

Worksheet Leasing

Suite: 3001 Tower: PSV2 Date: March 17/17 Completed by: Silvi

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
- ☒ ● 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). \$ 500 + HST
- ☒ ● Agreement must be in good standing. Funds in Trust: \$ _____.
- ☒ ● 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

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:

Emailed to Amacon - March 22, 2017
Distributed -

The Toronto-Dominion Bank

77401698

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-03-16
YYYYMMDD

Transit-Serial No. 1878-77401698

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

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100

Canadian Dollars

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

Re PSV2 3001 - Lease Fee

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

⑈ 77401698 ⑆ 09612004 ⑆ ⑈ 3808 ⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
BASEL H. N. ABUZANT and DALIA S. N. SHAKHSHIR (the "Purchaser")

Suite **3001** Tower **TWO** Unit **1** Level **29** (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 17 day of March 2017.


 Witness:


 Purchaser: **DALIA S. N. SHAKHSHIR**

Witness:

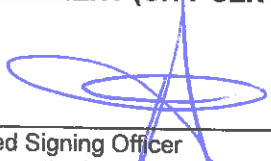

 Purchaser: **BASEL H. N. ABUZANT**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of March 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:


 Authorized Signing Officer
 I have the authority to bind the Corporation

BUYER: Ekram Jomaa

SELLER: Basel H. N. Abuzante & Dalia S. N. Shakshir

For the transaction on the property known as: 510 Curran Place unit 3001 Mississauga, ON L5B 0J8

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 representative(s) 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)


BUYER


CO-OPERATING/BUYER BROKERAGE


SELLER


LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
..... to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
b) ☒ The Co-operating Brokerage will be paid as follows:
one quarter month's rent for a six months lease and a quarter month's rent should the lease be extended from 6 months to one year.

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)

ROYAL LEPAGE SIGNATURE REALTY

(Name of Co-operating/Buyer Brokerage)

8 SAMPSON MEWS SUITE 201 TORONTO

Tel: (416) 443-0300 Fax: (416) 443-8619

[Signature] Date: Mar 14/17
(Authorized to bind the Co-operating/Buyer Brokerage)

MARVET MASSOUD

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

West-100 Metro View Realty Ltd.

(Name of Listing Brokerage)

129 Fairview Rd. West Mississauga, ON

Tel: 905-238-8336 Fax: 905-238-0020

[Signature] Date: Mar 15/17
(Authorized to bind the Listing Brokerage)

Omar Kanaan

(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.

[Initials]

BUYER'S INITIALS

[Initials]

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

[Signature] Date: Mar 14/2017
(Signature of Buyer)

..... Date:
(Signature of Buyer)

[Signature] Date: Mar 15, 2017
(Signature of Seller)

..... Date:
(Signature of Seller)

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This Agreement to Lease dated this 14 day of March, 2017

TENANT (Lessee), Ekram Jomaa
(Full legal names of all Tenants)

LANDLORD (Lessor), Basel H. N. Abuzante & Dalia S. N. Shakshir
(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 Unit 3001 GA Mississauga, ON L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 6 months commencing April 1, 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 1660.00 SS per month
One Thousand Six Hundred Fifty Six Canadian Dollars (CDN\$ 1,650.00),
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 Within 24 hours of acceptance by bank draft
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to West-100 Metro View Realty Ltd. "Deposit Holder"

in the amount of Four Thousand Nine Hundred Fifty

Canadian Dollars (CDN\$ 4,950.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all

terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last 2 months month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for Single Family Residential

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 type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Taxes/maintenance</u>	<input checked="" type="checkbox"/>	<input 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): GA

INITIALS OF LANDLORD(S): SS

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7. **PARKING:** The tenant has exclusive use of one parking space at no additional cost to the tenant during the term of the said lease. The parking space number is located

8. **ADDITIONAL TERMS:** The tenant has exclusive use of one locker at no additional cost to the tenant during the term of the said lease. The locker number is located

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant ^{Landlord} until 11:59 p.m. on the 15 day of March, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: 905-238-0020

FAX No.: 416-443-8619

(For delivery of Documents to Landlord)

(For delivery of Documents to Tenant)

Email Address: omar.s@rokslogistics.com

Email Address: marvet.massoud@gmail.com

(For delivery of Documents to Landlord)

(For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):



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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)

(Witness)

(Witness)

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

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)

(Seal)

DATE Mar 14/17

(Seal)

DATE

(Seal)

DATE

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

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

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

(Seal)

DATE Mar 15, 2017

(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 sale evidenced herein.

(Witness)

(Spouse)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 2.00 a.m./p.m. this 15 day of March, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage West-100 Metro View Realty Ltd.

Omar Kanaan

Tel.No. 905-238-8336

(Salesperson / Broker Name)

Co-op/Tenant Brokerage ROYAL LEPAGE SIGNATURE REALTY

MARVET MASSOUD

Tel.No. (416) 443-0300

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord)

DATE 15 Mar 17

(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 Mar 14/17

(Tenant)

DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), Ekram Jomaa

LANDLORD (Lessor), Basel H. N. Abuzante & Dalia S. N. Shakshir

for the lease of 510 Curran Place

Unit 3001

Mississauga, ON

LSB 0J8

dated the 14

day of March

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 following Existing appliances belonging to the landlord are to remain the premises for tenant's use: Fridge with freezer, Stove, dishwasher, washer/dryer, microwave, heating/cooling system and all window coverings. Any existing instruction manuals for all appliances and all other permanent fixtures now on the property and belonging to the Landlord deemed to free from all liens and encumbrances. The landlord warrants that the above appliances and the heating/cooling system will be in clean state and in good working order at the commencement of the Lease term. The tenant agrees to maintain said appliances in a ordinary cleanliness at the Tenant's cost. The landlord shall be responsible for the repair due to normal wear and tear, provided that prior notices give to the landlord by the tenant of the repairs necessary. The tenant is responsible to pay for all damages caused by tenants or their guests negligence or willful act.

Both tenant and landlord agree that Facsimile copies shall have the same legal effects as originals.

The tenant agrees to give written notice to the landlord, the tenant's intention to renew or vacate, no later than sixty (60) days prior to the last day of the current term or any extensions thereof, the premises may be shown at reasonable times to prospective tenants or purchasers upon giving 24 hour notice to the tenant.

The tenant will make own arrangement to book & reserve the elevator to move in and out of the unit, and pay the fees if any, and damage deposit to the condominium corporation.

The tenant is responsible to pay for all other services not included in this Agreement to Lease such as Internet, Hydro, phone and cable.

Upon termination of the lease the tenant will remove his belongings from the unit and professionally clean the unit, and repair damages caused by tenant, fix the nail holes on the walls etc., and leave the unit in the same condition as given to the tenant, subject to normal wear and tear. The Landlord shall provide the Tenant with the paint for the touch ups.

The tenant will not keep any plants or grow legal or illegal Marijuana plant in the unit.

The Tenant will not play loud music or make any noise which will disturb the comfort and convenience or quiet enjoyment of other residents in the condominium building. The tenant will dispose of their trash in a timely, tidy, proper and sanitary manner, as per condominium rules and regulation. The Tenant will not keep or have on the property any Hazardous Materials, chemicals or explosive that might be dangerous or that might be considered hazardous by any insurance company.

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

INITIALS OF TENANT(S):

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]



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

TENANT (Lessee), Ekram Jomaa

LANDLORD (Lessor), Basel H. N. Abuzante & Dalia S. N. Shakshir

for the lease of 510 Curran Place

Mississauga, ON

LSB 0J8

dated the 14

day of March

2017

The Tenant hereby covenants with the landlord and with the Condominium Corporation that the tenant's, members of the household, and guests, will comply with the Condominium Act, the Declaration, the By-laws 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 Landlord shall provide a copy of the Condo Rules and Regulations, to the Tenant prior to, or on commencement of the Lease Term.

The Tenant shall indemnify and save harmless the Landlord against all actions, proceedings, cost, expenses, claims or demands which may be made against the Tenant as a result of any breach by the Tenant or their Guests, of such rules and regulation of the Condominium Corporation.

The Landlord shall provide to the The Tenant two (2) sets of keys and remotes/fobs to the unit and common area access. The Tenant shall provide the Landlord with a \$300.00 (three hundred dollars) refundable deposit for such keys. The Tenant shall be responsible for the cost of any keys not returned to the Landlord at the end of the Said lease.

The tenant will buy Tenant Insurance to cover all cost, contents and liabilities of the tenant, effective from the date of move in.

The tenant hereby agrees to gain entry to the rented premises, upon a reasonable or 24 hour written notice, to repair, service or inspect the premises.

The tenant will not keep any pets in the leased premise, and will not smoke in the apartment.

The tenant shall not sub-let or assign the lease unless prior written consent is obtained from the landlord, which shall not be unreasonably withheld.

The Landlord further agrees that the property including but not limited to, all floors/carpets steam cleaned, cupboards, closets, windows, door trim, washrooms, etc., will be professionally cleaned at his own expense, prior to the commencement of the lease.

The Landlord and Tenant agree to perform a move-in inspection of the property prior to or upon occupancy of the premises, noting in writing any deficiencies and/or damages. The Landlord agrees to rectify any lease violations at his own expense within seven [7] days of the date of the inspection. The Landlord and Tenant agree to perform a move-out inspection of the property at the end of the lease term.

The Landlord shall repair the shower curtain rod prior to the Tenant taking possession of this unit

land Lord will provide 2 unit keys, 1 locker key, 2 mail box keys
1 common element key, 1 Feb/One garage clicker.

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

TENANT (Lessee), Ekram Jomaa

, and

LANDLORD (Lessor), Basel H. N. Abuzante & Dalia S. N. Shakhshir

for the lease of 510 Curran Place

Unit 3001

Mississauga, ON

LSB 0J8

dated the 14

day of March

2017

The Tenant agrees to be responsible for all "minor" maintenance not exceeding twenty (\$20) dollars, including but not limited to changing ~~filters~~ filters, light bulbs, etc., etc, to permit the Landlord and/or is/her agent to enter the lease premises at all reasonable hours to carry out repairs or to inspect said premises, giving 24 hours notice. Thus Tenant is responsible for the remainder

The Tenant agrees to provide ten (10) post-dated cheques on or before commencement of the lease, for the balance of the lease term.

The Tenant shall reimburse the Landlord in full, thirty-five (\$35) dollars for all bank charges incurred in the event any of the Tenant's cheques are returned Non-Sufficient Funds [N.S.F.] or that the financial institution, where the Tenant is a client, refuses to honour such cheques. The Tenant further agrees to replace all N.S.F. cheques with a certified cheque.

The Landlord agrees to provide the Tenant with full contact details for the Landlord for all notices [email address, fax number or mailing address] upon receipt of deposit funds.

The parties to this Agreement to Lease acknowledge that all the terms and/or conditions contained herein shall comply with the rental laws of the Province of Ontario as governed by the Residential Tenancies Act (2006) and amendments thereto. The Parties to this Agreement further acknowledge and agree that any terms and/or conditions that do not comply with the Residential Tenancies Act (2006) and amendments thereto shall automatically become null and void.

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

INITIALS OF TENANT(S):

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]

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Form 410

for use in the Province of Ontario

I/We hereby make application to rent 510 Curran Place Unit 3001 Mississauga, ON LSB 0J8

from the 1st day of April, 2017, at a monthly rental of \$ 1650

to become due and payable in advance on the day of each and every month during my tenancy.

1. Name Ekrum Jomaa Date of birth Mar 14/68 SIN No. (Optional) —

Drivers License No. Occupation

2. Name Date of birth SIN No. (Optional)

Drivers License No. Occupation

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? NO If so, describe

Why are you vacating your present place of residence? Sold house in Calgary.

LAST TWO PLACES OF RESIDENCE

Address 75 West Cedar Rise SW

Calgary AB T3H5E2

From 2003 To 2014

Name of Landlord Owner

Telephone: (403) 618-9020

Address 16 West Cedar Pt SW

Calgary AB T3H5E3

From Jan 2017 To Feb 12/2017

Name of Landlord Parents

Telephone:

PRESENT EMPLOYMENT

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

PRIOR EMPLOYMENT

1.

1.

1.

1.

1.

1.



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SPOUSE'S PRESENT EMPLOYMENT

PRIOR EMPLOYMENT

Employer
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$
 Name of Bank Royal Bank Branch Bow Trail Address Transit 01549/02699 Calgary
 Chequing Account # 02699-5077110 Savings Account #

FINANCIAL OBLIGATIONS

Payments to None Amount: \$
 Payments to Amount: \$

PERSONAL REFERENCES

Name Lynn Slater Address 100 Weston Pl Sw Calgary AB
 Telephone: (403) 837-1181 Length of Acquaintance 2 years + Occupation Calgary Quest Board Member
 Name Janice Tomchuk Address
 Telephone: (403) 667-9500 Length of Acquaintance 2 years + Occupation Book Keeper

AUTOMOBILE(S) Soon to purchase

Make Model Year Licence No
 Make Model Year Licence No

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

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

Signature of Applicant [Signature] Date Mar 14/17
 Telephone: (403) 618-9020
 Signature of Applicant Date
 Telephone:



OPERATOR'S LICENCE

AB
CAN

JOMAA EKRAM 14 MAR 2018

No. **119453-744**

Class: 5

Cond/End:

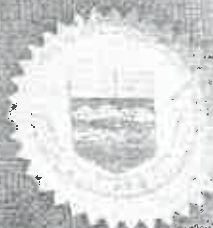
Expires: 14 MAR 2018



JOMAA, Ekram
75 West Cedar Rise SW
Calgary AB T3H 5E2

Sex: F
Eyes: brown
Ht. 170 cm

DOB: 14 MAR 1968
Hair: black
Wt. 65 kg



[Signature]

Issued: 21 JAN 2013

0177-45217



PSV2 3001 - Tenant's ID

EQUIFAX

1 877 227-8800

Consumer Report

03/15/2017

File Requested by: RECEP

Identification

Name: JOMAA, EKRAM
Current Address: 75, WEST CEDAR RISE, CALGARY, AB
Date of Birth, SIN: 1968/03/14
Reference: M MASSOUD

Subject: File Requested, Score, Identification, Inquiries, Employment, Summary, Trades.

Product Score (Subject)

Ers 1.0

845

Most recent bank deposit inquiry.
Number of open department stores trades.
Average age of national card trades.
Medium risk region thin credit file.

Identification (Subject)

Unique Number:	0734937949	File Number:	00-0008095-00-033
Date File Opened:	1989/05/25	Date of Last Activity:	2014/05/22
DOB/Age:	1968/03/14	SIN:	

Name:	JOAMA, EKRAM
Current Address:	9100, BONAVENTURE DR SE, CALGARY, AB, T2J 6S6
Since, R/O/B:	2012/10
Reported:	Tape Reported
Former Address:	75, WEST CEDAR RISE SW, CALGARY, AB, T3H 5E2
Since, R/O/B:	2008/01
Reported:	Tape Reported
2nd Former Address:	53, MACKAY DR SW, CALGARY, AB, T2V 2A7
Since, R/O/B:	2001/01
Reported:	STS Reported

Also Known As: JOMAA, ECRAM, , XX

Inquiries (Subject)

Member Inquiries:

Date	Member No	Member Name	Telephone
2014/05/20		PC FINANCIAL CIBC	(888) 872-4724
Total number of inquiries: 1			

Employment (Subject)

Employment Information:

Current Employer: A E TRUCKING LTD

Former Employer: ROYAL BANK & A& E TR

Since, Left, Position, Salary: ,, SECRETARTY/CSR,

Since, Left, Position, Salary: ,, ROYAL BANK,

Summary (Subject)

Pub/Other	Trade Oldest-Newest	Total	High Credit	Rating for R/O/I/M/C
0	2003/10 - 2017/02	3	10K - 250K	3-One

Trade Information (Subject)

Member Trades:

Bus/ID Code	Rptd	Opnd	HC	Terms	Bal	PDA	Rt	30/60/90	MR	DLA
ROYAL BANK (403) 292-2400										
* I	2017/02	2007/08	250K		0	0	R1	0/0/0	72	2016/06
Description:	Monthly Payments									
	Amount in H/C Column is credit limit									
PRESIDENTS CHOICE MC (866) 246-7262										
* I	2017/02	2011/07	10K		0		R1	0/0/0	68	2017/02
Description:	Monthly Payments									
	Amount in H/C Column is credit limit									
ROGERS COMMUNICATION (877) 764-3772										
* I	2017/02	2003/10			87	0	O1	0/0/0	62	2017/02
Description:	Monthly Payments									
Credit Utilization:	0%		260000		87					

End Of Report

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

December 16th, 2016

Basel H. N. Abuzant
Dalia S.N. Shakhshir
393 Winfield Terr
Mississauga, Ont
L5R 1N9

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 3001– 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):	Basel H. N. Abuzant Dalia S.N. Shakhshir
Principal Amount:	\$319,900
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:	March 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;
- Valid First Mortgage Security to be provided on the Property.

528322 (0212)

528322