

Worksheet
Leasing

Suite: 2505 Tower: PSV Date: Apr. 24/17 Completed by: Silvi

Kulbir Sandhu

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 N/A Not Required
- ✓ ● 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). \$1500 + HST
Draft No. 81057261
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 50,385
- ✓ ● 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
- N/A ● 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

KULBIR KAUR SANDHU (the "Purchaser")

Suite **2505** Tower **ONE** Unit **5** Level **24** (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 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

DATED at Mississauga, Ontario this 28th day of March 2017 (K.S.)

Witness:

Purchaser: **KULBIR KAUR SANDHU**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28 day of March 2017 (K.S.)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Residential Tenancy Agreement

THIS LEASE (the "Lease") dated this 3rd day of April, 2017

BETWEEN:

Kulbir Kaur Sandhu

Address: 4472 Ashley Ave, Mississauga, Ontario, L5R 2X6
(the "Landlord")

OF THE FIRST PART

- AND -

Gifty Kyei and Olga Akua

Address: Suite 2505, 4011 Brickstone Mews, Mississauga, Ontario L5B 0J7
(collectively and individually the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations provided in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease agree as follows:

Leased Premises

1. The Landlord agrees to rent to the Tenant the condominium municipally described as Suite 2505, 4011 Brickstone Mews, Mississauga, Ontario L5B 0J7, (the 'Premises') for use as residential premises only. Neither the Premises nor any part of the Premises will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a private single-family residence.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Premises without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Premises for longer than one week without the prior written consent of the Landlord.
4. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking (the 'Parking') on or about the Premises. Only properly insured motor vehicles may be parked in the Tenant's space.
5. The Premises are provided to the Tenant without any furnishings.
6. The Tenant agrees and acknowledges that the Premises have been designated as a smoke-free living environment. The Tenant and members of Tenant's household will not smoke

Care and Use of Premises

16. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.
17. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.
18. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
19. The Tenant will keep the Premises reasonably clean.
20. The Tenant will not engage in any illegal trade or activity on or about the Premises.
21. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.
22. The hallways, passages and stairs of the building in which the Premises are situated will be used for no purpose other than going to and from the Premises and the Tenant will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other tenant.
23. Boots and rubbers which are soiled or wet should be removed at the entrance to the building in which the Premises are located and taken into the Tenant's Premises.
24. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

Hazardous Materials

25. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

Rules and Regulations

26. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the building, parking lot, laundry room and other common facilities that are provided for the use of the Tenant in and around the building containing the Premises.

Address for Notice

27. For any matter relating to this tenancy, whether during or after this tenancy has been terminated:

anywhere in the Premises nor permit any guests or visitors to smoke in the Premises.

Term

7. The term of the Lease is a periodic tenancy commencing at 12:00 noon on April 1st, 2017 and continuing on a year-to-year basis until the Landlord or the Tenant terminates the tenancy.
8. Any notice to terminate this tenancy must comply with the Act.

Rent

9. Subject to the provisions of this Lease, the rent for the Premises is \$1,900.00 per month (which includes any charge for the Parking), plus utilities (collectively the 'Rent').
10. The Tenant will pay the Rent on or before the 1st day of each and every month of the term of this Lease to the Landlord.

Quiet Enjoyment

11. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

Inspections

12. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Premises to make inspections or repairs, or to show the Premises to prospective tenants or purchasers in compliance with the Act.

Utilities and Other Charges

Insurance

13. 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. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a renter's policy of insurance.

Governing Law

14. It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the Province of Ontario, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

15. If there is a conflict between any provision of this Lease and the applicable legislation of the Province of Ontario (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.

The Landlord or the Tenant may, on written notice to each other, change their respective addresses for notice under this Lease.

General Provisions

28. 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.
29. 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 to this Lease. All covenants are to be construed as conditions of this Lease.
30. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
31. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

IN WITNESS WHEREOF Gifty Kyei and Olga Akua have duly signed and Kulbir Kaur Sandhu, has duly affixed its signature by a duly authorized officer under seal on this day of April, 2017.

Witness:

Witness:

Witness:

Gifty Kyei (Tenant)

Olga Akua (Tenant)

Kulbir Kaur Sandhu (Landlord)

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 16 day of April, 2017.

Gifty Kyei (Tenant)

Olga Akua (Tenant)

10358 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

728 BRISTOL ROAD WEST
MISSISSAUGA, ON L5R 4A3

81057261

2017-03-31
MMYY

DATE

Transit-Serial No. 1293-81057261

Pay to the
Order of

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****1,695.00

*****00/100 Canadian Dollars

ONE THOUSAND SIX HUNDRED NINETY FIVE
Authorized signatory required for amounts over \$5,000.00
Re PS 172505 (Drawing Preparation)

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

Authorized Officer

Number


Countersigned

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

⑈81057261⑈ ⑆096120004⑆

⑈3808⑈

Received by *PS*
ON 18 April 17

BMO  **BANK of Montreal • Banque de Montréal**
100 CITY CENTRE DRIVE L5B 2C9
MISSISSAUGA, ONTARIO, CANADA

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS
345568
DATE
VIA
MM
DU

CTI

BALRAJ SANKHIA

Name of payee
Nom du bénéficiaire

For Bank of Montreal/pour la Banque de Montréal

Signing Officer / Signataire
Signing Officer / Signataire

Name of remitter / Nom de l'expéditeur

Address of remitter / Adresse de l'expéditeur

PSV #2306

023455685

\$

345568

March 23, 2017

GIFTY KYEI
310 BURNHAMTHORPE ROAD WEST
MISSISSAUGA ON L5B 4P9

Employment Verification

We are pleased to provide the following employment information:

| | |
|-----------------|------------------------|
| Title: | Assoc. Credit Cards |
| Service Date: | 08/15/2016 to present |
| Current Salary: | \$ 47,000.00 per annum |

Contact Information

If additional information is required, please call the Human Resources Centre toll-free at **1-888-927-7700**. Representatives are available from 8:00 a.m. to 6:00 p.m., Eastern time, Monday through Friday.

This letter is to be distributed only by the employee named above. The contents are confidential and are not to be distributed beyond the employee's intended recipient.

ZARA CANADA Inc.

1200 McGill College av.
Suite 1550
Montreal - QC
Canada - H3B 4G7
Tel.: +1 514 868 15 16
Fax. +1 514 868 15 22
www.inditex.com

INDITEX

Montréal, Québec

March 20, 2017

Confirmation of employment

To whom it may concern,

I wish to confirm by the following, the employment of Olga Akua Otten. She was hired for Zara Canada on April 29, 2016 and is currently working as an assistant manager at our Yorkdale Centre located at 3401 Dufferin Street Unit 235, Toronto, Ontario M6A2T9.

Olga is a full time employee who works on average 25 to 37.5 hours a week with a base salary of \$36,000 per year.

If you need any further information, please do not hesitate to call me at the number below.



Adriana Cucereavii

Assistante de la paie / Payroll Assistant

Zara Canada Inc. | Massimo Dutti Canada Inc. | Zara Home Canada Inc.

514 868-1516

adrianacu@ca.inditex.com

TransUnion

Credit Monitoring

My Profile

My Profile

Logout

My Dashboard

My Credit Score

My Credit Report

My Debt Analysis

My Credit Alerts

Print This Page

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My TransUnion Credit Report

I WANT TO

VIEW CREDIT REPORT

GO TO DISPUTE CENTRE

Expanded View

ACCOUNTS SUMMARY

| | | | | |
|---------------------|------|-----------------|---|------|
| Credit Score | 746 | Credit Accounts | 6 | View |
| Balances | | Open Accounts | | |
| Payments | \$98 | Closed Accounts | 2 | |
| Delinquent | | Derogatory | 0 | |
| Inquiries (6 years) | 3 | Public Records | 0 | View |

PERSONAL INFORMATION

| | | | |
|--------------------|--|----------|------------|
| Name | GIFTY KYE | Reported | 03/21/2017 |
| Also Known As | | | 03/21/2017 |
| Date of Birth | 04/26/1995 | | 03/21/2017 |
| Current Address | 310 BURNHAMTHORPE RD W MISSISSAUGA ON L5B4P9 | | 06/13/2016 |
| Telephone # | 647 5699395 | | 03/21/2017 |
| Previous Address | 4099 BRICKSTONE MEWS MISSISSAUGA ON L5B0G2 | | 05/24/2014 |
| | 1779 JANE ST TORONTO ON M5H3V7 | | 05/31/2013 |
| Employer | | | |
| Previous Employer | | | |
| Consumer Statement | | | |

INQUIRIES

These inquiries are made by companies with whom you have applied for a loan or credit in the past six years.

These inquiries can impact your credit rating.

A request for your credit history is called an inquiry.

| | | | |
|--------------------------|-----------------|---------------------|-----------------|
| Creditor Name | Date of Inquiry | Creditor Name | Date of Inquiry |
| TANGERINE CREDIT CARD | 01/16/2017 | SCOTIABANK | 12/08/2013 |
| FIDO SOLUTIONS INC. | 10/11/2016 | ROYAL BANK VISA | 12/08/2013 |
| INSTADEBIT SERVICES INC | 10/17/2015 | FIDO SOLUTIONS INC. | 08/29/2013 |
| ROGERS COMMUNICATIONS CA | 05/06/2014 | SCOTIABANK | 07/08/2013 |
| ROYAL BANK VISA | 12/15/2013 | BANK OF MONTREAL | 05/31/2013 |

BANKING INFORMATION

| | | | |
|--------------------------|------------|---------------------|------------|
| INSTADEBIT SERVICES INC | 10/17/2015 | FIDO SOLUTIONS INC. | 06/29/2013 |
| ROGERS COMMUNICATIONS CA | 05/06/2014 | SCOTIABANK | 07/08/2013 |
| ROYAL BANK VISA | 12/15/2013 | BANK OF MONTREAL | 05/31/2013 |

BANKING INFORMATION

Bank accounts closed for derogatory reasons
Not Applicable

ACCOUNTS

"The information in your credit report appears in the language in which it is reported to TransUnion by your creditors."

Revolving Accounts

Expand/Collapse All

| Account Name | Balance | Balance Date | Payment |
|------------------------|---------|--------------|---------|
| ► BANK OF MONTREAL M/C | \$1,723 | 03/08/2017 | \$0 |

Installment Accounts

Expand/Collapse All

| Account Name | Balance | Balance Date | Payment |
|----------------------------|---------|--------------|---------|
| ► GOVERNMENT STUDENT LOANS | \$8,517 | 03/08/2017 | \$8,517 |

Expand/Collapse All

| Account Name | Balance | Balance Date |
|--------------------|---------|--------------|
| ► CBV COLL SVCS. | | |
| ► MET 888 797 7727 | | |

Other Accounts

Expand/Collapse All

| Account Name | Balance | Balance Date | Payment |
|--------------|---------|--------------|---------|
| ► KOODO | \$530 | 03/14/2017 | \$530 |

PUBLIC RECORDS

PSV 2505 Mortgage



TD Canada Trust
2580 Hurontario Street
Mississauga, Ontario L5B 1N5
T 905 277 9474
F 905 896 1725

TD Canada Trust
2580 Hurontario Street
Mississauga, ON
L5B 1N5

April 8th, 2017

To whom it may concern

This letter is to confirm that our client Kulbir Sandhu has been a client at TD Canada Trust since June 1995. This letter is also to confirm that our client currently has an active account and relationship with TD Canada Trust in excellent standing. Mrs. Sandhu currently has liquid assets of \$495k+ as of the end of business day today.

If you require any additional information please feel free to contact the branch at 905-277-9474 ext 229.

Thank you,


Arthur Massey
Financial Service Representative
TD Canada Trust

Arthur Massey
Financial Services Representative



TD Canada Trust
2580 Hurontario Street
Mississauga, Ontario L5B 1N5
T 905 277 9474 Ext. 229
F 905 896 1725
arthur.massey@td.com

