

Worksheet Leasing

Suite: 2508 Tower: One Date: April 10th 2017 Completed by: Dragana

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 Bianey McMurtry LLP in Trust - Amazon to verify
- Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. ✓
- Agreement must be in good standing. Funds in Trust: \$ 41,685. - Amazon to verify
- 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 - Amazon to verify
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

Please note April 25 closing Date

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

HONG GE and LIANG ZHONG (the "Purchaser")

Suite 2508 Tower ONE Unit 8 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 27 day of March 2012

Witness:

Purchaser: HONG GE

Witness:

Purchaser: LIANG ZHONG

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of March 2012

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Agreement to Lease Residential

This Agreement to Lease dated this 8 day of April, 2017

TENANT (Lessee), WILLIAM ARGUDO
(Full legal names of all Tenants)

LANDLORD (Lessor), HONG GE AND LIANG ZHONG
(Full legal name of Landlord)

ADDRESS OF LANDLORD 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.

1. PREMISES: Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
4011 BRICKSTONE MEWS # 2508 MISSISSAUGA

2. TERM OF LEASE: The lease shall be for a term of ONE YEAR commencing 25TH APRIL 2017

3. 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 Canadian Dollars (CDN\$ 1,600.00), 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.

4. DEPOSIT AND PREPAID RENT: The Tenant delivers upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to "Deposit Holder"

in the amount of Three Thousand Two Hundred

Canadian Dollars (CDN\$ 3,200.00) 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.

5. 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: RESIDENTIAL ONLY

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 type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>CABLE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>INTERNET</u>	<input type="checkbox"/>	<input checked="" 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):

WA

INITIALS OF LANDLORD(S):

GP/GU

P.O.A



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7. **PARKING:** ONE, LOCKER ONE

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**

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 8:00 p.m. on the 9 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 (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.: 905 286 5271

(For delivery of Documents to Landlord)

FAX No.: 416 288 8038

(For delivery of Documents to Tenant)

Email Address:

(For delivery of Documents to Landlord)

Email Address: anjusikka@rogers.com

(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):

[Signature]

INITIALS OF LANDLORD(S):

[Signature]

(P.O.A)



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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:

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE 8 April 2017

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

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:

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE 8 April 2017

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE 8 April 2017

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.

(Witness)

(Spouse)

(Seal)

DATE

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 2:10 a.m./p.m. this 8 day of April, 2017. (P.O.A.)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION, BROKERAGE Tel.No. 416 733 7784

(Salesperson / Broker Name)

Co-op/Tenant Brokerage CENTURY 21 NEW STAR REALTY INC. Tel.No. 416 288 0800

(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 8 April 2017

(Landlord) (P.O.A.) DATE 8 April 2017

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:

DRAGANA NESTOROVSKI (Authorized to bind the Listing Brokerage)

ANJU SIKKA (Authorized to bind the Co-operating Brokerage)



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Form 400 Revised 2017 Page 2 of 2

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

TENANT (Lessee), WILLIAM ARGUDO, and

LANDLORD (Lessor), HONG GIE + LIANG ZHONG

for the lease of 4011 - BRICKSTONE MEWS - MISSISSAUGA
#250815BOT7 dated the 8 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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to landlord on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 refundable security deposit in the form of a cheque payable to landlord before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

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

INITIALS OF TENANTS:

WAB

INITIALS OF LANDLORD(S):

GO/GIO (P.O.A.)

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

TENANT (Lessee), William ARGUDO, and
LANDLORD (Lessor), HONG GIE & LIANG ZHONG
for the lease of 4011 BRICKSTONE MEWS - #2 S08
MISSISSAUGA L5B0J7 dated the 8 day of April, 2017

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's Insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenants name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e. Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

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

INITIALS OF TENANTS:

W/A

INITIALS OF LANDLORD(S):

GN/GH (P.O.A)

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Form 401

for use in the Province of Ontario

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

TENANT (Lessee), William ARGUDD, and

LANDLORD (Lessor), HONG GIE & LIANG ZHONG

for the lease of 4011 BRICKSTONE MEWS #2508

MISSISSAUGA L5B0T7 dated the 8 day of April, 2017

Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builders/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

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

INITIALS OF TENANTS:

WS

INITIALS OF LANDLORD(S):

GA/GH

(P.O.A.)

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Form 320
for use in the Province of Ontario

BUYER: WILLIAM ARGUDO
SELLER: HONG GE AND LIANG ZHONG

For the transaction on the property known as: 4011 BRICKSTONE MEWS # 2508 MISSISSAUGA

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 representatives 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:
- ☒ 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)
 - ☐ 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 Brokerage.....represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- or:
- ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ 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)


BUYER


CO-OPERATING/BUYER BROKERAGE


SELLER


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
..... to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
b) ☒ The Co-operating Brokerage will be paid as follows:
half month's rent +HST

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)

CENTURY 21 NEW STAR REALTY INC.

(Name of Co-operating/Buyer Brokerage)

ANJU SIKKA

Tel.: 416 288 0800 Fax: 416-288-8038

Anju Sikka Date: *8 April 2017*
(Authorized to bind the Co-operating/Buyer Brokerage)

ANJU SIKKA

(Print Name of Broker/Salesperson Representative of the Brokerage)

ORION REALTY CORPORATION BROKERAGE

(Name of Listing Brokerage)

DRAGANA NESTOROVSKI

Tel.: 416 733 7784 Fax: 905 286 5271

D Nestorovski Date: *April 8, 2017*
(Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

(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.

W. ARGENTO Date: *8 April 2017*
(Signature of Buyer)

(Signature of Buyer)

[Signature] Date: *7 April 2017*
(Signature of Seller)

[Signature] (P.O.A.) Date: *7 April 2017*
(Signature of Seller)



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Form 290 Revised 2017 Page 2 of 2

BMO Bank of Montreal • Banque de Montréal

797697

ERIN MILLS
2825 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO, CANADA L5M 6J3

DATE 2017 04 10
Y/A M/M D/J

CTI

Canadian Dollar Money Order - not exceeding \$2,500 Cdn.
Mandat en dollars Canadiens - n'excédant pas

Pay to the order of / Payez à l'ordre de AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARK \$ 1695.00
1695.00

Ms Hong Ge #2508 P/S one /100 Canadian Dollars Canadiens
Bank of Montreal/pour la Banque de Montréal
Purchaser's Name/Nom de l'acheteur Montreal, Canada/Montréal, Canada

Mississauga
Purchaser's Address/Adresse de l'acheteur

William A. Downes
President and Chief Executive Officer, BMO Financial Group
Président et chef de la direction, BMO Groupe Financier

069520011 3978017976974 90



Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/NOM

ARGUDO,
WILLIAM,R

8 3-50 HIGH STE

MISSISSAUGA, ON, L5G 1K1

4d NUMBER/
NUMERO

A7384 - 78577 - 41220

4a ISS/DEL

2017/03/09

4b EXP/EXP 2018/12/20

5 DD/REF

DT1572146

4c HEIGHT/AUT 175 cm

15 SEX/SEXE

M

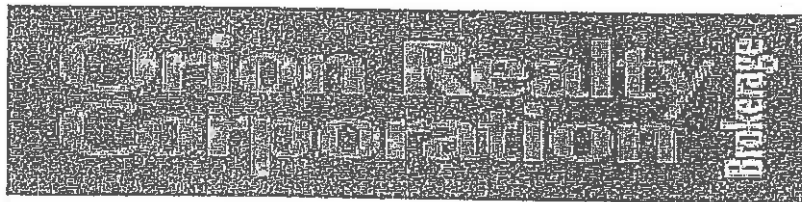
9 CLASS/
CATEG

G

12 REST./
COND



1974/12/20



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801
Toronto, ON, M3C 3E5
Ph. 416-733-7784
Fax. 416-499-1844

DATE: 4/10/17 TIME: 4:10 pm

RECEIVED FROM: William Argudo

ITEMS: ☐ CERTIFIED CHEQUE ☐ CHEQUE ☒ BANK DRAFT ☐ OTHER

AMOUNT \$ 3,200.00

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 4011 Brickstone Mews # 2508
(PROPERTY ADDRESS)

RECEIVED BY: Becky

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT

The Toronto-Dominion Bank

80765976

10908 HURONTARIO STREET UNIT F1
BRAMPTON, ON L7A 3R9

DATE

2017-04-10

YYYYMMDD

Transit-Serial No.

2073-80765976

Pay to the
Order of ORION REALTY CORPORATION BROKERAGE IN TRUST

\$ *****3,200.00

THREE THOUSAND TWO HUNDRED**
Authorized signature required for amounts over CAD \$5,000.00

Re

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

Authorized Officer

Countersigned

Number

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

⑈80765976⑈ ⑆09612004⑆

⑈3808⑈

UA LOCAL 46 TORONTO

938 WARDEN AVENUE
TORONTO, ONTARIO
M1L 4C9
E-MAIL
office@ualocal46.org

295 EDGEHILL DR.
BOX 613,
BARRIE, ONTARIO
L4M 4V1

TORONTO OFFICE (416) 759-6791
BARRIE OFFICE (705) 722-3006
TOLL FREE 1-866-915-2799
TRAINING DEPT. (416) 759-8351
TORONTO FAX (416) 759-7346
BARRIE FAX (705) 722-0754

BUSINESS MANAGER
ROBERT BROOKER

PRESIDENT
BILL SIGNAL

SECRETARY-TREASURER
JOE DI MASO



VICE-PRESIDENT
DAN COX

BUSINESS REPRESENTATIVES
PAUL BOYLE
JAMES EVERETT
STEVEN MARSHALL
SCOTT MORRISON
THOMAS O'HARA
EDDY PANETTA
BRENDAN TRAYNOR
BUSINESS AGENT/ORGANIZER
REG KENWELL

February 10, 2017

To Whom It May Concern,

Re: William Argudo

Card No: 1536617

This letter is to verify that the above-named journeyman is a member in good standing with The United Association of Plumbers and Steamfitters since his initiation in May 2005.

Mr. Argudo works for Contractors Signatory to an Acceptance of Agreement with Local 46. As a welder within Local 46's ICI jurisdiction his hourly base rate is \$44.44 per hour. In addition, he receives \$4.89 vacation pay and \$2.65 zone 11 allowance. This adds up to a total package of \$51.98 per hour, or \$97,306.56 annually. This total does not take into consideration any overtime he may work in addition to the 36-hour regular work week.

I trust this is satisfactory. Should you require further information, please do not hesitate to contact our Toronto office.

Yours truly,

Joe Di Maso
Financial Secretary-Treasurer
UA Local 46
cope343:vr



Customer Account Information - For Payroll, Direct Deposit or Pre-Authorized Payment
For Payroll, Direct Deposit or Pre-Authorized Payment

Customer Information

Name

MR WILLIAM ARGUDO

Address

3-50 HIGH ST E

City

MISSISSAUGA

Province

ON

Postal Code

L5G 1K1

Banking Information

Branch Address

35 LAKESHORE ROAD EAST

City

MISSISSAUGA

Province

ON

Postal Code

L5G1C9

Transit Number

02222

Institution Number

010

Account Number

7983484

x *W. Argudo*

Customer Signature

02/10/2017

Date

Instructions

This form provides account information in place of a voided cheque and is used when arranging payroll, other direct deposits (e.g. CPP/QPP, disability payments, dividends, government deposits) or pre-authorized payments.

1. This form should be submitted by the CIBC customer to the employer or the company initiating the payroll, direct deposit or pre-authorized payment along with their respective application.
2. Upon receipt of this form, the employer or company should use this information to update their records and initiate a change to the CIBC customer's banking information on file.





Banking
that fits
your life.

PROOF OF EMPLOYMENT - DIRECT DEPOSITS

Account Details

February 10, 2017 at 08:13pm Eastern time

- Receive notifications when held funds are released and are available to you; when you exceed your bank machine withdrawal and your Point of Sale daily limit.

Chequing (02222-79-83484) ▾

Account Nickname

View eStatements

Product Name:
CIBC Smart™ Account

Statement Option:
[View and Edit](#)

CIBC Smart™ Account Monthly Fee⁴

Up to 12 transactions:
\$4.95

13 to 20 transactions:
\$1.25 per additional transaction up to a maximum of \$14.95

Unlimited transactions:
\$14.95


[Set up notifications about your banking activity](#)

Past Transactions - Aug. 01, 2016 to Feb. 01, 2017

Date	Transactions * Free transaction	Debit	Credit	Running Balance ³
Jan. 26, 2017	* Electronic Funds Transfer PAY 000000573178554 TRADE-MARK INDUSTRIAL INC		\$1,266.76	
Jan. 19, 2017	* Electronic Funds Transfer PAY 000000572216283 TRADE-MARK INDUSTRIAL INC		\$941.13	
Jan. 16, 2017	Electronic Funds Transfer PREAUTHORIZED DEBIT U.A. ASSOCIATION OF PLUMBER	\$38.00		
Jan. 12, 2017	* Electronic Funds Transfer PAY 000000571075252 TRADE-MARK INDUSTRIAL INC		\$876.53	
Jan. 05, 2017	* Electronic Funds Transfer PAY 000000570063100 TRADE-MARK INDUSTRIAL INC		\$1,005.73	
Dec. 29, 2016	* Electronic Funds Transfer PAY 000000569210071 TRADE-MARK INDUSTRIAL INC		\$1,726.69	
Dec. 28, 2016	* Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB-CANADA	\$1.50		
Dec. 22, 2016	* Electronic Funds Transfer PAY 000000568180114 TRADE-MARK INDUSTRIAL INC		\$1,167.74	
Dec. 15, 2016	Electronic Funds Transfer PREAUTHORIZED DEBIT U.A. ASSOCIATION OF PLUMBER	\$38.00		
Dec. 15, 2016	* Electronic Funds Transfer PAY 000000567141262 TRADE-MARK INDUSTRIAL INC		\$1,257.18	
Dec. 12, 2016	* Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB-CANADA	\$1.50		
Dec. 08, 2016	* Electronic Funds Transfer PAY 000000566102421 TRADE-MARK INDUSTRIAL INC		\$1,000.74	

Dec. 01, 2016	• Electronic Funds Transfer PAY 000000564840111 TRADE-MARK INDUSTRIAL INC		\$1,257.18
Nov. 24, 2016	• Electronic Funds Transfer PAY 000000563592846 TRADE-MARK INDUSTRIAL INC		\$1,257.18
Nov. 21, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB- CANADA	\$1.50	
Nov. 17, 2016	• Electronic Funds Transfer PAY 000000562777436 TRADE-MARK INDUSTRIAL INC		\$1,257.18
Nov. 16, 2016	Electronic Funds Transfer PREAUTHORIZED DEBIT U.A. ASSOCIATION OF PLUMBER	\$38.00	
Nov. 10, 2016	• Electronic Funds Transfer PAY 000000561766266 TRADE-MARK INDUSTRIAL INC		\$1,357.13
Nov. 03, 2016	• Electronic Funds Transfer PAY 000000560840836 TRADE-MARK INDUSTRIAL INC		\$1,257.18
Oct. 31, 2016	• Electronic Funds Transfer DEPOSIT CANADA		\$460.00
Oct. 27, 2016	• Electronic Funds Transfer PAY 000000559457937 TRADE-MARK INDUSTRIAL INC		\$1,357.13
Oct. 25, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB- CANADA	\$1.50	
Oct. 17, 2016	Electronic Funds Transfer PREAUTHORIZED DEBIT U.A. ASSOCIATION OF PLUMBER	\$3.00	
Oct. 13, 2016	• Electronic Funds Transfer PAY 10600202734 NPL CANADA LTD.		\$1,531.28
Oct. 13, 2016	• Electronic Funds Transfer PAY 10600202735 NPL CANADA LTD.		\$344.52
Oct. 06, 2016	• Electronic Funds Transfer PAY 10513389769 NPL CANADA LTD.		\$1,405.57
Oct. 06, 2016	• Electronic Funds Transfer PAY 10513389770 NPL CANADA LTD.		\$589.38
Sept. 29, 2016	• Electronic Funds Transfer PAY 10512915999 NPL CANADA LTD.		\$1,040.39
Sept. 27, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB- CANADA	\$1.50	
Sept. 26, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB- CANADA	\$1.50	
Sept. 22, 2016	• Electronic Funds Transfer PAY 10512623850 NPL CANADA LTD.		\$336.73
Sept. 22, 2016	• Electronic Funds Transfer PAY 10512623851 NPL CANADA LTD.		\$1,423.52
Sept. 15, 2016	• Electronic Funds Transfer PAY 10512113187 NPL CANADA LTD.		\$206.67
Sept. 15, 2016	• Electronic Funds Transfer PAY 10512113188 NPL CANADA LTD.		\$1,040.39
Sept. 08, 2016	• Electronic Funds Transfer PAY 10511890470 NPL CANADA LTD.		\$1,114.82
Sept. 02, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB- CANADA	\$1.50	
Sept. 01, 2016	• Electronic Funds Transfer PAY 10511649034 NPL CANADA LTD.		\$1,315.77
Aug. 31, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB- CANADA	\$1.50	

Aug. 26, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB-CANADA	\$1.50	
Aug. 25, 2016	• Electronic Funds Transfer PAY 10511112356 NPL CANADA LTD.		\$1,411.56
Aug. 22, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB-CANADA	\$1.50	
Aug. 17, 2016	• Electronic Funds Transfer DEPOSIT CANADA		\$460.00
Aug. 11, 2016	• Electronic Funds Transfer PAY 10510426978 NPL CANADA LTD.		\$1,594.53
Aug. 05, 2016	• Electronic Funds Transfer NETWORK TRANSACTION FEE ABM-CANADA/GAB-CANADA	\$1.50	
Aug. 03, 2016	• Electronic Funds Transfer DEPOSIT CANADA		\$920.00

- 1 Balance column shows the amount of money in your account, including any funds on hold.
- 2 Available Funds is your Balance minus any funds on hold plus any overdraft limit, representing money available for immediate use in your account.
- 3 Running balance is calculated by starting with the end of day balance from the latest closed business day and calculating forward through the recent transactions in posting date order. The balance changes as new transactions are added in posting date sequence. Please note that for CIBC Wood Gundy AAA accounts, the running balance may not display for your most recent transactions.
- 4 For a description of transactions that are included in the CIBC Smart Account monthly fee and fees for other Personal Banking Services please see the Personal Account Service Fee brochure available in-branch or [online](#) (600KB) 
- Foreign Currency Conversion Fee - If you withdraw foreign currency from a bank machine located outside of Canada, you are charged the same conversion rate CIBC is required to pay, plus an administration fee of 2.5% of the converted amount (this is in addition to any transaction fee applicable to the withdrawal and the network fee).

Please Note:

Transactions from today are reflected in your balance, but may not be displayed on this page if you recently updated your bankbook, if a paper statement was recently issued, or if a transaction is backdated. These transactions will appear in your history the following business day.

For questions and/or disputes about service fees or Non-Sufficient Fund (NSF) charges, please call Telephone Banking at 1-800-465-2422. You can also view a list of [service charges and account fees](#).



Equifax Credit Report and Score™ as of 07/04/2017

Name: William R. Argudo

Confirmation Number: 3816815734

Credit Score Summary

725

Very Good

Where You Stand

The Equifax Credit Score™ ranges from 300-800. 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 poor. You may have a hard time qualifying for credit and when you do, you may expect to pay some of the highest interest rates.