

Worksheet

Leasing

Suite: 4206 Tower: PSV Date: May 10/17 Completed by: Silvi

Mariam Abboud

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 ²⁰¹¹
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$565 Draft No 80781482
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 46,935.
- ✓ ● 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:

Tenant is a student. No credit check
or employment letter provided.

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **4206** Tower **ONE** Unit **6** Level **41** (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 (20%) 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 Five Hundred Dollars (\$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 7th day of April 2017.

Witness:

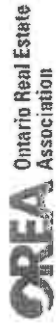
Purchaser: **MARIAM ABOUD**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 11 day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

Form 320

For use in the Province of Ontario

BUYER: Yifan Shen

SELLER: Adam Z. Investments Inc

For the transaction on the property known as: #4206 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

DEFINITIONS AND INTERPRETATIONS:

For the purposes of this Confirmation of Co-operation and Representation, "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker 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 comment, 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

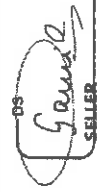
- ☐ The Brokerage [e.g. [discuss need]] represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid by the Seller in accordance with a Seller Customer Service Agreement
- or
- ☐ by the Buyer directly

Additional comment, 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

☒ The undersigned REALTOR, BROKER or SALESPERSON, as applicable, is a member of the Real Estate Council of Ontario (RECO) and is duly licensed by the Real Estate Council of Ontario (RECO) to act as a REALTOR, BROKER or SALESPERSON. I am not a member of the Real Estate Council of Ontario (RECO) and I am not a REALTOR, BROKER or SALESPERSON. I am not a member of the Real Estate Council of Ontario (RECO) and I am not a REALTOR, BROKER or SALESPERSON. I am not a member of the Real Estate Council of Ontario (RECO) and I am not a REALTOR, BROKER or SALESPERSON.

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 with the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
Half month 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)

HOMELIFE LANDMARK REALTY INC.

Plan of Cooper's/Buyer Brokerage

300-1140 BURNHAMTHORPE RD MISSISSAUGA

Tel: (905) 615-1600 Fax: (905) 615-1601

_____ Date: May 3 2017

JOE TV

Print Name of Brewer/Professor Representative of the District: _____

ROYAL LEPAGE REALTY PLUS

.....(admission bus) (to school)

2575 DUNDAS STREET, WEST MISSISSAUGA

Tel: (905) 828-6550

(905) 828-1511

Date: May 3 2017

Authorized to bind the Contracting/Buyer Entity:

JOE TV

Print Name of Brewer/Professor Representative of the District: _____

MOURAD RIMON HANNA

Print Name: Brian/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.




Signature: 3/28/2012 19:45 EDT

- DocuSigned by:

Gamil,

Date:

Date:

Date:

..... (S. J. and S. J.)

Signature (s) _____

D-112-

Q For the past 10 years, the Congressional Budget Office has been studying and identifying the severe problems of the United States. One of the most serious problems is the growing deficit. The Congressional Budget Office has been studying and identifying the severe problems of the United States. One of the most serious problems is the growing deficit. The Congressional Budget Office has been studying and identifying the severe problems of the United States. One of the most serious problems is the growing deficit.

1. Risk in a foreign country

2017

Shen

Investments Inc

ANDLORD

the purpose of reducing the

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.

- L5B 0J7

- commencing May 5 2017.

- Canadian Dollars (CDN\$) 1,650.00

- ... First and last months' rent to be paid

- (Herewith/Upon acceptance/as otherwise described in this Agreement)

- and Last:

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.

- Application completed prior to this Agreement will occupy the premises.

Single family residence

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

Utilities	Yes	No	Don't know
Gas	☒	☐	☐
Oil	☐	☐	☐
Electricity	☐	☒	☐
Hot water heater rental	☒	☐	☐
Water and Sewerage Charges	☒	☐	☐
Cable TV	☐	☐	☒
Condominium/Cooperative fees	☐	☒	☐
Garbage Removal	☐	☒	☐
Other: Phone & Internet...	☐	☐	☒
Other:	☐	☐	☐

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):

INITIALS OF LANDLORD(S):

 The information REALTOP® REACTOR and the REALTOP logo are controlled by The Ceratronics Real Estate Association (CREA) and clearly indicate price stands who are members of CREA. Used under license.

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7. PARKING: One underground parking and one locker

8. ADDITIONAL TERMS:

9. SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of ~~Schedules A and B~~.....

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant 8/1/2024 until 8/1/2024 p.m. on the 4 day of August 2024.

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

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 or ginal.

FAX No.	FAX No.
(for delivery of Documents to land)	(for delivery of Documents to "nonland")

Email Address: mouradhanna@rogers.com (for delivery of Documents to Landlord)

Email Address: joe.tex@gmail.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 Tenant 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 law withholding provisions of the ITA.

1.6. 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 preset portion hereof, the added provision shall supersede the standard preset 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.

9. 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 LANDLORD(S):

INITIALS OF TENANT(S):

[illegible]

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) _____ DATE May 3 2017
(Tenant or Authorized Representative) [Signature]
(Tenant or Authorized Representative) _____ DATE _____
(Witness) _____ DATE _____
(Cooperator) _____ 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) _____ DATE 5/4/2017
(Landlord or Authorized Representative) [Signature]
(Landlord or Authorized Representative) _____ DATE _____

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) _____ DATE _____
(Spouse) _____ 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 of _____ a.m./p.m. this _____ day of _____, 20____. (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage: ROYAL LEPAGE REALTY PLUS Tel.No. (905) 828-6550
MOURAD RIMON HANNA
Coop/Tenant Brokerage: HOMELIFE LANDMARK REALTY INC. Tel.No. (905) 615-1600
JOE TU
(Salesperson / Broker Name) (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.

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) [Signature] DATE _____
(Landlord) B90EEA49C97940D DATE _____
Address for Service _____

(Tenant) [Signature] DATE _____
(Tenant) 5/3/2017 2:13:40 PM EDT DATE _____
Address for Service _____

Landlord's Lawyer _____ Tel.No. _____
Address _____
Email _____

Tenant's Lawyer _____ Tel.No. _____
Address _____
Email _____

Tel.No. _____ FAX No. _____

Tel.No. _____ FAX No. _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

I, Co-operating Brokerage, shall on the foregoing Agreement to Lease,

to consider, in 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 M.S. 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 M.S. Rules and shall be subject to and governed by the M.S. Rules pertaining to Commission Trust.

DATED as of the _____ date of the receipt of the acceptance of the foregoing Agreement to Lease

Acknowledged by: _____

(Authorized to bind the Co-operating Brokerage)

(Authorized to bind the Co-operating Brokerage)

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(Authorized to bind the Co-operating Brokerage)

Form 400

to use in the Presence of Certain

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

TENANT (Lessee), Yifan Shen

LANDLORD (Lessor), Adam Z. Investments Inc.

for the lease of #4206-4011 Brickstone Mews

Mississauga

LSB 0J7

dated the 3.

day of May.

2017

This offer is conditional upon the landlord within two (2) banking days after the acceptance of this Offer being able to verify employment, failing which this Offer shall be null and void and the deposit will be returned to the Tenant in full without interest. This condition is deemed to be waived automatically if the Tenant of Tenant's agent does not receive written notice from the Landlord within such conditional period.

Tenant agrees and acknowledges that only the people named in the residential application will be the people living in the property and that there will be no smoking and no pets on the property.

Tenant shall give the Landlord eight [8] post-dated cheques on the day the Tenant receives the key. Landlord agrees to cash the cheques on or after the date on the cheque.

Tenant agrees to pay the Landlord \$40 for each and every cheque which the Landlord's bank or depository refuses to honour. Tenant agrees to deliver cash or certified cheque to the Landlord for replacement or returned cheques and the service charges within 48 hours upon receiving notice from the Landlord during that period. Tenant will be responsible for all cost in any delay in payment.

Tenant agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer and gas or other fuel. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew for a further 1 year lease term with the same terms and conditions, expect that lease price will be increased according to local guidelines.

Landlord, if not in default hereunder, shall have the option, by written notice, given to the Tenant at least 60 days before the end of the lease term, to terminate the lease:

Landlord shall pay real estate taxes, and maintain fire and home insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant agrees to purchase and maintain fire and liability insurance for personal property [legal liability minimum \$2,000,000.00] to be in force and effect as of the first day of occupancy and provide proof to the Landlord that this has been done.

If the rented premises are vacant on the date that the rent become due and no payment has been received by the Landlord, it shall be presumed that the Tenant has abandoned the rented premises and the landlord shall be entitled to and may take immediate possession of the rented premises and to proceed with all legal remedies to collect any amount due for act of damage.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

[illegible]



Schedule A
Agreement to Lease - Residential



Form 400

for use in the Province of Ontario

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

TENANT (Lessee), Yifan Shen

....., and

LANDLORD (Lessor), Adam Z. Investments Inc.

for the lease of #4206-4011 Brickstone Mews

Mississauga

LSB 0J7

dated 3

day of May

2017

Tenant agrees to vacate the premises by 6:00 p.m. on the last day of the term or any renewal thereof and to remove all furniture and personal items belonging to the Tenant.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Existing Fridge, Existing Stove, Existing Built-In Dishwasher, Existing Washer & Dryer, Existing Central Air Conditioner, Existing Window Blinds, All Existing Electric Light Fixtures built in microwave

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Normal wear and tear shall be expected throughout the duration of the Lease and all warranties and guarantees shall remain in place. If there is any damage caused as a result of negligence on the part of the Tenant, the Tenant shall be responsible for any and all repairs. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

The Tenant hereby agrees that if there are any problems with the appliances and/or concerns with the property, the Tenant shall inform the Landlord immediately so that the Landlord can have access to the property with a qualified repair person to remedy the situation.

Tenant agrees to pay for all and any repairs costing \$70 and less.

The Tenant agrees to leave the premises at the end of the lease term in the same state as on the commencement of the lease term [normal wear and tear expected] If there is any damage caused as a result of negligence on the part of the Tenant, the Tenant shall be responsible for any and all repairs. Tenant shall have the carpets professionally cleaned at end of lease term at Tenant's cost.

The Tenant shall keep the lawns in good condition and shall not injure or remove the shade trees, shrubbery, hedges or any other tree or plant which may be in, upon or about the premises, and shall keep the sidewalks in front and at the sides of the premises free of snow and ice.

Landlord retains the right to inspect the property from time to time upon 24 hours notice and to do repairs inside the premises if necessary, providing the tenants are present for inspection and or repairs.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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Schedule A
Agreement to Lease - Residential



Form 400

for use in the Province of Ontario

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

TENANT (Lessee), Yifan Shen, _____, and _____
LANDLORD (Lessor), Adam Z. Investments Inc., _____
for the lease of #4206-4011 Brickstone Mews, _____, Mississauga

L5B 0J7 _____, dated the 3 day of May, 2017

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent. Tenant agrees not to sublet the property during the lease term without prior express written consent of the landlord.

Tenant agrees to pay a 2 month penalty in the event that the Tenant terminates this lease agreement before the end of the lease term.

During the last 2 months of the lease term, 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.

The Tenant acknowledges that being a brand new unit, certain repairs may need to be done from time to time. The Tenant agrees to notify the landlord immediately of any defects that are discovered as a result of builder error or premature wear and tear and allow the builder or their authorized representatives and contractors access to the property so that any necessary repairs can be carried out, provided reasonable notice has been given.

Tenant voluntarily agrees to pay another TWO[2] month rent in advance of \$3300 to the Landlord on or before closing, for the rent of 2nd last, 3rd last month by certified cheque, bank draft or electronic transfer.

Tenant hereby agrees to pay a refundable deposit of \$1650 representing the value of various Keys, FOBs and Garage Door opener that will be refunded upon return and no damage is found in the unit.

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

INITIALS OF TENANT(S): _____

INITIALS OF LANDLORD(S): _____
DS
Gandhi

DISCLAIMER: The REALTOR/REALTOR'S, ATTORNEY/ATTORNEYS, and any other persons who are members of the Ontario Real Estate Association (OREA) and its affiliates are not to be held responsible for any errors or omissions in this form. This form was developed by OREA for the use and reproduction by its members and is not to be used for any other purpose. Any use of this form for any other purpose is prohibited. OREA bears no liability for your use of this form.



Schedule B
Agreement to Lease – Residential

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): Yifan Shen

and

LANDLORD (Lessor): Adam Z. Investments Inc

for the Lease of #4206 -4011 BRICKSTONE MEWS

dated the 3 day of May, 2017

Deposit cheques, bank drafts and certified cheques must be payable to Royal LePage Realty Plus In Trust.

Please be advised that Royal LePage Realty Plus ("the Brokerage") will continue to maintain an Interest Bearing Statutory Trust Account for the benefit of all parties to the trust ("the Depositors"). The account earns a variable interest rate currently calculated as prime less 2.5% the rates may be found each day on the TD Canada Trust web site in the section titled "Guaranteed Investment Certificate Short-term", <http://www.tdeanadatrust.com/GICs/GICTable.jsp>

The Brokerage calculates and disburses all interest earned for the benefit of all Depositors unless otherwise directed in writing by the Depositor. The interest earned is paid to the beneficial owner of the trust money minus an administrative fee as follows:

The interest earned on all deposit is subject to an administrative fee of one hundred dollars (\$100.00) plus H.S.T. per deposit or per further deposit(s).

In the event the interest earned does not exceed one hundred dollars (\$100.00), such interest shall be retained by the Brokerage as full payment of the administrative fee (no accounting statement will be provided) and; where the deposit is from a private individual (not a corporation) no interest will be paid to the individual unless that individual provides the Brokerage with a Social Insurance Number and mailing address in writing for T5 purposes prior to the transaction closing.

This information must be delivered to:

Royal LePage Realty Plus
2575 Dundas Street West
Mississauga, ON L5K 2M6

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

10358 (1215)

The Toronto-Dominion Bank

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

DATE

2017-05-05
www.td.com

Transit-Serial No.

1202-80781482

Pay to the

Order of AMACON CITY CENTER SEVEN NEW DEVELOPMENT PARTNERSHIP

\$

*****565.00

***FIVE HUNDRED SIXTY FIVE
Authorized signature required for amounts over CAD \$5,000.00

Re 151 # 4206 (Security Number)

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

⑈80781482⑈ ⑆09612⑆004⑆

⑈3808⑈

5 May 2017

Mississauga, ON L5C 2S9

Phone: (905) 615-1600

Cell: (416) 998-3100

Tenard

PSV #4806

5 May 17

Driver's Licence **ON**
Permis de conduire **CANADA**




SHEN,
YIFAN
1402-365 PRINCE OF WALES DR
MISSISSAUGA, ON, L5B 0G6
S3344 - 79009 - 51116
2016/12/16 4 EXP/EXP 2019/09/03
5 DOB REF DR3160006 186 cm


1995/11/16

 **University of Toronto**

 SHEN
YIFAN
1001651759



shenyifa 15243142
2176101524314201

\$ 330,000 (Bon. Draft)

May 5 20 17

Received from / Reçu de Joe Tu

Three thousand three hundred
4011 Brookstone Hills #4206
L.A. Glenview | North York
Dollars

RF

10358 (12/13)

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

The Toronto-Dominion Bank

80781473

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

DATE 2017-05-04
YYYYMMDD

Transit-Serial No. 1202-80781473

Pay to the Order of ROYAL LEPAGE REALTY PLUS \$ *****3,300.00

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

Re: PSV 5006 (W. & Paul March)

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

Authorized Officer

Number

Countersigned

FOR DEPOSIT ONLY - TO BE DEPOSITED IN A CHEQUE BOOK OR AT A FINANCIAL INSTITUTION IN CANADA

⑈80781473⑈ ⑆09612004⑆

⑈3808⑈



HomeLife Landmark Realty Inc., Brokerage
1140 Burnhamthorpe Road West, Suite 300
Mississauga, ON L5C 2S9
Higher Standards. Agents. Higher Results.

Joe Tu
Sales Representative

Cell: 416.998.3100
Fax: 905.615.1600
joe.tcx@gmail.com



GAMIL YOUSSEF
3352 HAYHURST CRES
OAKVILLE ON L6L 6T8

December 17, 2015

Other Borrowers/Guarantors:

MARIAM ABOUD

Thank you for choosing CIBC for your borrowing needs. Our goal is to help you achieve what matters to you financially, and we appreciate the opportunity to meet your needs.

Based on the information you provided in your recent application, we are pleased to have conditionally approved you for a CIBC Mortgage secured by:

REAL ESTATE:

4206-4011 BRICKSTONE MISSISSAUGA, ON L5B0G2

The key terms and conditions of the approval are outlined below. Other important terms and conditions applicable to your Mortgage are found in the Mortgage Approval and Disclosure Statement which will be provided to you for signature prior to the release of funds.

This approval is conditional upon us receiving the following and finding the following to be satisfactory:

- Copy of bank statements for past three (3) months confirming availability of cash being used for downpayment, plus confirmation of the source of funds for any large deposits.
- Addendum to OTP adding both clients to purchase
- You must provide a completed and signed pre-authorized debit form for the bank account where mortgage payments will be taken and a blank cheque marked void
- The name, firm name, complete address, telephone number and fax number of the solicitor handling this transaction
- Signed Borrower Acknowledgement Form 12177
- CIBC domicile transit number

If you do not meet the condition(s) stated above at least 10 business days prior to the release of funds, we may cancel this conditional approval without notice to you.

PSV 4206 Tenant's Credit Check Report

Joe Tu

Re: Hi Joe. Kindly can you send me by email copy of Credit check for Yifan Shen. This document Amacon (the Developer) needs it for to continue the process of the leasing. I must to present this document to Amacon for he can give me the permission to ...

May 8, 2017, 9:53:13 AM

Gamil Zaki

Hi Gamil,

Yifan was trying to run a credit report of him but nothing comes out, I think it is because he didn't use any credit cards.

Can you please just let the builder know that tenant is a student,

Thanks

On Sat, May 6, 2017 at 6:09 PM, Joe Tu <joetx@gmail.com> wrote:
Ok let me ask Yifan

On Sat, May 6, 2017 at 6:09 PM, Gamil Zaki <gamilzaki@hotmail.com> wrote:

Sent from my iPad.

Gamil Youssef, Landlord of unit # 4206

Joe Tu

Hi Gamil, I am not sure if you have the right to ask for a credit check. I am not sure if you have the right to ask for a credit check.

Yifan Shen, Unit # 4206

Phone: (905) 615-1600