (b) your rate guarantee period is longer than 90 days and you change the date funds are to be advanced to a new date that is more than 90 days after the Rate Guarantee Start Date.

[5] An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at www.bmo.com to learn more about prepaying your mortgage.

[6] By this time, an appraisal would have been completed and the applicable fee would be payable by you, even in the event where we do not make the loan.