

Worksheet

Leasing

Suite: 511 Tower: PSV Date: Apr. 25/17 Completed by: Silvi

Mohamad Ramzi Kaisi

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
- ✓ ● 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). N/A \$0.00 Leasing
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 31,247
- ✓ ● 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
MOHAMAD RAMZI KAISS (the "Purchaser")

Suite 511 Tower **ONE** Unit **11** Level **5** (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%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (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 sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee 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 sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Zero dollars (\$0.00) 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

DATED at Mississauga, Ontario this 22 day of DECEMBER 2014.

Witness: _____

Purchaser **MOHAMAD RAMZI KAISS**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 23 day of DECEMBER 2014.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer
I have the authority to bind the Corporation



Form 400

for use in the Province of Ontario

Agreement to Lease Residential

Toronto
Real Estate
Board

This Agreement to Lease dated this 19 day of April, 2017

TENANT (Lessee), Nitin Singhal and Geetika Kaushal
(Full legal names of all Tenants)

LANDLORD (Lessor), Mohamad Ramzi Kaiss
(Full legal name of Landlord)

ADDRESS OF LANDLORD 511-4011 Brickstone Mews, Mississauga
(Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
#511 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7
- TERM OF LEASE:** The lease shall be for a term of 1 Year commencing 1st May 2017
- RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One Thousand Six Hundred Fifty Canadian Dollars (CDN\$ 1,650.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance
(Hereby/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to West 100 Metro view realty Ltd. "Deposit Holder"
in the amount of Three Thousand Three Hundred
Canadian Dollars (CDN\$ 3,300.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.
For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.
- USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.
Premises to be used only for: Single Family

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S):

NS GK

INITIALS OF LANDLORD(S):

MS



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7. PARKING:

One included

8. ADDITIONAL TERMS:**9. SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A & B**10. IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 10 p.m. on the 20

(Landlord/Tenant)

day of April, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. NOTICES: The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively. In which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.:

(For delivery of Documents to Landlord)

FAX No.:

(For delivery of Documents to Tenant)

Email Address: omar.s@rokslogistics.com

(For delivery of Documents to Landlord)

Email Address: info@moinuddin.ca

(For delivery of Documents to Tenant)

12. EXECUTION OF LEASE: Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. ACCESS: The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. INSURANCE: The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. RESIDENCY: The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. FAMILY LAW ACT: Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):




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20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

Witnessed by: _____
(Witness)
Witnessed by: _____
(Witness)
Witnessed by: _____
(Witness)

Documented by: _____
(Tenant's Authorized Representative)
Documented by: _____
(Tenant or Authorized Representative)
Documented by: _____
(Tenant)

4/19/2017 | 7:45 PM PDT
DATE _____
(Seal)
4/19/2017 | 7:48 PM PDT
DATE _____
(Seal)
4/19/2017 | 8:02 PM PDT
DATE _____
(Seal)

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

Witnessed by: _____
(Witness)
Witnessed by: _____
(Witness)

Documented by: _____
(Landlord or Authorized Representative)
Documented by: _____
(Landlord or Authorized Representative)

DATE 4/19/2017
(Seal)
DATE _____
(Seal)

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

Witnessed by: _____
(Witness)

(Spouse)

DATE _____
(Seal)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 3:00 a.m./p.m. this 20 day of April, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD. Tel.No. (905) 238-8336
OMAR KANAAN SHAAATH
(Salesperson / Broker Name)
Co-op/Tenant Brokerage WORLD CLASS REALTY POINT Tel.No. (416) 444-7653
MOIN UDDIN
(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord) _____ DATE 4/13/17
(Landlord) _____ DATE _____
Address for Service _____
Tel.No. _____
Landlord's Lawyer _____
Address _____
Email _____
Tel.No. _____ FAX No. _____

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant) _____ DATE _____
(Tenant) _____ DATE _____
Address for Service _____
Tel.No. _____
Tenant's Lawyer _____
Address _____
Email _____
Tel.No. _____ FAX No. _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



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Form 400
for use in the Province of Ontario

Schedule A
Agreement to Lease - Residential



This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Nitin Singhal and Geetika kaushal and

LANDLORD (Lessor), Mohamad Ramzi Kaiss

for the lease of #511 - 4011 BRICKSTONE MEWS Mississauga

15B 0J7 dated this 19 day of April, 2017

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The Tenant agrees to provide the Landlord with 10 post dated cheques starting from

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term

Landlord shall pay real estate taxes, and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first \$50.00 for any minor service needed in condo premises.

Landlord warrants that all appliances, chattels and fixtures will be in good working order prior to occupancy.

Tenant agrees to pay Landlord a \$300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

MS GK

INITIALS OF LANDLORD(S):

MR



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Form 320

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

BUYER: Nitin Singhal and Gectika kaushal

SELLER: Mohamad Ramzi Kaiss

For the transaction on the property known as: #511 - 4011 BRICKSTONE MEWS Mississauga LSB 0J7

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation:

"Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

1. LISTING BROKERAGE

a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:

- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And, the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

☐ The Brokeragerepresent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)

☐ by the Seller in accordance with a Seller Customer Service Agreement
 or: ☐ by the Buyer directly

Additional comments and/or disclosures by Buyer Brokerage: (e.g. The Buyer Brokerage represents more than one Buyer offering on this property.)

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)

15 GK

BUYER

2

CO-OPERATING/BUYER BROKERAGE

MS

SELLER

BS

LISTING BROKERAGE



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3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

CO-OPERATING BROKERAGE- REPRESENTATION:

- a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
- b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
- c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
Half Month+ IIST
(Commission As Indicated In MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
- b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.)

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

WORLD CLASS REALTY POINT
(Name of Co-operating/Buyer Brokerage)
240 DUNCAN MILL RD #403 TORONTO
Tel: (416) 444-7653 Fax:
Date: 4/19/2017 | 7:18 PM PDT
(Authorized to bind the Co-operating/Buyer Brokerage)
MOIN UDDIN
(Print Name of Broker/Salesperson Representative of the Brokerage)

WEST-100 METRO VIEW REALTY LTD.
(Name of Listing Brokerage)
129 FAIRVIEW ROAD WEST MISSISSAUGA
Tel: (905) 238-8336 Fax: (905) 238-0020
Date: 4/19/2017
(Authorized to bind the Listing Brokerage)
OMAR KANAAN SHAATHI
(Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

Documented by: Min Singhal
(Signature of Buyer) Date: 4/19/2017 | 7:45 PM PDT
Documented by: [Signature]
(Signature of Buyer) Date: 4/19/2017 | 7:48 PM PDT

[Signature]
(Signature of Seller) Date: 4/19/2017
[Signature]
(Signature of Seller) Date:

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Schedule B Agreement of Purchase and Sale

Toronto
Real Estate
Board

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER, Nitin Singhal and Geetika Kaushal

, and

SELLER, Mohamad Ramzi Kaiss

for the property known as 511- 4011 Brickstone Mews, Mississauga

dated the 19th day of April, 2017

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction [The Deposit] shall be placed in a Non Interest Bearing Real Estate Trust Account, earning no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one [1] banking day [excluding Saturday, Sunday and statutory holidays] from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker[s] so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

(N) *(G)*

INITIALS OF SELLER(S):

(M) *(K)*



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Form 105 Revised 2008 Page 1 of 1
WEBForms™ Jan/2012



Driver's Licence
Permis de conduire

ON
CANADA



DOB: 1970-01-25
SEX: M
CLASS: G
ENDORSEMENTS:
ADDRESS: 52 HOWELL ST
BRAMPTON, ON L6Y 1H3
IDENTIFICATION: S4490 - 59408 - 21231
EXPIRATION: 2017/01/25
ISSUANCE: 2011/07/23
REGISTRATION: 170.com

1582/12/31

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: April 20, 2017

RECEIVED FROM: Moin Uddin @ World Class Realty Point

PAYMENT METHOD: Td Draft

DEPOSIT AMOUNT: \$3,300.00 (first and last months)

PROPERTY: #511-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

10358 (1215)

THIS DOCUMENT IS PRINTED ON WATER-MARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

7685 HURONTARIO STREET SOUTH
BRAMPTON, ON L6W 0B4

80449660

DATE

2017-04-20

YYYYMMDD

Transit-Serial No.

136-80449660

Pay to the WEST-100 METRO VIEW REALTY LTD
Order of

\$*****3,300.00

THREE THOUSAND THREE HUNDRED**00/100 Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Office


Number

Counter-signed

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80449660⑈ ⑆09612⑈004⑆

⑈3808⑈



Employer Name: SWISSPORT CANADA INC.
Employer Address: 100 ALEXIS NIHON
STE 400
ST-LAURENT, QC H4M 2N9

Employee Name: Nitin Singhal
Employee #: 54217487
Employee Address: 52 Howell Street
Brampton, ON L6Y 3H8
Pay Group: Cycle 1 Union
District: Toronto Pearson
International Airport
Site: 204200 YYZ Ramp

Pay Date: 3/23/2017
Pay Period: 3/3/2017 - 3/16/2017
Sequence #: AU014539
Pay Frequency: Bi-Weekly
Pay Rate: 11.6000
Fed Total Claim: \$11,635.00
Fed Add Tax:
Prov Total Claim: \$10,171.00

	Current			YTD	
	3/3/2017 - 3/16/2017			As of 3/16/2017	
	Hours/Units	Rate	Amount	Hours/Units	Amount
Earnings	73.00		\$ 909.71	105.00	\$ 1,280.91
Regular	32.00	11.6000	\$ 371.20	32.00	\$ 371.20
Overtime 1.5	9.00	17.4000	\$ 156.60	9.00	\$ 156.60
Training	32.00	11.6000	\$ 371.20	64.00	\$ 742.40
Evening Shift	29.75	0.3500	\$ 10.41	29.75	\$ 10.41
Nght Shift 0.40	0.75	0.4000	\$ 0.30	0.75	\$ 0.30
Memo Information					
RPP			\$ 19.20		\$ 28.80
Pre-Tax Deductions			\$ 35.00		\$ 35.00
Union			\$ 35.00		\$ 35.00
Taxes			\$ 130.57		\$ 148.33
CPP			\$ 38.37		\$ 50.08
EI			\$ 14.83		\$ 20.88
Fed Tax			\$ 77.37		\$ 77.37
	Bank & Transit #	Account #	Amount		Amount
Net Pay			\$ 744.14		\$ 1,097.58
Direct Deposit	004 01362	XXX0950	\$ 744.14		

Accruals & Balances	
Vacation Hrs Balance:	0.00 Hours
Sick Balance:	40.00 Hours
Personal Balance:	0.00 Hours
Bank OT Balance:	0.00 Hours
Bank Stat HOL	0.00 Hours
Balance:	





Employer Name:

SWISSPORT CANADA INC.

Employer Address:

100 ALEXIS NIHON
STE 400
ST-LAURENT, QC H4M 2N9

Employee Name:

Nitin Singhal

Employee #:

54217487

Employee Address:

52 Howell Street
Brampton, ON L6Y 3H8

Pay Group:

Cycle 1 Union

District:

Toronto Pearson
International Airport

Site:

204200 YYZ Ramp

Pay Date:

4/6/2017

Pay Period:

3/17/2017 - 3/30/2017

Sequence #:

AU307410

Pay Frequency:

Bi-Weekly

Pay Rate:

11.6000

Fed Total Claim:

\$11,635.00

Fed Add Tax:

Prov Total Claim:

\$10,171.00

	Current			YTD	
	3/17/2017 - 3/30/2017			As of 3/30/2017	
	Hours/Units	Rate	Amount	Hours/Units	Amount
Earnings	74.50		\$ 1,147.16	179.50	\$ 2,428.07
Regular	64.00	11.6000	\$ 742.40	96.00	\$ 1,113.60
Overtime 1.5	10.50	17.4000	\$ 182.70	19.50	\$ 339.30
Training				64.00	\$ 742.40
Evening Shift	36.75	0.3500	\$ 12.86	66.50	\$ 23.27
Night Shift 0.40	23.00	0.4000	\$ 9.20	23.75	\$ 9.50
Adjustment			\$ 200.00	\$	200.00
Memo Information					
RPP			\$ 19.20	\$	48.00
Pre-Tax Deductions				\$	35.00
Union				\$	35.00
Taxes			\$ 202.90	\$	351.23
CPP			\$ 50.12	\$	100.20
EI			\$ 18.70	\$	39.58
Fed Tax			\$ 134.08	\$	211.45
	Bank & Transit #	Account #	Amount		Amount
Net Pay			\$ 944.26	\$	2,041.84
Direct Deposit	004 01362	XXX0950	\$ 944.26		

Accruals & Balances	
Vacation Hrs Balance:	0.00 Hours
Sick Balance:	40.00 Hours
Personal Balance:	0.00 Hours
Bank OT Balance:	0.00 Hours
Bank Stat HOL	0.00 Hours
Balance:	





Employer Name: SWISSPORT CANADA INC.
Employer Address: 100 ALEXIS NIHON
STE 400
ST-LAURENT, QC H4M 2N9

Employee Name: Nitin Singhal
Employee #: 54217487
Employee Address: 52 Howell Street
Brampton, ON L6Y 3H8
Pay Group: Cycle 1 Union
District: Toronto Pearson
International Airport
Site: 204200 YYZ Ramp

Pay Date: 3/23/2017
Pay Period: 3/3/2017 - 3/16/2017
Sequence #: AU014539
Pay Frequency: Bi-Weekly
Pay Rate: 11.6000
Fed Total Claim: \$11,635.00
Fed Add Tax:
Prov Total Claim: \$10,171.00

	Current			YTD	
	3/3/2017 - 3/16/2017			As of 3/16/2017	
	Hours/Units	Rate	Amount	Hours/Units	Amount
Earnings	73.00		\$ 909.71	105.00	\$ 1,280.91
Regular	32.00	11.6000	\$ 371.20	32.00	\$ 371.20
Overtime 1.5	9.00	17.4000	\$ 156.60	9.00	\$ 156.60
Training	32.00	11.6000	\$ 371.20	64.00	\$ 742.40
Evening Shift	29.75	0.3500	\$ 10.41	29.75	\$ 10.41
Night Shift 0.40	0.75	0.4000	\$ 0.30	0.75	\$ 0.30
Memo Information					
RPP			\$ 19.20		\$ 28.80
Pre-Tax Deductions			\$ 35.00		\$ 35.00
Union			\$ 35.00		\$ 35.00
Taxes			\$ 130.57		\$ 148.33
CPP			\$ 38.37		\$ 50.08
EI			\$ 14.83		\$ 20.88
Fed Tax			\$ 77.37		\$ 77.37
	Bank & Transit #	Account #	Amount		Amount
Net Pay			\$ 744.14		\$ 1,097.58
Direct Deposit	004 01362	XXX0950	\$ 744.14		

Accruals & Balances

Vacation Hrs Balance: 0.00 Hours
Sick Balance: 40.00 Hours
Personal Balance: 0.00 Hours
Bank OT Balance: 0.00 Hours
Bank Stat HOL
Balance: 0.00 Hours





[Dashboard](#) | [Alerts](#) | [Credit](#) | [Features](#)

[My Account](#) | [Print this page](#)

Credit Score

729

As of 04/19/2017

VERY GOOD

[Update Score](#)

[Score Details](#) | [Alert Details](#) | [Previous Report](#)

Current Alerts since Wednesday, April 15, 2017

Alerts 0 Santosh Kumari [Edit profile](#)

[View current alerts](#) | [View archived alerts](#)

Credit Report Summary

Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 04/19/2017

Your Open Accounts

[Show Details](#)

Mortgage	Installment	Revolving	Other
# of Open Accounts	# of Open Accounts	# of Open Accounts	# of Open Accounts
0	1	5	0

[View Report Details](#) | [Update Report](#) | [Print Credit Report](#)

Your Product

Equifax Complete™

Advantage Plan

[View product details +](#)

100% of product features are enabled.

Your Features

[Monitoring](#) | [Alerts](#) | [Unlimited Reports](#)

Click on the icons above to learn more about your features.

Need Assistance? 1-877-493-8785

Your Upgrade Options

Equifax Complete™ Premier Plan

Product Features

[Score Trend](#) | [Lost Wallet](#) | [Web Detect](#)

Click on the icons above to learn more about these individual features.

Click here to [upgrade](#)
1 / 2

Message Center

View your Equifax Complete™ Advantage Plan [Identity Theft Insurance](#) document.

How can I [correct an inaccuracy](#) in my Equifax credit report?





Dashboard

Profile

Score

Reports

My account

Print this page

Credit Score

Equifax

723 As of 04/19/2017
GOOD

Update Score

Score Details

Alert Details

Previous Report

Current Alerts since Wednesday, April 19, 2017

Alerts 0 Geetika Kaushal

Edit profile

View current alerts

View archived alerts

Credit Report Summary

Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 04/19/2017

Your Open Accounts

Show Details

Mortgage	Installment	Revolving	Other
# of Open Accounts 0	# of Open Accounts 0	# of Open Accounts 3	# of Open Accounts 0

View Report Details

Update Report

Print Credit Report

Your Product



Equifax
Complete™
Advantage Plan
[View product details +](#)

100% of product features are enabled.

Your Features

Monitoring Alerts Unlimited Reports

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Your Upgrade Options

Equifax Complete™ Premier Plan

Product Features

Score Trend Lost Wallet Web Detect

Click on the icons above to learn more about these individual features.

Click here to [upgrade](#)

1 / 2



Message Center

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How can I [correct an inaccuracy](#) in my Equifax credit report?





Dashboard

Alerts

Scores

Reports

My Account

Print this page

Credit Score

Equifax

836

As of 04/19/2017

EXCELLENT

Update Score

Score Details

Alert Details

Previous Report

Current Alerts since Wednesday, April 19, 2017

Alerts 0 Nitin Singhal

Edit profile

View current alerts

View archived alerts

Credit Report Summary

Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 04/19/2017

Your Open Accounts

Show Details

Mortgage

of Open Accounts

0

Installment

of Open Accounts

0

Revolving

of Open Accounts

2

Other

of Open Accounts

0

View Report Details

Update Report

Print Credit Report

Your Product

Equifax Complete™ Advantage Plan

View product details +

100% of product features are enabled.

Your Features

Monitoring Alerts Unlimited Reports

Click on the icons above to learn more about your features.

Need Assistance? 1-877-493-8785

Your Upgrade Options

Equifax Complete™ Premier Plan

Product Features

Score Trend Lost Wallet Web Detect

Click on the icons above to learn more about these individual features.

Click here to upgrade

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Message Center

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How can I correct an inaccuracy in my Equifax credit report?

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https://www.econsumer.equifax.ca/canadaotc/login.ehtml

1/1

Nitin Singhal

SWISSPORT CANADA INC.

ZUBIN PERSAUD
HUMAN RESOURCES MANAGER
6500 SILVER DART DR.
CORE F. SUITE 320
MISSISSAUGA, ON
L5P-1B1
PHONE: 905-673-7292 EXT. 261
FAX: 905-673-1662
ZUBIN.PERSAUD@SWISSPORT.COM

February 27th, 2017

Employment Offer

To whom it may concern,

I am pleased, on behalf of Swissport Canada Inc. (the "Company"), to offer you a **full-time** position as **Ramp Agent** at our Toronto Airport, Ontario.

- Your hire date will be **February 27th, 2017**. You will report directly to the Ramp Manager or their designate.
- You will be paid in accordance with the Collective Bargaining Agreement. Your starting rate of pay will be **\$11.60** per hour, payable every two weeks, less statutory deductions.
- You will be entitled to participate in the Company's insurance programs and benefit plans subject to the qualification periods and meeting the applicable eligibility requirements.
- You will be entitled to annual paid vacation as provided under the Collective Bargaining Agreement. Vacation time will be non cumulative from year to year.
- Your employment will be probationary for a period of sixty-five (65) working days, during which time the Company is entitled to terminate your employment at any time without advance notice or pay in lieu of notice.
- You are required to be in possession of a valid drivers licence for the duration of your employment. If there is any change to your Drivers Licence status, you are required to report it to your manager immediately. Failure to report this change or any delay in reporting may result with the termination of your employment.
- You are required to obtain your AVOP/DA (Airside Vehicle Operator's Permit) within your probationary period and maintain the validity of the DA throughout your employment with Swissport Canada Inc. Failure to adhere to this and any other Swissport and GTAA Rules and Regulations may result with your termination of employment.

- As a requirement of employment, each employee must obtain and once granted, maintain their Transport Canada Security Clearance. Any interruption of this requirement either by fault of the employee or by order of any of the governing agencies of the Airport, will result with the immediate termination of employment.
- Upon termination of employment, employees are required to return company issued items to the Human Resources office. If items are not returned to Swissport (including RAIC, Parking Pass and AVOP/DA or receipt of return to Airport Authorities) within 5 days of the employee's last day worked, Swissport will deduct the recovery amount from the final pay issued to employee.
- Upon termination of employment, employees are required to return company issued items to the Human Resources office. If items are not returned to Swissport (including RAIC, Parking Pass and AVOP/DA or receipt of return to Airport Authorities) within 5 days of the employee's last day worked, Swissport will deduct the recovery amount from the final pay issued to employee.
- You will be expected to comply with the Company's policies established from time to time as published in our Employee Handbook. These policies are incorporated by reference into this Agreement and form part of the Terms and Conditions of your employment with the Company.

If you accept our offer on the foregoing terms, please indicate your acceptance by signing and returning the duplicate copy of this letter.

I would like to take this opportunity to personally welcome you to Swissport and I look forward to working with you.

Yours truly,

Swissport Canada Inc.



Zubin Persaud
Human Resources Manager



Nitin Singhal

Location Emp # 000000000515
ONTARIO 020615700 0000

Earnings Statement

00000526

Gate Gourmet Canada, Inc.
2498 Britannia Road East
Mississauga, ON L5P1A2

Page 001 of 001
Period Ending: 20170319
Advice Date: 20170328
Advice Number: 0000010194
Batch Number: BLGYWX0000K0

Santosh Kumari
50 Howell St.
Brampton, ON L6Y 3H8

Federal: 0
Work In ON: 0
Resident:

Earnings	Rate	Hours	This Period	Year-to-Date
AD&D Taxable			\$0.60	\$1.80
holiday Work				\$828.06
Overtime	22.38	31.50	\$704.97	\$4,140.30
Regular	14.92	80.00	\$1,193.60	\$7,280.96
Shift Premium			\$55.75	\$428.63
Stat Ho				\$477.44
Tornoto Life			\$2.70	\$8.10
TOTAL EARNINGS			\$1,957.62	\$13,165.29
Tax Deduction	Taxable Wages	Cur Tax Amt	YTD Tax Amt	
CPP Gov Pens EE	\$1,957.62	\$95.24	\$605.04	
EI Premium EE	\$1,954.32	\$51.85	\$214.45	
Income Tax		\$221.70	\$2,132.72	
TOTAL TAXES		\$468.79	\$2,952.19	

Other Benefits and Information	This Period	Year-to-Date
Employee Bads	Cur Amount	YTD Amount
ADD Taxable	\$0.60	\$1.80
Meal	\$0.00	\$43.40
Misc Deducti	\$0.00	-\$0.01
Tornoto Life	\$2.70	\$8.10
Union Adj	\$0.00	\$39.00
Union Dues	\$0.00	\$117.00
TOTAL EE BADS	\$3.30	\$209.29
NET PAY	\$1,510.52	\$10,003.81
PTO Accrual	Earned	Avail Bal
Previous Year	0.00	0.23
Vacation	78.17	10.53

Gate Gourmet Canada, Inc.
2498 Britannia Road East
Mississauga, ON L5P1A2

Advice Number: 0000010194
Advice Date: 20170328
YYYYMMDD

Deposited to the account of
Dépôt effectué au compte de

Santosh Kumari

Checking

amount
montant

XXXXXXXX2933

bank/transit No.
n° succ.

\$1,510.52

THIS IS NOT A CHEQUE
CECI N'EST PAS UN CHEQUE

NON-NEGOTIABLE

DETACH HERE
RETURN HERE

Location: Emp # 300000000401
ONTA0 020615700 0006

Earnings Statement

00000472

Gate Gourmet Canada, Inc.
2498 Britannia Road East

Mississauga, ON L5P1A2

Page 001 of 001
Period Ending: 20170305
Advice Date: 20170314
Advice Number: 0000007840
Batch Number: BKR0U60000K0

Santosh Kumari
50 Howell St.
Brampton, ON L6Y 3H8

Federal: 0
Work In ON: 0
Resident :

Earnings	Rate	Hours	This Period	Year-to-Date
AD&D Taxable				\$1.20
Holiday Work	22.38	9.00	\$201.42	\$828.06
Overtime	22.38	49.00	\$1,096.52	\$3,435.33
Regular	14.92	72.00	\$1,074.24	\$6,087.36
Shift Premium			\$65.00	\$372.88
Stat Hol	14.92	8.00	\$119.36	\$477.44
Tornoto Life				\$5.40
TOTAL EARNINGS			\$2,556.64	\$11,207.67
Tax Deduction	Taxable Wages	Cur Tax Amt	YTD Tax Amt	
CPP Gov Pens EE	\$2,556.64	\$119.89	\$514.80	
EI Premium EE	\$2,556.64	\$41.67	\$182.57	
Income Tax		\$486.00	\$1,811.02	
TOTAL TAXES		\$647.56	\$2,508.39	

Other Benefits and Information	This Period	Year-to-Date
Employee Deds	Cur Amount	YTD Amount
ADD Taxable	\$0.00	\$1.20
Meal	\$8.40	\$43.40
Misc Deducti	\$0.00	-\$0.01
Tornoto Life	\$0.00	\$5.40
Union Adj	\$0.00	\$39.00
Union Dues	\$39.00	\$117.00
TOTAL EE DEBS	\$47.40	\$205.99
NET PAY	\$1,861.68	\$8,493.29
PTO Accrual	Earned	Avail Bal
Previous Year	0.00	0.23
Vacation	102.27	638.34

Gate Gourmet Canada, Inc.
2498 Britannia Road East

Mississauga, ON L5P1A2

Advice Number: 0000007840
Advice Date: 20170314
YYYYMMDD

Deposited to the account of
Dépôt effectué au compte de

Santosh Kumari

Checking

XXXXXXX2983

bank/transit No.
n° succ.

amount
montant

\$1,861.68

THIS IS NOT A CHEQUE
CECI N'EST PAS UN CHEQUE

NON-NEGOTIABLE

DETACHER ICI
RETURN HERE

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

November 04th, 2016

Mohamad Ramzi Kaiss
6-38 Fairview Rd West
Mississauga, Ont
L5B 4J8

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 511, 4011 Brickstone Mews in Mississauga, Ontario (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Mohamad Ramzi Kaiss
Principal Amount:	\$301,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	January 25 th 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option:	Closed to prepayment privileges, subject to terms of mortgage
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	Jan 25th, 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until July 25th, 2017.

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;

528322 (0212)

- Valid First Mortgage Security to be provided on the Property.

528322