

Worksheet
Leasing

Suite: 3804 Tower: PSV Date: Apr. 24/17 Completed by: Silvi

Issam Al-Khairi

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to ^{20%}25% payable to Bianey McMurtry LLP in Trust Top-up Received \$30,000 . Draft No. 80092186
- ✓ ● 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). Paid for 2 leasings together PSV 3804 + PSV 3503
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 30,000 \$565 Draft No. 80818183
- ✓ ● 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

ISSAM AL KHAIRY (the "Purchaser")

Suite 3804 Tower ONE Unit 4 Level 37 (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 Two Hundred Fifty Dollars (\$250.00) 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 13 day of October 2016.


Witness:


Purchaser: ISSAM AL KHAIRY

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 17 day of October 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Agreement to Lease Residential

This Agreement Lease dated this 20 day of April, 2017

TENANT (Lessee), Johnson Konomayi (Full legal names of all Tenants)

LANDLORD (Lessor), Issam Al-khairy (Full legal names of Landlord)

ADDRESS OF LANDLORD 2487 confederation Parkway, Miss, Ont. L5B 1S1 (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 3804 Mississauga Ontario L5B 0G3

2. TERM OF LEASE: The lease shall be for a term of 1 year commencing 01 May 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), 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 WEST-100 METRO VIEW REALTY LTD. "Deposit Holder" in the amount of Four Thousand Eight Hundred Canadian Dollars (CDN\$ 4,800 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 2 Months 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 Purposes

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 type="checkbox"/>	<input type="checkbox"/>	Other CAC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other HEAT	<input checked="" 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 instalments 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): JK

INITIALS OF LANDLORD(S): AS

7. **PARKING:**
1 Parking inclusive in rent
8. **ADDITIONAL TERMS:**
Stainless Steel Appliances, Fridge, Stove, B/I Dw, Stack Washer/Dryer, Elf's
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 until 08 :00 p .m. on 20 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.: 905-238-0020 (For delivery of Documents to Landlord)
- FAX No.: 9058752102 (For delivery of Documents to Tenant)
- Email Address: omar.s@rokslogistics.com (For delivery of Documents to Landlord)
- Email Address: philip.otutu@century21.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.ltbb.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):

JK

INITIALS OF LANDLORD(S):

OSRA



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Rating Session ID: 860f88b-004e-4325-adfe-0d31510ee228

Page 2 of 4

Form 400

Revised 2017

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: 20 Apr 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: 20 April 2017
(Witness) (Landlord or Authorized Representative) (Seal) DATE:

SPOUSAL CONSENT: The Undersigned Spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees with the Buyer that he/she will 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 accepted by all parties 7:00 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 SHAATH	
(Salesperson / Broker Name)	
Co-op/Buyer Brokerage Century 21 Future Realty Inc.	Tel. No. 905-875-2100
Philip Otutu	
(Salesperson / Broker Name)	

ACKNOWLEDGEMENT	
I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.	I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.
(Landlord) DATE: April 20, 2017	(Tenant) DATE: 20 Apr 2017
(Landlord) DATE:	(Tenant) DATE:
Address for Service	Address for Service
Tel. No.	Tel. No. 6476493436
Landlord's Lawyer	Tenant's Lawyer
Address	Address
Email	Email
Tel. No.	Tel. No.
FAX No.	FAX No.

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: Philip Otutu
(Authorized to bind the Listing Brokerage)	(Authorized to bind the Co-operating Brokerage)

INITIALS OF TENANT(S): JF INITIALS OF LANDLORD(S): OF

Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Johnson Konomayi, and

LANDLORD (Lessor), Issam Al-khairy

for the lease of 4011 Brickstone Mews 3804 Mississauga Ontario L5B 0G3

dated the 20 day of April, 2017

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] 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.

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.

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

INITIALS OF TENANT(S):

JK

INITIALS OF LANDLORD(S):

SA

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

BUYER,... Johnson Konomayi , and

SELLER,... Issam Al-khairy

for the property known as... 4011 Brickstone Mews Mississauga 3804 Ontario L5B 0G3

..... dated the 20th day of April 20 17

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):

JK

INITIALS OF SELLER(S):

OS BA



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Realty Session ID: 840826732465018554252803086348893

Form 105 Revised 2008 **Page 1 of 1**

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**Confirmation of Co-operation
and Representation**

BUYER: Johnson Konomayi

SELLER: Issam Al-Khairy

For the transaction on the property known as: 4011 Brickstone Mews 3804 Mississauga Ontario L5B 0G3

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 included 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:
- 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 Brokerage represent 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)

JK
BUYER

PO
CO-OPERATING BUYER BROKERAGE

OS
SELLER

OS
LISTING BROKERAGE

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
1/2 Months Rent 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:

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 Future Realty Inc.
(Name of Co-operating/Buyer Brokerage)
Tel: 905-875-2100 Fax: 905-875-2102
Philip Otutu
Date: 20 Apr 2017
(Authorized to bind the Co-operating/Buyer Brokerage)
Philip Otutu
(Print Name of Broker/Salesperson Representative of the Brokerage)

WEST-100 METRO VIEW REALTY LTD.
(Name of Listing Brokerage)
Tel: 905-238-8336 Fax: 905-238-0020
Date: 20 Apr 2017
(Authorized to bind the Listing Brokerage)
OMAR KANAAN SHAATH
(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.

JK
BUYER'S INITIALS
SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Signature of Buyer Date: 20 Apr 2017
Signature of Buyer Date:

Signature of Seller Date: April 20, 2017
Signature of Seller Date:

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The Toronto-Dominion Bank

80092186

38, PLACE DU COMMERCE
ILE DES SOEURS, PQ H3E 1T8

DATE 2017-03-31
YYYYMMDD

Transit-Serial No. 4813-80092186

Pay to the
Order of BLANEY MCMURTY LLP IN TRUST

\$ *****30,000.00

THIRTY THOUSAND**00/100 Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00
Re ~~PSV 3804~~ Leave Top-up (PSV 3804)
The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer *Quinn Lammie R640* Number
Countersigned

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

ISSAM AL KHAIRY

⑈80092186⑈ ⑆09612⑈004⑆

⑈3808⑈

The Toronto-Dominion Bank

80818183

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-04-24
YYYYMMDD

Transit-Serial No. 1878-80818183

Pay to the Order of Amacon City Centre Seven New Development

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100 Canadian Dollars

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

Re PSV 3804 / 3503 PSV1

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

Authorized Officer Number

Countersigned

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

⑈80818183⑈ ⑆09612⑈004⑆ ⑈3808⑈

Draft for leasing for 2 units:
\$ 250 + HST x 2 = \$565
(PSV 3804 + 3503)

1058 (12/11)

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

81184658

The Toronto-Dominion Bank

312 SHEPPARD AVENUE EAST
NORTH YORK, ON M2N 3B4

DATE

2017-04-20
YMD

Transit-Serial No.

265-81184658

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

\$ *****4,800.00

FOUR THOUSAND EIGHT HUNDRED
Authorized signature required for amounts over CND \$5,000.00

00/100 Canadian Dollars

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

Authorized Officer

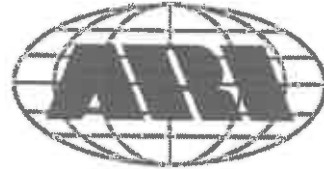
Countersigned

Number

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

81184658 1096120011

3808



ARI Financial Services
1270 Central Pkwy W
Mississauga, ON L5C 4P4

April 17, 2017

Attn: To Whom It May Concern

Re: Employment Confirmation

Mr. Johnson Collins Anorh Konomayi

This is to certify that Mr. Johnson Collins Anorh Konomayi has been an employee of ARI Financial Services as a Vehicle Remarketing Specialist since January 13, 2017.

He works from 9.00am to 6.00pm and earns an annual salary of \$75,672.00.

Should you require further information, please do not hesitate to contact the undersigned.

Yours Truly,

Theresa Kashama
Human Resources Manager
Phone: 18777274722

April 18, 2017

To Whom It May Concern:

Mr. Johnson Collins Arnorh Konomayi previously rented my basement in Waterloo Ontario and was of good conduct. He paid his rent and utilities on time. During his stay at my residence, he was peaceful and friendly.

If you need any additional information, you are free to contact me with my contact details below:

Most regards,



Kizito Omoregie

327 Sweet Gale Street

Waterloo, Ontario N2V0B2

Tel: 647 761 3171



ARI Financial Services
1270 Central Pkwy W
Mississauga, ON L5C 4P4

Earnings Statement



Period Ending 03/31/2017
Pay Date 04/15/2017

00000975

JOHNSON C. A. KONOMAYI
327 SWEET GALE STREET
WATERLOO ON N2V0B2

Earnings/Allowances
Federal: \$11,327
Provincial: \$8803

Earnings	Rate	Hours	Net Benefit	Rate per hour	Other Benefit and Information	this period
Regular	3,153.00		3,153.00	16,755.00		
Overtime						
Gross Pay			33,153.85	16,918.00		
Deductions	Signature					
Federal Tax		-445.71	2,734.26			
QPP		-223.72	1,143.06			
CPP		-148.41	896.46			
Other						
Full Company		-2,319.16				
Net Pay			23,319.16			



[Print This Page](#)

[Close Window](#)

Equifax Credit Report and Score TM as of 04/10/2017

Name: Collins Johnson F. Konomayi anah

Confirmation Number: 4123068423

Credit Score Summary

623

Fair

Where You Stand

The Equifax Credit ScoreTM ranges from 300-900. Higher scores are viewed more favorable. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score fair. You may have challenges qualifying for credit and you may expect to pay high interest rates when you do qualify.

EFX

Range	300 - 550	560 - 650	660 - 720	725 - 750	750 +
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	14%	57%

What's Impacting Your Score

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

- Number of revolving trades with a balance greater than or equal to 90% of high credit.
- Number of trades with late payment.
- Duration for National auto loans opened in last 6 months.

Your Loan Risk Rating

623

Fair*

Your credit score of 623 is better than 5% of Canadian consumers.

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

The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a high risk. You may have difficulty qualifying for conventional loans and credit cards - and when you do qualify for credit, you may be charged high interest rates. If you're in the market for credit, this is what you might expect.

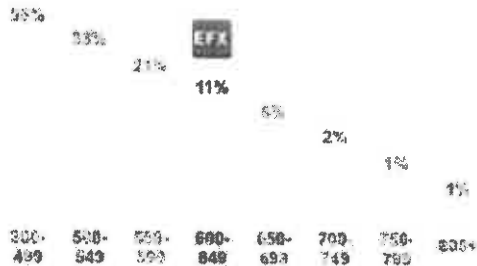
You may have difficulty qualifying for credit cards.

When you do qualify for a loan, you may pay very high interest rates.

The loan terms you receive may be very restrictive and include low credit limits.

It is important to understand that your credit score is not the only factor that lenders consider when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when applying your creditworthiness for a particular loan.

Delinquency Rates*



* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data

Name: COLLINS JOHNSON F KONGMAYI
 ANGRH
 SSN:
 Date of Birth: 1982-06-XX

Current Address

Address: 72 CLEARFIELD DR
 BRAMPTON, ON
 Date Reported: 2017-01

Current Employment

Employer: GLOBAL FINANCIAL SECURITY
 Occupation:

Special Services

No Special Services Mortgage

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 8 years from the date of last activity.

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

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

CAPITAL ONE BANK

Phone Number:	(800)728-3277	High Credit/Credit Limit:	\$500.00
Account Number:	XXXX-001	Payment Amount:	\$12.00
Association to Account:	Individual	Balance:	\$331.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-12	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	04		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Proj. Paying History:			
Comments:	Monthly payments Amount in N/A column is credit limit		

Credit History and Banking Information

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

No Banking Information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-665-3900

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Motor Vehicle, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed (Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections Information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2017-04-08 BM40 2201 600-263-2285

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Soft inquiries are logged internally, however only the most current is retained for each month.

2017-04-10 EQUIFAX PERSONAL SOI (606)871-8260

2017-04-08 * ADH E CONSUMER REQUE (Phone Number Not Available)

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

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H3B 2Z2

By fax: (514) 355-6500

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file.



Ontario

Temporary Driver's Licence
Permis de conduire temporaire

OR Class M 1 Licence - Province of Ontario
OU de catégorie M 1 - Province de l'Ontario

Effective Date
Date d'entrée en vigueur
2017/04/18
VA M DS

Driver's Licence No. N° du permis de conduire	Class Cat.	Corp. Rest.	Exp. Aut.	Height Taille	Sex Sexe	Date of Birth Date de naissance	Date of Expiry Date d'expiration
A5959-40708-20629	G1**	---	---	170	M/M	1982/06/29	2017/07/17

ANDRÉ XONOMAYI JOHNSON COLLINS
127 SWEET GALE ST
WATERLOO
N2V 0B2

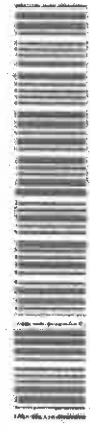
Valid without a photo card
Valable sans la carte-photo

Phonomeny

Licence's Signature / Signature du titulaire This license must be signed in ink and carried by the driver Le titulaire du permis doit signer le permis à l'encre et le porter sur lui	Gr. No. D42	Op. No. 0 ON	Issue Date 2017/04/18	Serial No. 71820936	Minister of Transport Ministre des Transports
---	----------------	-----------------	--------------------------	------------------------	--

SR LD-053 2016/09

To avoid a replacement fee, visit or contact ServiceOntario at 1-866-267-8267 if you do not receive your photo card within 2 weeks of the Date of Expiry on this Temporary Driver's Licence. / Pour vous exempter des droits de remplacement, visitez un centre ServiceOntario ou composez le 1 800 267-8267 si la carte-photo ne vous parvient pas deux semaines avant la date d'expiration de ce permis de conduire temporaire.



See reverse for M1, M2, G1 and G2 candidates.
Voir au verso les conditions des catégories M1, M2, G1 et G2.

Mailing Address / Adresses postales

Drinking and Driving Don't Mix - Keep Your Driving Privilege
La sobriété au volant - protégez votre permis de conduire

CO: TEL: (416) 291-1111 FAX: (416) 291-1111
TAX: 001319 000021-0000310022-1



ARI Financial Services
1270 Central Pkwy W
Mississauga, ON L5C 4P4

Earnings Statement



Period Ending 03/31/2017
Pay Date 04/15/2017

00000975

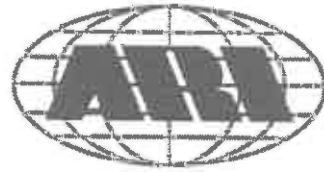
JOHNSON C. A. KONOMAYI
327 SWEET GALE STREET
WATERLOO ON N2V0B2

Payroll Period: 03/01/2017
Pay Date: 04/15/2017
Payroll Period: 03/01/2017

Earnings	Rate	Hours	Gross Pay
Regular	3,153.00		3,153.00
Paid			
Gross Pay			\$3,153.00
Deductions			
Federal Tax		-465.71	2,734.26
ES		-223.72	1,143.06
CPP		-148.41	696.46
Other			
Full Deductions		-2,318.16	
Net Pay			\$2,319.16

Net Pay
18,785.00
18,918.00

Other Benefit and
Information this period



ARI Financial Services
1270 Central Pkwy W
Mississauga, ON L5C 4P4

April 17, 2017

Attn: To Whom It May Concern

Re: Employment Confirmation

Mr. Johnson Collins Anorh Konomayi

This is to certify that Mr. Johnson Collins Anorh Konomayi has been an employee of ARI Financial Services as a Vehicle Remarketing Specialist since January 13, 2017.

He works from 9.00am to 6.00pm and earns an annual salary of \$75,672.00.

Should you require further information, please do not hesitate to contact the undersigned.

Yours Truly,

Theresa Kashama
Human Resources Manager
Phone: 18777274722

Form 410

for use in the Province of Ontario

We hereby make application to rent 4011 Brickstone Mews 3804 Mississauga Ontario L5B 0G3
from the 01 day of May 2017 at a monthly rental of \$
\$1,600
to become due and payable in advance on the 1st day of each and every month during my tenancy.

1. Name Johnson Konomayi Date of birth 29 Jun 1982 SIN No. (Optional) _____
Drivers License No A59594070820629 Occupation Financial Marketing Specialist
2. Name _____ Date of birth _____ SIN No. (Optional) _____
Drivers License No _____ Occupation _____
3. Other Occupants: Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
- Do you have any pets? _____ If so, describe _____
- Why are you vacating your present place of residence? _____

LAST TWO PLACES OF RESIDENCE

Address <u>327 Sweetdale Street Waterloo</u>	Address <u>72 Clearfield Dr. L6P 3J4 Brampton</u>
From <u>28 Sep 2016</u> To <u>20 Apr 2017</u>	From <u>01 Jan 2015</u> To <u>01 Jan 2016</u>
Name of Landlord <u>Kizito Omoregie</u>	Name of Landlord <u>Zittel Homes</u>
Telephone: <u>6477613171</u>	Telephone: <u>4168567004</u>

PRESENT EMPLOYMENT

Employer ARI Financial Services

Business address 1270 Central Pkwy, Mississauga ON.

Business telephone 18777274722

Position held Vehicle Remarketing Specialist

Length of employment 3 Months

Name of supervisor Theresa Kashama

Current salary range: Monthly \$3,152.85

PRIOR EMPLOYMENT



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Raffly Session ID: 8a0f68b-904e-4325-adae-0dd1510ae228

Form 410

Revised 2009

Page 1 of 2

SPOUSE'S PRESENT EMPLOYMENT

PRIOR EMPLOYMENT

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

Name of Bank Branch Address

Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to	Amount: \$
Payments to	Amount: \$

PERSONAL REFERENCES

Name Kizito Omoregie Address 327 Sweetdale Street, Waterloo
Telephone: 6477613171 Length of Acquaintance 8months Occupation
Name Address
Telephone: Length of Acquaintance Occupation

AUTOMOBILE(S)

Make	Model	Year	Licence No
Make	Model	Year	Licence No

The Applicant consents to the collection, use and disclosure of the Applicant'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 Applicant for the leasing, selling or financing of the premises or the real property, and making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.


The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Signature of Applicant: [Signature] Date: 20 Apr 2017

Signature of Applicant _____ Date _____

Telephone: 6476493436 Telephone:



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Ratify Session Id: 8e0f581e-904e-4325-ad18-5dd1510ee228

Form 410

Revised 2009

Page 2 of 2

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

February 1st, 2016

Issam Al Khairy
212 Rue Corot
Verdun, QC
H3E 1C3

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 3804 - 4011 Brickstone Mews, Mississauga, Ontario, PSV Tower One (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):	Issam Al Khairy
Principal Amount:	\$287,927.76
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	May 1 st , 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:	April 13 th , 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 April 24th, 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