

## Worksheet Leasing

Suite: 2204 Tower: Two Date: May 10<sup>th</sup> 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 20% payable to Blaney McMurtry LLP in Trust Received *Amacon to verify*
- ☒ 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). ✓
- ☒ Agreement must be in good standing. Funds in Trust: \$ 79,405 *Amacon 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 *paying 1<sup>st</sup> plus 9 day and last 5 months*
- ☒ Copy of the Purchasers Mortgage approval *Amacon to verify*
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

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## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor"); and  
**GHAZI JABR** (the "Purchaser")

Suite 2204 Tower TWO Unit 4 Level 21 (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 28 day of MARCH

2012

Witness

Purchaser: GHAZI JABR

THE UNDERSIGNED hereby accepts this offer:

DATED at Mississauga this 28 day of March

2012

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER

Authorized Signing Officer  
 I have the authority to bind the Corporation

dotloop signature verification:



# **Agreement to Lease Residential**

**Toronto  
Real Estate  
Board**

**Form 400**

for use in the Province of Ontario

This Agreement to Lease dated this 6 day of May, 2017

TENANT (Lessee), Manu Yoganand & Nishita Ranna Hebbar  
(Full legal names of all tenants)

LANDLORD (Lessor), Ghazi Jabr  
(Full legal name of landlord)

ADDRESS OF LANDLORD \_\_\_\_\_  
(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:  
510 Curran Place 2204 Mississauga Ontario

2. **TERM OF LEASE:** The lease shall be for a term of 1 year and 9 days commencing May 23, 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 Two Thousand  
Canadian Dollars (CDN\$ 2,000.00), 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  
(Hereby/Upon acceptance/as otherwise described in this Agreement)  
by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE "Deposit Holder"  
in the amount of Twelve Thousand Five Hundred Ninety-One  
Canadian Dollars (CDN\$ 12,591.00) 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 1st month & 9 days and last five 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: Single Family Residence

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

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

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

INITIALS OF TENANT(S)

MY NRH  
05/06/17 05/06/17  
4:31PM EDT 4:31PM EDT

INITIALS OF LANDLORD(S):

[Signature]

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**7. PARKING: One Locker and One Parking Space**

**8. ADDITIONAL TERMS:**

**9. SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and Schedule(s) A & B

**10. IRREVOCABILITY:** This offer shall be irrevocable by Tenant Landlord until 11 05/10/17 9:22AM EDT on the 8/10/17 day of May 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.: 905-280-5271

(For delivery of Documents to Landlord)

FAX No.: 905-812-8155

(For delivery of Documents to Tenant)

Email Address: [dlukaroska@gmail.com](mailto:dlukaroska@gmail.com)

(For delivery of Documents to Landlord)

Email Address: [freedom@condoplanet.ca](mailto:freedom@condoplanet.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.tlb.gov.on.ca](http://www.tlb.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, of 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):

NRH NRH  
431PM EDT 431PM EDT

INITIALS OF LANDLORD(S):

NRH

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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

(Witness) Manu Yoganand dotloop verified 05/09/17 4:31PM EDT APYF-TURQ-TYF8-3015

(Witness) Nishita Ranna Hebbur dotloop verified 05/06/17 4:38PM EDT 7272-HU25-L 10-5-140

(Tenant or Authorized Representative)

(Seal) DATE MAY 6, 2017

(Seal) DATE MAY 6, 2017

(Seal) DATE

(Seal)

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) g. jwa IN WITNESS whereof I have hereunto set my hand and seal:

(Landlord or Authorized Representative) (Seal) DATE 9 May 2017

(Witness) (Landlord or Authorized Representative) (Seal) 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 sole evidenced herein.

(Witness) (Spouse) (Seal) DATE

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement finally acceptance by all parties at 11 a.m./p.m. on 9th day of May, 2017

Manu Yoganand dotloop verified 05/09/17 10:11PM EDT JOYF-UMP6-ZBQM-3BEN

**INFORMATION ON BROKERAGE(S)**

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

DRAGANA NESTOROVSKI (Salesperson / Broker Name)

Co-op/Tenant Brokerage KELLER WILLIAMS REAL ESTATE ASSOCIATES Tel.No. 905-812-8123

FREEDOM MALHOTRA (Salesperson / Broker Name)

Nishita Ranna Hebbur dotloop verified 05/09/17 10:13PM EDT YOYF-CAZP-HNBN-LBPH

# 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) g. jwa DATE 9 May 2017

(Landlord) DATE

Address for Service

Tel.No.

Landlord's Lawyer

Address

Email

Tel.No. FAX No.

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

(Tenant) DATE

(Tenant) DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No. FAX No.

**FOR OFFICE USE ONLY**

**COMMISSION TRUST AGREEMENT**

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

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all monies 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.

D. Nestorovski Acknowledged by: Manu Yoganand

(Authorized to bind the Listing Brokerage) (Authorized to bind the Co-operating Brokerage)

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**Form 400**  
for use in the Province of Ontario

## Schedule A Agreement to Lease - Residential

**Toronto  
Real Estate  
Board**

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

**TENANT (Lessee),** Manu Yoganand & Nishita Ronna Hebbar, and

**LANDLORD (Lessor),** Ghazi Jabr

for the lease of 510 Curran Place 2204 Mississauga

Ontario dated the 6 day of May, 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.

Tenant agrees and acknowledges that he/she is responsible to deliver the rental payment to the Landlord or his agent on or before the 1st day of each rental period or for the convenience purposes, Tenant shall provide post-dated cheques to the Landlord for the entire lease term on or before closing.

Tenant covenants to maintain, keep and leave the premises in an ordinary state of cleanliness and to repair any damage caused to the premises by his willful or negligent conduct or that of any person who is permitted on the premises by the Tenant, except normal wear and tear.

Tenant shall not have the right to assign or sublet the whole or any part of the premises without the written consent of the Landlord; such consent shall not be unreasonably withheld by the Landlord. In the event that the Landlord consents to such assignment, the Tenant agrees to be responsible for all necessary charges such as commission and costs for drawing up new lease.

Tenant shall solely be responsible for his personal property located in the rented premises and shall obtain and be responsible for his own insurance coverage for liability and personal content; tenant agrees to maintain such insurance at the entire tenancy and any extension thereafter.

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

INITIALS OF TENANT(S):

MY NRH  
5/6/17 6/5/17  
4:31 PM EDT 4:39 PM EDT

INITIALS OF LANDLORD(S):

[Signature]

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**Form 400**  
for use in the Province of Ontario

## Schedule A Agreement to Lease - Residential

**Toronto  
Real Estate  
Board**

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

**TENANT (Lessee),** Manu Yoganand & Nishita Ranna Hebbar, and

**LANDLORD (Lessor),** Ghazi Jabr

for the lease of 510 Curran Place 2204 Mississauga

Ontario dated the 6 day of May, 2017

Tenant covenants and agrees that the premises is to be used for Single Family Residential purposes and will not be used for any illegal activity. No business pursuits or signs are permitted on the premises without prior written approval by the Landlord. Violation of this provision shall entitle the Landlord, at his option, to terminate this Agreement.

Landlord agrees to pay property taxes, fire insurance and mortgage financing costs, if any, on the said subject premises.

Landlord shall not in any event whatsoever be liable for or be responsible for any personal injury or death that may be suffered or sustained by the Tenant or any member of the Tenant's family, his guests, or any other person who may be upon the rented premises; or any loss of or damage or injury to any property including cars and contents thereof belonging to the Tenant or to any member of the Tenant's family, his guests, or to any other person while such property is on the rented premises.

If the tenant decided to terminate the tenancy, the tenant must give the landlord at least 60 days written notice (Form N9). Also, the termination date must be the last day of the rental period and the last day of the fixed term tenancy.

Tenant further agrees to allow the Landlord to show the unit to prospective Tenants or Buyers during reasonable hours commencing 60 days prior to the expiry of the lease, Tenant agrees to provide a key to the Landlord or Landlord's agent to facilitate the showings.

Tenant agrees to pay refundable security deposit for keys and fobs in amount of \$200. Landlord agrees to return the deposit in full upon receiving all keys and fobs.

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

INITIALS OF TENANT(S):

MY NRH  
05/16/17 05/16/17  
4:31PM EDT 4:31PM EDT

INITIALS OF LANDLORD(S):

GJ



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**OREA** Ontario Real Estate Association

**Schedule B**  
**Agreement to Lease - Residential**

**Toronto Real Estate Board**

**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), MANU YOGANAND & NISHITA RANNA HEBBAR

LANDLORD (Lessor), GAZI JABR

for the lease of 510 CURRY PLACE 2204 MISSISSAUGA

ONTARIO, dated the 6 day of MAY, 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, the 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 6 months of cleanliness upon termination of this lease.

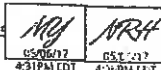
The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to GAZI JABR, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge 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 GAZI JABR, 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, stairs, and mailbox at his own expense at closing.

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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dotloop signature verification:

**OREA** Ontario Real Estate Association

**Form 401**

for use in the Province of Ontario

**Schedule B**  
**Agreement to Lease - Residential**

*NY*  
05/06/17  
4:31PM EDT

*NRH*  
05/06/17  
4:36PM EDT

*Y.J.*

**Toronto Real Estate Board**

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

TENANT (Lessee), ... MANU YOGANAND & NISHITA RANVA HEBBAR ... and

LANDLORD (Lessor), ... HAZI JARR ...

for the lease of ... 510 CURRAN PLACE, 2204, MISSISSAUGA ...

... ONTARIO ... dated the 6 day of MAY, 2017 ...

*NY*  
05/06/17  
4:31PM EDT

*NRH*  
05/06/17  
4:36PM EDT

*Y.J.*

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 tenant's 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 TENANT(S)

*NY*  
05/06/17  
4:31PM EDT

*NRH*  
05/06/17  
4:36PM EDT

INITIALS OF LANDLORD(S):

*Y.J.*

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dotloop signature verification:



## Offer Summary Document

Form 801

for use in the Province of Ontario

For use with Agreement of Purchase and Sale

For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: 510 Curran Place 2244 Mississauga (the "property")  
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 6 day of MAY, 2017 ("offer")

This offer was submitted by: BROKERAGE: KELLER WILLIAMS REAL ESTATE

SALES REPRESENTATIVE/BROKER: FREEDON MALHOTRA

<u>Manu Yoganand</u> Buyer's signature	dotloop verified 05/06/17 4:31PM EDT EMFO-DLAK-HDKT-INOX	<u>Manu Yoganand &amp; Nishita Ranna Hebbur</u> Name of Buyer(s)	<u>Nishita Ranna Hebbur</u> Buyer's signature	dotloop verified 05/06/17 4:36PM EDT QAA5-ZJH-MFQJ-HKCK	have signed an offer for the property <u>May 6, 2017</u> Date
---	--	---	--	---	---

This offer was submitted, by email (by fax, by email or in person) to the Listing Brokerage at 7:00 a.m. on the 6 day of MAY, 2017 Irrevocable until 11:59 a.m. on the 8 day of MAY, 2017

(For Buyer counter offer - complete the following)

I/We, Manu Yoganand Name of Buyer(s), have signed an offer for the property

Buyer's signature Date Buyer's signature Date

An offer was submitted, by fax, by email or in person (by fax, by email or in person) to the Listing Brokerage at 7:00 a.m. on the 6 day of MAY, 2017 Irrevocable until 11:59 a.m. on the 8 day of MAY, 2017

For Listing Brokerage receiving the offer:

SELLER(S): Orion Realty Corporation

SELLER(S) CONTACT: Orion Realty Corporation (a phone / email / fax)

LISTING BROKERAGE: Orion Realty Corporation

SALES REPRESENTATIVE/BROKER: Freedom Malhotra

This offer was received, by email (by fax, by email or in person) by the Listing Brokerage at 7:00 a.m. on the 6 day of MAY, 2017

This offer was presented, by email (by fax, by email or in person) to the Seller(s) at 7:00 a.m. on the 6 day of MAY, 2017

Offer was ☐ Accepted ☒ Signed Back/Countered ☐ Expired/Declined

Comments:

(For counter offer received - complete the following)

An offer was received, by fax, by email or in person (by fax, by email or in person) by the Listing Brokerage at 7:00 a.m. on the 6 day of MAY, 2017

An offer was presented, by fax, by email or in person (by fax, by email or in person) to the Seller(s) at 7:00 a.m. on the 6 day of MAY, 2017

Offer was ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments:

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dotloop signature verification:



**Form 320**  
for use in the Province of Ontario

## Confirmation of Co-operation and Representation

**Toronto Real Estate Board**

**BUYER:** Manu Yoganand & Nishita Ranna Hebbar

**SELLER:** Ghazi Jabr

For the transaction on the property known as 510 Curran Place 2204 Mississauga Ontario

**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 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... (does/does not) 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 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)

MY NRH  
05/06/17 05/06/17  
4:31 PM EDT 3:35 PM EDT  
BUYER

CO-OPERATING/BUYER BROKERAGE

GJ  
SELLER

NY  
LISTING BROKERAGE

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document signature verification:

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

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

KELLER WILLIAMS REAL ESTATE ASSOCIATES

(Name of Co-operating/Buyer Brokerage)

7145 West Credit Ave., Bldg 1-100 Mississauga

Tel: 905-812-8123 Fax: 905-812-8155

[Signature] Date: MAY 6, 2017  
 (Authorized to bind the Co-operating/Buyer Brokerage)

FREEDOM MALHOTRA

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

ORION REALTY CORPORATION, BROKERAGE

(Name of Listing Brokerage)

200-465 Burnhamthorpe Rd W Mississauga

Tel: 416-733-7784 Fax: 905-286-5271

[Signature] Date: May 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.

[Signature]  
 BUYER'S INITIALS

[Signature]  
 SELLER'S INITIALS

ACKNOWLEDGEMENT

[Signature] Above information.  
 dated, verified  
 05/05/17 4:21 PM EDT  
 SCC1-K123-0W011-02-P6

Date: MAY 6, 2017

[Signature]

dated, verified  
 05/05/17 4:21 PM EDT  
 AA011-35-PA-YU16-J2V

Date: MAY 6, 2017


(Signature of Buyer)

[Signature]

(Signature of Seller)

Date: 9 MAY 2017

Date: \_\_\_\_\_

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10358 (1215)

Customer's Record of Draft Purchased

# The Toronto-Dominion Bank

7060 MCLAUGHLIN ROAD  
MISSISSAUGA, ON L5W 1W7

81393308

2017-05-11

YYYYMMDD

DATE

Transit-Serial No. 1597-81393308

Pay to the AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP  
Order of

\$ \*\*\*\*\*1,695.00

\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE\*\*\*\*\*00/100

Canadian Dollars

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

Re

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

## Important

- Handle original draft with care; unlike a cheque, a stop payment cannot be lodged on a draft
- To reduce the risk of a draft being lost, please consider using registered mail or courier
- To replace a lost or stolen draft additional security may be required, at a cost to the requestor
- Do not destroy original draft and customer's record of draft purchased

Receipt Only - Non Negotiable  
Please retain for presentation in event Original lost

10358 (1215)

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# The Toronto-Dominion Bank

7060 MCLAUGHLIN ROAD  
MISSISSAUGA, ON L5W 1W7

81393308

2017-05-11

YYYYMMDD

DATE

Transit-Serial No. 1597-81393308

Pay to the AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP  
Order of

\$ \*\*\*\*\*1,695.00

\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE\*\*\*\*\*00/100

Canadian Dollars

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

Re

2204-510 Wran pl

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

Government  
of Canada

Gouvernement  
du Canada

PERMANENT  
RESIDENT CARD

CARTE DE RÉSIDENT  
PERMANENT

Name/Nom

MANU YOGANAND

ID No./No ID

873764425

Sex/  
Sexe

Nationality/  
Nationalité

M

IND

Date of Birth/  
Date de naissance

30 MAY / MAI 83  
Expiry/Expiration

11 SEP / SEPT 20



Canada



COB/PDN:IND

Category/Categoria : SW1/SW1

CAGANPA27643261<87764423<<<<<5  
8305309M2009111IND<150911<01<4  
MANU<YOGANAND<<<<<<<<<<<<<<





Government  
of Canada

Gouvernement  
du Canada

PERMANENT  
RESIDENT CARD

CARTE DE RÉSIDENT  
PERMANENT

Name/Nom

HEBBAR  
NISHITA RANNA

ID No/No ID

8839-7028

Sex/  
Sexe

Nationality/  
Nationalité

F

IND

Date of Birth/  
Date de naissance

05 DEC / DEC 83

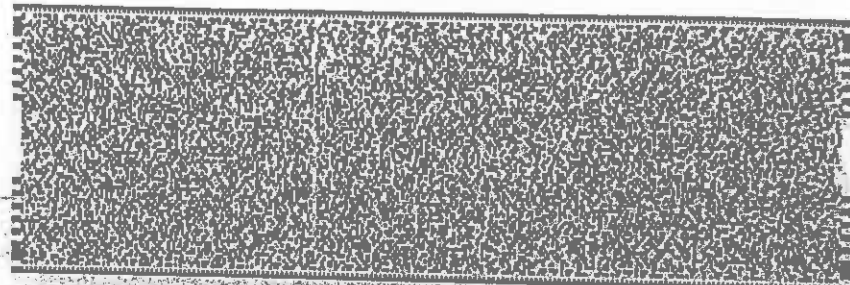
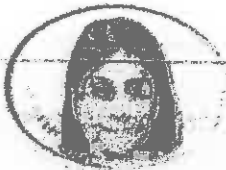
Expiry/Expiration

11 SEP / SEPT 20



Canada

PA2764330



Height/Taille 163 cm

Eyes/Yeux BROWN / BRUN

COB/PON-IND

PR Since/PP depuis 17/07/2015 TORONTO

Category/Catégorie SW1/SW1

CACANPA27643308<88397028<<<<<<5  
8312055F2009111IND<150911<01<0  
HEBBAR<<NISHITA<RANNA<<<<<<<<<<



## ORION REALTY CORPORATION

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

DATE: May 10 2017 TIME: 12:11pm

RECEIVED FROM: Manu Yoganand & Nishita Ranna Hebbbar

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

AMOUNT \$ 12,591.00

PAYABLE TO:

☒ ORION REALTY CORPORATION

OR: \_\_\_\_\_

RE: PROPERTY \_\_\_\_\_

☒ RENTAL ☐ SALE

RE: 510 Curran Pl # 2204  
(PROPERTY ADDRESS)

RECEIVED BY: [Signature]



COPY OF THE CHEQUE FOR THE CLIENTS



COPY OF THIS RECEIPT FOR THE CLIENT

# The Toronto-Dominion Bank

2080 DANFORTH AVENUE  
TORONTO, ON M4C 1J9

78923483

DATE

2017-05-10

YYYYMMDD

Transit-Serial No.

1268-78923483

Pay to the  
Order of ORION REALTY CORPORATION, BROKERAGE

\$ \*\*\*\*\*12,591.00

\*\*\*TWELVE THOUSAND FIVE HUNDRED NINETY ONE\*\*\*\*\*00/100

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

Re

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

  
Authorized Officer

Countersigned

Canadian Dollars

  
Number

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

⑈78923483⑈ ⑆09612⑈004⑆

⑈3808⑈



PRAHEALTHSCIENCES

May 5, 2017

Nishita Hebbbar  
359 Waverly Road  
Toronto, Ontario M4L 3T5 Canada

Dear Nishita:

I am very pleased to extend this offer of employment with PRA Health Sciences as a Medical Writer 2, reporting directly to Arlene Kray, Medical Writing Associate Director. We look forward to you joining our staff and have anticipated June 5, 2017 as your first day of work.

The following is a summary of our benefit and competitive pay-for-performance compensation package:

- **Annual Salary** – \$110,000 CAD (\$4,583.33 CAD, paid twice per month) to be reviewed each year in July.
- **Benefits** – PRA offers a comprehensive benefits package. Our current benefit offering is described in the attached benefits summary.

PRA Health Sciences is a performance-oriented organization with a commitment to maintain the highest standards of scientific excellence supported by our diverse teams. The first three (3) months of employment are regarded as a probationary period.

**Non-Competition Restriction:** During your employment with PRA, you shall not, without the prior written approval of PRA, provide or perform services, in any capacity whatsoever, which are the same or similar to those services provided during your employment with PRA, for any other organization, entity or individual, either individually or on behalf of any other entity.

In addition to the restrictions set forth above, you agree that you shall not, during the period you are assigned by PRA to perform services in support of an PRA client, and for one (1) year after the expiration of such assignment, accept employment with or otherwise provide services, either directly or indirectly through a third party, for such client or any parent, affiliate, subsidiary, agent or employee of such client, without the prior written approval of PRA. You further agree that you shall not, during the term of such assignment and for one (1) year thereafter, engage in discussions or negotiations of any kind whatsoever with such client, directly or indirectly through a third party, with respect to any application for or acceptance of any employment or



Nishita Hebbar

May 5, 2017

Page 2

consulting position to provide services for such client or any parent, affiliate, subsidiary, agent or employee of such client, without the prior written approval of PRA.

You acknowledge that any failure to comply with your obligations under this non-competition restriction shall cause irreparable harm to PRA and PRA shall have the right to seek specific performance and/or injunctive relief as remedies therefore, as well as the right to pursue any other remedies available at law or in equity. You further agree to pay all costs, attorney's fees and other expenses PRA may incur in seeking such relief, if PRA prevails.

**Waiver of Participation in Client Benefit Plans or Programs:** You acknowledge and agree that, during the term of your employment with PRA, you shall not be eligible for and shall not receive any benefits from any benefit plans and/or programs sponsored by any client to whom you are assigned by PRA (hereinafter referred to as the "Client"), including but not limited to health, vision, dental, disability, savings, 401(k), retirement, pension, deferred compensation, stock or equity, bonus or other benefit, compensation, or insurance plan or program. You further agree that you shall not make any claims for benefits from Client's benefit plans and/or programs. At all times and for all purposes, you are employed exclusively by PRA and you are not, for any purpose, an employee of Client. Because PRA values its business relationships with its Clients and former Clients, you agree that any breach by you of the agreement in this provision will cause irreparable damage to PRA, such that no remedy at law will afford it adequate protection against, or appropriate compensation for, such injury. Accordingly, you hereby agree that PRA shall be entitled as of right, either with or without pursuing any potential damage remedies, to obtain and enforce an injunction, specific performance or other equitable relief as remedies for any such actual or threatened violation of his obligations hereunder, as well as all other remedies available at law (including actions for damages as a result) or in equity. You further agree to pay all costs, attorneys' fees and other expenses PRA may later incur in seeking such relief, if PRA prevails.

This offer is contingent upon you presenting satisfactory evidence of your eligibility to work in Canada receipt and positive disposition of completed background check reports and positive references. Finally, I am enclosing the Company's standard Employment Agreement. The agreement includes a Non-disclosure Agreement which also must be signed prior to beginning work; a copy is attached.

The position that has been offered to you is based out of your home location in Toronto. Any requests for relocation, after acceptance of this position, are subject to management approval. If a request is denied by management and you still need to relocate termination of employment may result.



Nishita Hebbar  
May 5, 2017  
Page 3

This letter contains all of the terms of our offer to you. Please confirm your acceptance of this offer by signing in the space indicated below and returning to your coordinator via email or fax. If we do not hear from you by May 10, 2017, this offer will expire.

We look forward to you joining the PRA team and seeing you on June 5, 2017. In the interim, if you have any questions, please do not hesitate to contact me.

Yours truly,

Christopher Baselice  
PRAHS - Talent Acquisition

My signature below indicates my acceptance of this offer:

Nishita Hebbar  
Nishita Hebbar

05-May-2017  
Date