Worksheet

Leasing

Suite: 304 **Tower:** PSV **Date:** May 14/17 **Completed by:** Silvi

Aruna Sundar + Sundar Venkatesan

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment
- ✓ Copy of Lease Agreement
- ✓ Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust — $30,000 certified cheque no. 306
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). — $1,695 chq. no. 307
- ✓ Agreement must be in good standing. Funds in Trust: $ 30,446.
- ✓ Copy of Tenant's ID
- ✓ Copy of Tenant's First and Last Month Rent
- ✓ Copy of Tenant's employment letter or paystub
- ✓ Copy of Credit Check
- ✓ Copy of the Purchasers Mortgage approval
- / The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the **"Vendor"**) and

ARUNA SUNDAR and SUNDAR VENKATESAN (the **"Purchaser"**)

Suite **304** Tower **ONE** Unit **4** Level **3** (the **"Unit"**)

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

(a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-~~five~~ percent ~~(25%)~~ 20% of the Purchase Price by the Occupancy Date;

(b) the Purchaser is not in default at any time under the Agreement. V.S. S.A.

(c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses(including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;

(d) the Vendor shall have the right in its sole discretion to pre approve the sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars ($1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

V.S. S.A.

DATED at **Mississauga, Ontario** this 20th day of April ~~**2015.**~~ 2017

Witness: ____________________

Purchaser: **SUNDAR VENKATESAN**

Witness: ____________________

Purchaser: **ARUNA SUNDAR**

THE UNDERSIGNED hereby accepts this offer.

V.S. S.A.

DATED at Mississauga this 27 day of April ~~**2015.**~~ 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

2

RESIDENTIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this 14th day of April, 2017

BETWEEN:

Sundar Venkatesan and Aruna Sundar

(collectively and individually the "Landlord")

- AND-

Magnus Lobo and Jasmine Sahota

(collectively and individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the condo, municipally described as #304, 4011 Brickstone Mews, Mississauga, Ontario L4T 1X2 (the "Property"), for use as residential premises only.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
4. A reasonable number of pets or animals are allowed to be kept in or about the Property. If this privilege is abused, or if the pets damage the Property, or if the pets cause problems for other tenants, the Landlord may revoke this privilege upon thirty (30) days' notice.
5. Subject to the provisions of this Lease, the Tenant is entitled to the exclusive use of the following parking on or about the Property: P5 #138.
6. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

picture hooks per wall;

b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;

c. removing or adding walls, or performing any structural alterations;

d. installing a waterbed(s);

e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;

f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or

g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Utilities and Other Charges

hydro ML

16. The Tenant is responsible for the payment of ~~all utilities~~ in relation to the Property.

Insurance

17. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

Attorney Fees

18. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

19. This Lease will be construed in accordance with and exclusively governed by the laws of the Province of Ontario.

Severability

20. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

tear excepted.

31. During the term of this Lease or after its termination, the Landlord may charge the Tenant for replacement of locks and/or lost keys to the Property, and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys.

Rules and Regulations

32. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Address for Notice

33. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

    a. Name: Magnus Lobo and Jasmine Sahota.

    b. Phone: 2264502648/6472271833

    c. Email: jasmine.sahota@goodlifefitness.com. / lobo.magnus@gmail.com

34. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

    a. Name: Sundar Venkatesan and Aruna Sundar.

    b. Address: #3020, Morning star Drive, Mississauga, Ontario L4T 1X2.

    The contact information for the Landlord is:

    c. Phone: 9056730363.

    d. Email address: sundaruna@yahoo.com.

General Provisions

35. All monetary amounts stated or referred to in this Lease are based in the Canadian dollar.

36. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

37. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

IN WITNESS WHEREOF Magnus Lobo and Jasmine Sahota and Sundar Venkatesan and Aruna Sundar have duly affixed their signatures on this 14th day of April, 2017.

Sundar Venkatesan

Aruna Sundar

Magnus Lobo

Jasmine Sahota

3

MR SUNDAR VENKATESAN OR
MRS ARUNA SUNDAR
3020 MORNING STAR DR
MISSISSAUGA, ON L4T 1X2

306

DATE 2 0 1 7 0 5 0 9
Y Y Y Y M M D D

PAY TO THE ORDER OF Blaney McMurtry LLP in Trust $ 30,000/-

Thirty thousand dollars only. /100 DOLLARS

Security features included. Details on back.

MAY 09 2011

TD Canada Trust
WESTWOOD MALL 1862
7205 GOREWAY DRIVE
MISSISSAUGA, ONTARIO L4T 2T9

7225 Goreway
MISSISSAUGA, ONTARIO

CERTIFIED CHEQUE
DO NOT DESTROY

MEMO top up deposit
PSV #304

Aruna.

6209028

MP

⑈306⑈ ⑆18622⑉004⑆ 9011500⑈

Received by Ril
on 11 May 17.

4

MR SUNDAR VENKATESAN OR
MRS ARUNA SUNDAR
3020 MORNING STAR DR
MISSISSAUGA, ON L4T 1X2

307

DATE 2 0 1 7 0 5 0 9
Y Y Y Y M M D D

MAY 0 9 2017

PAY TO THE ORDER OF Amacon City Centre Seven New Development Partnership $ 1,695/-

One thousand six hundred and ninety five dollars /100 DOLLARS

Security features included. Details on back.

TD Canada Trust
WESTWOOD MALL
7205 GOREWAY DRIVE
MISSISSAUGA, ONTARIO L4T 2T9

CERTIFIED CHEQUE
DO NOT DESTROY

MEMO leasing fee
PSV #1 B04 Leasing

Aruna.

6209028

⑈307⑈ ⑆18622⑉004⑆ 9011500⑈

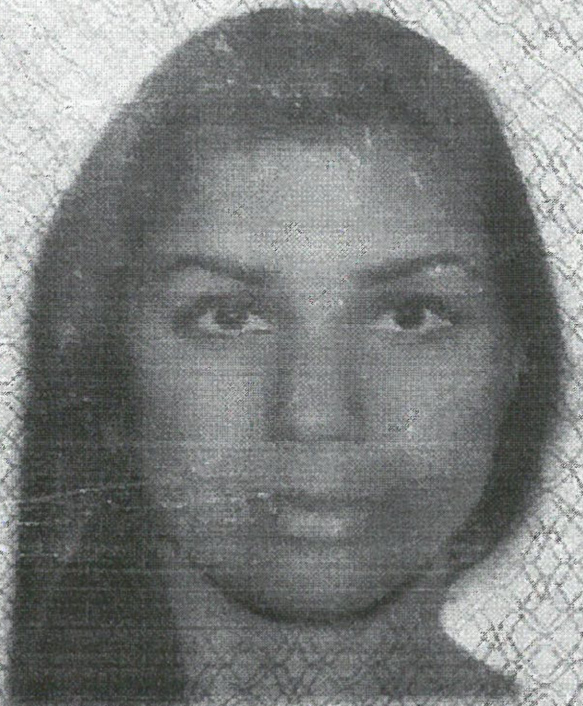
Received by: Rd
on 11 May 17-

Ontario

Driver's Licence
Permis de conduire

ON
CANADA

#5



1,2 NAME/ NOM
SAHOTA,
JASMINE,GAGANPREET
8 **16 RIVA-RIDGE**
BRANTFORD, ON, N3P 1R9

4d NUMBER/ NUMÉRO **S0172 - 38849 - 25423**

4a ISS/ DÉL. **2013/06/20** 4b EXP./ EXP. **2018/04/23**

5 DD/RÉF. **CP7207829** 16 HGT/ HAUT **170 cm**

15 SEX/ SEXE **F**

9 CLASS/ CATÉG. **G**

12 REST./ COND.

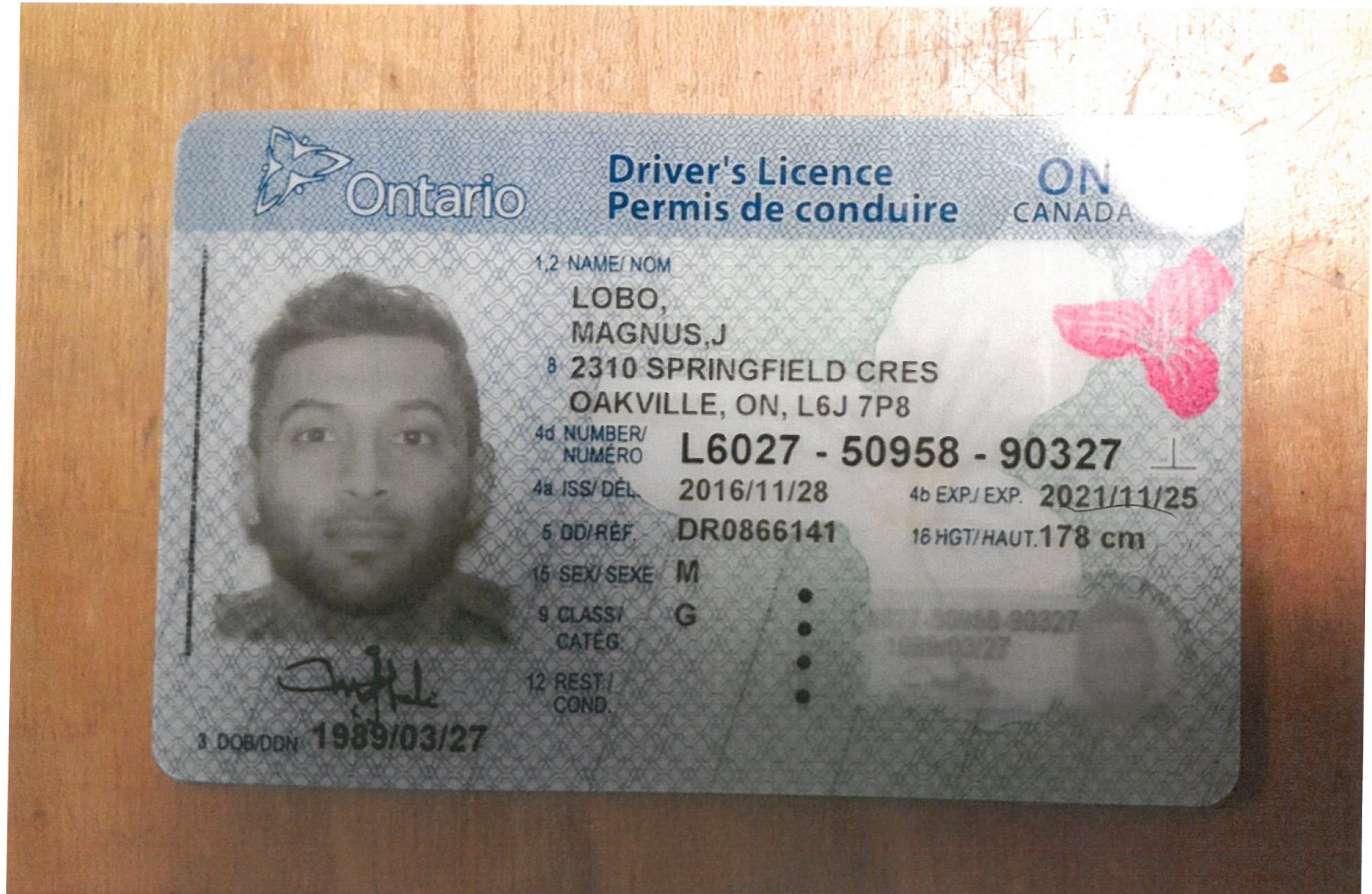
PSV #304
tenant · 10/2.
11 may 17

Jasmine Sahota

3 DOB/DDN **1992/04/23**

PSV 304 TENANT #2 6

11 May 17



7.

MR MAGNUS LOBO
1136 SPRINGWATER CRES
MISSISSAUGA ON L5V 1G3

001

DATE 2017-04-15
Y Y Y Y M M D D

PAY TO THE ORDER OF Sundar Venkatesan $ 3,000.00

THREE THOUSAND 00/100 DOLLARS

Security features included. Details on back.

FINANCIAL

President's Choice Financial services are provided by the direct banking division of the Canadian Imperial Bank of Commerce
305 Milner Avenue, 5th Floor
Scarborough, Ontario M1B 3V4

BANK ACCOUNT

MEMO May 2017 + April 2018

PSV#304 First & Last.

MP

⑈001⑈ ⑆30800⑉010⑆ 00904 29036⑈

PSV 304

11 May 17.

GoodLife FITNESS
The good life. Made easy.

PSV #304
10/2 tenants

8

March 16, 2017

To Whom It May Concern:

Re: Jasmine Sahota

Start date: January 11, 2017

Position: Personal Trainer

Hourly: Trains at $21 per hour, other earnings at $11.40, $12 and $20 per hour.

Works an average of 40 hours per week.
Paid on a biweekly payroll system, also has the potential to earn bonuses and commissions.

2017 Year To Date earnings: $6055.00

Yours truly,

Laura Petrin
Payroll Services
For GoodLife Fitness
519-763-5973

9.

EQUIFAX

Print This Page   Close Window

Equifax Credit Report and Score ™ as of 04/05/2017

Name: Confirmation Jasmine Gaganpreet Sahota

Number: 3842276929

Credit Score Summary

768 Excellent

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.

EFX

Range300 - 559560 - 659660 - 724725 - 759**760 +**

PoorFairGoodVery GoodExcellent

Canada Population4%10%15%14%**57%**

What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

Number of inquiries in previous 12 months.

Most recent bank deposit inquiry.

Age of oldest trade.

Your Loan Risk Rating

768 Excellent

Your credit score of 768 is better than 48% of Canadian consumers.

The Equifax Credit Score ™ ranges from 300-900. Higher scores are viewed more **The Bottom Line :** favorably.

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a very low risk. You may qualify for a variety of loan and credit offers at some of the lowest interest rates available. If you're in the market for credit, this is what you might expect:

Delinquency Rates*

55%

33%

21%

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is <u>not</u> used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	$1,900.00
Account Number:	XXX...879	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2011-12	Date of Last Activity:	2016-11
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	63		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	$10,000.00
Account Number:	XXX...737	Payment Amount:	$10.00
Association to Account:	Individual	Balance:	$542.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2016-07	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	08		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

ROGERS COMMUNICATION

Phone Number:	(877)764-3772	High Credit/Credit Limit:	
Account Number:	XXX...028	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2010-05	Date of Last Activity:	2015-09
Status:	Paid as agreed and up to date	Date Reported:	2015-10
Months Reviewed:	53		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

By mail:

GoodLife FITNESS
The good life. Made easy.

PSV #304
2 of 2 tenant

8

March 16, 2017

To Whom It May Concern:

Re: Magnus Lobo

Start date: September 12, 2016

Position: Assistant Fitness Manager and Personal Trainer

Wage: $15.00 per hour as an AFM

Trains at a Level 2 at $21.00 per hour and Level 3 at $28.00 per hour.

Works an average of 38-40 hours per week.

Paid on a biweekly payroll system, also has the potential to earn bonuses and commissions.

2016 Year To Date earnings: $ 13,113.75
2017 Year To Date earnings: $ 13,347.73

Yours truly,

Livia Mazziotti
Payroll Services

10

RBC Royal Bank

May 08, 2017

Royal Bank of Canada
ETOBICOKE ON-HWY 27&QUEENS
600 QUEENS PLATE DR
ETOBICOKE, ON M9W 0A4
Tel: 1-800-769-2511
Fax: 1-416-679-1858

SUNDAR VENKATESAN; ARUNA SUNDAR
3020 MORNING STAR DR
MISSISSAUGA, ON L4T 1X2

Dear SUNDAR VENKATESAN; ARUNA SUNDAR,

Thank you for choosing RBC Royal Bank

Re: Residential mortgage application number .

We are pleased to confirm that you are pre-approved for a mortgage with RBC Royal Bank® based on the information you have provided and subject to our standard lending criteria.[1] Please review all of the details below and contact us if you have any questions or if any of the information is incorrect.

You are pre-approved for a mortgage loan of: $ 227,900.00

Application Details:

Purchase price / property value of:	$ 284,900.00
With a down payment of:	$ 57,000.00
Estimated annual property taxes of:	$ 2,400.00
Amortization:	30.00 years.
Interest rate:	Prime Rate[2] plus 0.0000000 % per year, calculated not in advance, at the same frequency as your payments. The interest rate is based on our Prime Rate, which is 2.7000000 % per year as of the date of this letter.
Term:	60 months
Type:	Variable Closed
Principal and Interest Payment:	$ 924.36 Monthly
HomeProtector® Premium*:	$ 0.00[3]
Total Payment:	$ 924.36
Rate commitment expiry date:	May 03, 2018
One-time Processing Fee:	$ 0.00, if applicable

Your interest rate premium or discount is guaranteed until May 03, 2018 and is also subject to our standard lending criteria.[1] If your rate commitment expires please contact me to review and update your pre-approval.

We will require a property valuation supporting the market value in accordance with our standard lending criteria.[1] Additional documentation may be required based on your individual situation at the time of a full application. We recommend if you are purchasing a property that you do not waive your financing conditions until we provide you with a final approval. RBC® has alternative financing options to discuss with you if you cannot satisfy all of the requirements.

It is important that you consider protecting your mortgage with life and disability or critical illness insurance. This coverage will help to protect what's important to you and your family.

Thank you for the opportunity to assist you in finding the best possible financing solution for your home. If you have any questions, please do not hesitate to call me at 1-416-617-1260. I will be happy to help.

Sincerely,

VIRAL PATEL
Mortgage Specialist
Cell: 1-416-617-1260.
E-mail: viral.patel@rbc.com

[1] Your mortgage application and rate guarantee will be subject to our standard lending criteria as well as the criteria of a mortgage default insurer if applicable. We reserve the right to revoke your mortgage pre-approval if the information you provided at the time of application has changed or no longer meets our standard lending criteria

[2] Prime Rate means the annual rate of interest announced from time to time by Royal Bank of Canada as the rate then in effect for determining interest rates on Canadian dollar commercial loans in Canada. Your interest rate will change as our Prime Rate changes. Our Prime Rate may change at any time without notice.

[3] This creditor's group insurance program, underwritten by The Canada Life Assurance Company, is subject to terms, conditions, exclusions and eligibility restrictions. The costs set out in this letter are estimates only; you will receive confirmation of the actual cost of insurance at the time you apply for coverage. Approval for coverage is not guaranteed. Please see the HomeProtector Certificate of Insurance for full details on the terms and conditions of coverage, including eligibility requirements and how costs are calculated.

RBC~1~32303~201608~5~1~856570213~5~5910BFF9EBEF48A0E10080000AD005D6~2~2~