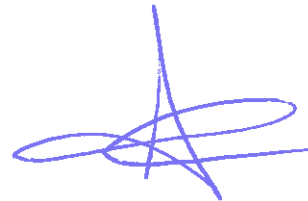


Worksheet Leasing

Suite: 2301 Tower: P5V2 Date: Apr. 10/17 Completed by: Silvi
Iyad Bani Hani

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 Blaney McMurtry LLP in Trust
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$ 500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 67,075.
- ✓ ● 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:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
IYAD S F BANI HANI (the "Purchaser")

Suite **2301** Tower **TWO** Unit **1** Level **22** (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:

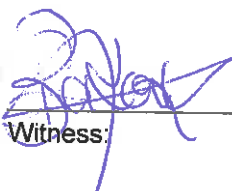
Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (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 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 11th day of April 2017.


 Witness: _____


 Purchaser: **IYAD S F BANI HANI**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 13 day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

This Agreement to Lease dated this 1 day of April, 2017

TENANT (lessee) Zhang Jin His legal name of tenant

LANDLORD (lessor) Dynal Brian Hay His legal name of landlord

ADDRESS OF LANDLORD _____ (larger portion for the purpose of recording the rental)

The Tenant hereby agrees to lease from the Landlord the premises as described herein on the terms and subject to the conditions set out in this Agreement.

1. **PREMISES:** Having inspected the premises and provided the present rental value, the Tenant hereby offers to lease premises known as:
#2361 - 510 Curran Place Mississauga LSB 018

2. **TERM OF LEASE:** The lease shall be for a term of 1 Year commencing April 19, 2017

3. **RENT:** The Tenant will pay to the Landlord monthly and every month during the said term of the lease the sum of One Thousand Nine Hundred Thirty Canadian Dollars (CND\$ 1,930.00) payable in advance on the first day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of acceptance, whichever comes first.

4. **DEPOSIT AND PAID-UP RENT:** The Tenant delivers upon acceptance by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD. (Property/Loan agent/intermediary as shown in this Agreement) in the amount of Three Thousand Eight Hundred Sixty Canadian Dollars (CND\$ 3,860.00) as a deposit to be held in trust as security for the full performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.
Premises to be used only for: Residential

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☒	☐	Cable TV	☐	☐
Oil	☒	☐	Condominium/Cooperative fees	☐	☐
Electricity	☐	☐	Garbage Removal	☐	☐
Hot water (heating fuel)	☒	☐	Other _____	☐	☐
Water and Sewerage Charges	☒	☐	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 advanced 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 Taxable.

INITIALS OF TENANT(S): ZI

INITIALS OF LANDLORD(S): DB

DISCLAIMER: The Ontario Real Estate Association (OREA) and the Real Estate Council of Ontario (RECO) are the members of the Ontario Real Estate Association (OREA) and the Real Estate Council of Ontario (RECO) and are not responsible for the content of this form. This form is provided for the use and reproduction of the Ontario Real Estate Association (OREA) and the Real Estate Council of Ontario (RECO) and is not to be used for any other purpose. Any use of this form for any other purpose is prohibited and may result in legal action.

7. PARKING: 1 parking spot.

3. ADDITIONAL TERMS: **Locker**

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

10. REVOCABILITY: This offer shall be revocable by Tenant and 11:59 p.m. on the 5

April 17, 1964. The undersigned, after which have it not accepted, the Agreement shall be null and void and the monies paid herein 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 (and/or Brokerage) has entered into a representation agreement with the Landlord, 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 notices (including notices as provided for herein) shall be in writing. In addition to any provision contained herein and in any Schedule relating to this offer, any downpayment, notice of termination, renewal or any notice to be given or received pursuant to this Agreement and any Schedules hereto (any of them "Documents") shall be deemed given and received when delivered personally or hand delivered in the Address for Service provided in the Appointment Agreement to our e-where a facsimile number or email address is provided herein, when transmitted electronically to that same fax number or email address, respectively, in which case, the signature(s) of the party (ies) shall be deemed to be provided.

For No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840

Email Address: cmr@starklogistics.com
 Email Address: clarawin@gmail.com

12. **EXECUTION OF LEASE:** Lease shall be given by the landlord on the landlord's standard form of lease, and shall include any provisions as contained herein and as may be amended, and shall be executed by both parties before possession of the premises is given. The landlord shall provide the lease with information relating to the rights and responsibilities of the Tenant and inform the Tenant of the rights of the Tenant and Tenant's Board and how to contact the Board. Information for New Tenants as made available by the landlord and Tenant Board and available at www.lth.gov/tenants.

13. **ACCESS:** the landlord shall have the right, at reasonable times to enter and view the rented premises in prospective tenants, purchasers or others. The landlord or anyone on the landlord's behalf shall also have the right of reasonable access to utility and inspection department services.

14. **INSURANCE** The Tenant agrees to acquire and keep in full force and effect during the entire period of this lease any and every one of the Tenant's sole and separate, life and property damage and theft 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 of any time 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 does not term paid.

15. **RESIDENCE** The Landlord shall forthwith notify the Tenant in writing if 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. (4) as amended from time to time, and if such event the Landlord will be required to comply with the tax withholding provisions of the ITA.

7.6. 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 purposes of determining the creditworthiness of the Tenant; for the leasing, selling or marketing 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:** In the event of 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 in the event of any conflict or discrepancy. This Agreement (including any Schedule attached hereto) shall constitute the entire Agreement between Lood and Lood Loom. 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 number or number required to be changed.

18. **FAMILY LAW ACT** (understand that spousal consent is not necessary to file for a divorce under the provisions of the Family Law Act, 1990 unless the subject of the divorce has elected the common-law route, if any, else).

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 TENSAPPE: (Z)

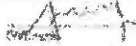
INITIALS OF LANDLORD(S):

12. The document, PLANING that was prepared by the SECRET was not made available to the Commission and the Commission did not have any direct or indirect access to the document. The Commission did not have any direct or indirect access to the document.

20. **BINDING AGREEMENT:** This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the terms of the Purchase and to abide by the terms and conditions herein contained.

SIGNED, MADE AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:





DATE April 4, 2017

Witness:

(Signature of Additional Representative)

DATE

Witness:

(Signature)

DATE

Went the said and hereby accept the above offer and agree that the commission together with applicable GST (and any other tax or any transfer tax applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALD AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

Witness:



DATE April 4, 2017

Witness:

(Signature of Additional Representative)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition contemplated herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary and incidental documents to give full legal effect to the above evidenced herein.

Witness:

(Signature)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all of its terms, conditions and which was fully incorporated herein at 5 am/pm 4 day of April 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage: West-100 Metro View Realty Ltd. Tel No. (416) 829-9393

Omar Shaath

(Signature of Agent)

Co-op/Tenant Brokerage: HOMELIFE/RESPONSE REALTY INC. Tel No. (905) 949-0070

JINGYING WU

(Signature of Broker/Tenant)

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.

(Signature)

DATE April 4, 2017

DATE

Address:

Address for Service:

Landlord's Lawyer:

Address:

Email:

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.

(Signature)

DATE April 4, 2017

DATE

Address:

Address for Service:

Tenant's Lawyer:

Address:

Email:

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

By Commission Brokerage shown on the Brokerage Agreement to Tenant:

In consideration for the Commission Brokerage performing 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 Addendum shall be held in trust for my client. I agree to hold the monies and hold in trust. This agreement shall constitute a Commission Trust Agreement as required in the Real Estate Act and shall be subject to read, governed by the Real Estate Act and the Commission Rules.

DATED as of the date of this Agreement, the Commission Brokerage is to have:

(Signature)

(Signature of Landlord or Tenant)

(Signature of Commission Brokerage)

I, the undersigned, do hereby acknowledge that I have read and understand the Commission Trust Agreement and I agree to hold the monies and hold in trust.

I, the undersigned, do hereby acknowledge that I have read and understand the Commission Trust Agreement and I agree to hold the monies and hold in trust.

I, the undersigned, do hereby acknowledge that I have read and understand the Commission Trust Agreement and I agree to hold the monies and hold in trust.

I, the undersigned, do hereby acknowledge that I have read and understand the Commission Trust Agreement and I agree to hold the monies and hold in trust.

See the attached Schedule A and Schedule B.

Form 490 Revised 2017 Page 4 of 4
VUEForms® Dec 2016

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

TENANT (lessee), Ontario Ltd (Per Zhen Jin) and

LANDLORD (lessor),

for the lease of #2301-510 Curran PlaceMississaugaWeeks 4April10 17

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 not to make any derogating changes to the premises without the express written consent of the Landlord or his authorized agent.

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, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term.

Landlord shall pay real estate taxes, 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. Tenant agrees to have tenant/habitat insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. 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 agrees to pay the first \$75.00 for any minor service needed in condo premises.

Landlord agrees to provide the banking information for monthly direct deposit before the lease starts.

Landlord agrees to the Tenant to sublease the unit.

Landlord warrants that all appliances, chattels and fixtures will be in good working order prior to occupancy.

Tenant agrees to pay Landlord a \$350 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

This agreement is conditional upon the approval of the builder.

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

INITIALS OF TENANT(S):

(ZJ)

INITIALS OF LANDLORD(S):

EJS

DISCLAIMER: The Real Estate Association of Ontario (OREA) and the Real Estate Board of Ontario (REBO) are not responsible for the content of this form. It is the responsibility of the user to ensure that the form is used in accordance with the provisions of the Real Estate Act and the Real Estate Regulations.

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Знаме: Знаме на

553467:

For the transfer to the proper number of **#2391 - 516 Curran Place** **Mississippi** **75B 018**

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Comparison of Cooperatives and Regulators, the

Seller includes a vendor, a landlord, or a prospective, seller, lessor or landlord and *buyer* includes a purchaser, a tenant, or a prospective, buyer, partner or tenant. *Work* includes a lease, and "Agreement of Purchase and Sale" includes an agreement in lease. Commission agents are deemed to include other intermediaries.

The following information is confirmed by the undersigned sole person/broker representative of the Broker(s) and, if Co-operating Brokerage is involved in the transaction, the Brokerages agree to cooperate, in consideration of, and on its terms and conditions as set out below:

DECLARATION OF INSURANCE: The undersigned supervisor/broker (representative) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (R.E.B.B.A. 2002) and Regulations.

1. LISTING BROKERAGE

- ☒ The Listing Brokerage represents the interests of the Seller. In this transaction, it is further understood and agreed that:
- ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
If the Buyer is working with a Cooperating Brokerage, Section 5.1 is to be completed by Cooperating Brokerage.
 - ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATIONS:** The Listing Brokerage has entered into a Buyer Representative 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 informed 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 material information about its 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 or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless it is in the public interest to disclose, or unless it would constitute fraudulent, unlawful or unethical practices.
 - The price the Buyer should offer or the price the Seller should accept.
 - Any other information that the Listing Brokerage should not disclose to the Buyer in the course of any other act.
- However, it is understood that material information about competitive prices 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 home offering on this property):

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- The Seller agrees, _____, to represent the Buyer and the property and Seller with any and all known or unknown defects. The Seller agrees will be paid
by the Seller in accordance with a Seller-Customer Service Agreement.
or _____ by the Buyer's agent.

Additional comments and/or disclosures by Buyer/End User: Jack & Kaye Bralage represent more than one Buyer/End User in this property.

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)

[illegible]

3. Co-operating Brokerage complies Section 3 and Listing Brokerage complies 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 to the Buyer.

CO-OPERATING BROKERAGE COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® Agreement for this property:
Half Month Rent plus HST to be paid from the amount paid by the Seller to the Listing Brokerage.
 (Commission Amount noted in MLS® Information)
 b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comments on any broker's terms by Co-operating Brokerage (e.g., The Co-operating Brokerage reserves the right to decline to accept the 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 for this includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage providing 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 funds 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 be held in 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/SALSPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable):

HOMELIFE/RESPONSE REALTY INC. (Name of Co-operating/Buyer Brokerage)	West-100 Metro View Realty Ltd. (Name of Listing Brokerage)
4212 VILLAGE CENTRE COURT, MISSISSAUGA	129 Fairview Rd W, MISSISSAUGA
Tel: (905) 949-0070 Fax: (905) 949-9814	Tel: (905) 238-8770 Fax: (905) 238-0020
<i>[Signature]</i> (Authorized to bind the Co-operating/Buyer Brokerage)	<i>[Signature]</i> (Authorized to bind the Listing Brokerage)
JINQYING WU (Print Name of Broker/Salesperson Representative of the Brokerage)	OMAR 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 this transaction.)

The Buyer/Seller consents with their initials to their Brokerage representing more than one client for this transaction.

[Initials] *[Initials]*
 BUYER'S INITIALS SELLER'S INITIALS

ACKNOWLEDGEMENT

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

[Signature] Date: **Apr 4, 2017** *[Signature]* Date: **Apr 4, 2017**
 (Signature of Buyer) (Signature of Seller)
 (Signature of Buyer) (Signature of Seller)

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 © 2017 CREA and Real Estate Council of Ontario (RECO). All rights reserved. This form is provided by CREA for the use and reproduction of its members only. Any other use without express written consent of CREA is prohibited. All other marks used herein are the property of CREA. Some parts of this printing are reproduced from the standard printed form of CREA with its permission for personal use only.

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

BUYER, _____, and

SELLER, Tyrol Real Estate

for the property known as 2301-500 Canyon Place Miss. Ont.

dated the 9th day of April, 2017

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 FNTTRAC 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):

[Signature]

INITIALS OF SELLER(S):

[Signature]



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The Toronto-Dominion Bank

80817991

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE

2017-04-06
YYYYMMDD

Transit-Serial No.

1878-80817991

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 PSV2 2301 Lease fee

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

Authorized Officer

Countersigned

Number

⑈80817991⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV2 2301

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

1.1 NAME (NOM)
JIN,
ZHIZE

2. ADDRESS (ADRESSE)
3305 BEAU RIVAGE CRES
MISSISSAUGA, ON, L5L 5H4

3. LICENCE NUMBER (NUMERO DE PERMIS) **J4454 - 79608 - 30414**

4. EXPIRATION DATE (DATE D'EXPIRATION) 2018/06/10 **5. EXPIRATION DATE (DATE D'EXPIRATION)** 2017/04/14

6. DOB (DATE DE NAISSANCE) DE3230952 **7. HEIGHT (HAUTEUR)** 172 cm

8. SEX (SEXE) M

9. CLASS (CLASSE) GM

10. PHOTO (PHOTO) X

11. SIGNATURE (SIGNATURE) *Zhize Jin*

12. EXPIRATION DATE (DATE D'EXPIRATION) 1983/04/14

ServiceOntario.ca

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 11/11/2011 BY 60322

DE 8230952

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DATE 11/11/2011 BY 60322

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DATE 11/11/2011 BY 60322

DE 8230952



WEST-100 METRO VIEW REALTY
120 FAIRVIEW RD. W.
MISSISSAUGA, ONTARIO
L5B 1K7

10358 (1215)

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

The Toronto-Dominion Bank

80781163

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2P9

DATE

2017-04-06
www.td.ca

Transit-Serial No.

1202-80781163

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

\$ *****3,260.00

THREE THOUSAND TWO HUNDRED SIXTY**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

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

Authorized Officer

Countersigned

Number

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

⑈80781163⑈ ⑈09612⑈004⑈

⑈3808⑈

Replaced check.
4-7-17.
#2301 - 510 CURRAN PURVEY

Oriocc Ltd.
55 Village Centre Pl, Unit 206
Mississauga ON L4Z 1V9
Canada

March 30, 2017

To whom it may concern:

Subject: Employment Confirmation

This letter serves to confirm that Zhize Jin is employed on a regular and full-time basis as a Operations Manager with Oriocc Ltd.

Zhize joined the firm on February 27, 2013 and his current annual salary is \$57,000.

Should you wish to confirm this information or require additional information, please feel free to contact me.

Sincerely,

Clara Wu
Director

Name: Zhius Jin

Confirmation Number: 3624401500

Credit Score Summary

Where You Stand

784 Excellent ✓

The Equifax Credit Score™ ranges from 300-850. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax credit report. Most lenders will let you see your score and what factors are affecting it. In doing so, you should be able to qualify for some of the lowest interest rates available and a wide variety of borrowing options that are available to you.



Range	300 - 559	560 - 609	610 - 724	725 - 759	760 +
	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 ranked in order of impact to your score - the top item has the largest impact, and the bottom has the least.

- Average utilization for credit extended to you
- Average number of months with revolving credit
- Total number of credit inquiries

Your Loan Risk Rating

784 Excellent

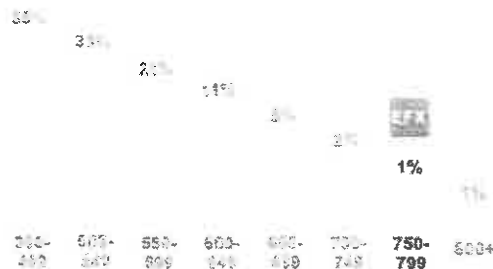
Your credit score of 784 is better than 88% of Canadian consumers.

The Equifax Credit Score™ ranges from 300-850. Higher scores are viewed more favorably.

The Bottom Line :

Lenders consider many things in addition to your score when making credit decisions. However, most lenders would prefer you to be a very safe risk. That they qualify for a steady cash and credit stream of some of the lowest interest rates available. If you're in the market for credit, this is what you are looking for.

Delinquency Rates*



You may not see a down side credit score to yourself. And some lenders may not see this as a concern. However, it can affect your ability to get the best rates and terms on your credit. Many lenders may offer you special financing and low rates. But are geared to the most valuable customers.

It's important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. However, lenders set their own policies and thresholds for risk. So they consider other elements, such as your income when analyzing your creditworthiness for a particular loan.

* Delinquency Rate is defined as the percentage of borrowers who made 90 days past due or worse payments. According to industry standards, up any other industry score is not your credit.

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

December 16th, 2016

Iyad S F BaniHani
2046 Shady Glen Rd
Oakville, Ont
L6M 3R1

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 2301- 510 Curran Place in Mississauga, Ontario (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):	Iyad S F BaniHani
Principal Amount:	\$288,900 ✓
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	February 20 th 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:	Feb 1st, 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 July 25th, 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

CERTIFICATE OF INSURANCE

This is to certify that insurance described below has been effected with the Insurer(s) shown, subject to the terms and conditions of the policy applicable.

Oriocc Ltd. o/a City Gate Suites and All Registered Unit Owners From Time to Time

<u>PROPERTY INSURED:</u>	2301-510 Curran Place Mississauga, Ontario																										
<u>TERM:</u>	March 30, 2017	TO	May 13, 2017																								
<u>COMPANY:</u>	Intact Insurance Company																										
<u>COMMERCIAL PACKAGE POLICY NO.</u>	501277054-190																										
<u>PROPERTY OF EVERY DESCRIPTION:</u>	<table border="0"> <tr> <td>Broad Form (Per Unit)</td> <td></td> <td></td> </tr> <tr> <td>Contents of Every Description</td> <td style="text-align: right;">\$</td> <td>10,000.00</td> </tr> <tr> <td>Loss Assessment</td> <td style="text-align: right;">\$</td> <td>100,000.00</td> </tr> <tr> <td>Contingent Coverage</td> <td style="text-align: right;">\$</td> <td>100,000.00</td> </tr> <tr> <td>Improvements or Betterments</td> <td style="text-align: right;">\$</td> <td>100,000.00</td> </tr> <tr> <td>Rental Income</td> <td style="text-align: right;">Actual Loss Sustained</td> <td></td> </tr> <tr> <td>Charge Back Deductible</td> <td></td> <td>Included</td> </tr> <tr> <td>Equipment Breakdown</td> <td></td> <td>Included</td> </tr> </table>			Broad Form (Per Unit)			Contents of Every Description	\$	10,000.00	Loss Assessment	\$	100,000.00	Contingent Coverage	\$	100,000.00	Improvements or Betterments	\$	100,000.00	Rental Income	Actual Loss Sustained		Charge Back Deductible		Included	Equipment Breakdown		Included
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Charge Back Deductible		Included																									
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	3% or \$50,000.00 min	EARTHQUAKE																									
<u>COMPREHENSIVE GENERAL LIABILITY:</u>	Limit of Liability:	\$ 5,000,000.00																									

This document is furnished as a matter of courtesy and only as information of the fact that Policies have been concurrently prepared. It is not a contract, confers no right upon any person and imposes no liability on the Insuring Companies. A Photocopy of this executed Certificate may be relied upon to the same extent as if it were an original executed certificate.

Date: March 29, 2017

ATRENS-COUNSEL INSURANCE BROKERS

Authorized Representative