

BLOCK NINE

Suite 332

**BROKER COOPERATION AGREEMENT**

Unit 31 Level 3 - South  
Floor Plan LILY

THIS AGREEMENT is made between Amacon Development (City Centre) Corp., the Vendor and ROYAL LEPAGE REAL ESTATE SERVICES LTD. BROKERAGE, the Co-Operating Brokerage, in connection with the sales of the unit in Block Nine - South Tower (Mississauga)

This will confirm our Agreement that the Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of four percent (4.00%) of the Net Purchase Price of the Unit sold to the Purchaser (the Purchase Price less applicable taxes, and excluding any monies paid for interest, mortgage & incentive fees) - full co-operating fee in consideration for the first physical introduction of the Purchaser to Block Nine - South Tower and successful completion of this transaction plus applicable taxes on such Fee. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage for a Salesperson employed by the Co-Operating Brokerage on the Purchaser's first visit to the Parkside Village Sales Center and both the Purchaser and the Co-Operating Brokerage or Salesperson must register at the Vendor's receptionist at such time and the Purchaser shall not have previously registered with the Vendor and the Purchaser shall enter into a firm and binding Agreement of Purchase and Sale with the Vendor. Without limiting the foregoing:

- (i) telephone registrations will not be valid;
- (ii) the registration will be valid for 60 days only from the client's first visit to the sales office;
- (iii) the Co-Operating Broker and/or Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale;

failing which, the parties agree that the Fee shall not be payable. Notwithstanding any provisions contained herein, the Fee, shall be paid as follows:

- a) One and one half percent (1.5%) upon payment by the Purchaser of a minimum of 10% Deposit toward of the Purchase Price of the Unit, which Deposit shall have cleared the Vendor's Solicitor's trust account; and
- b) Two and one half percent (2.5%) within 45 days following Closing.

The Co-Operating Brokerage must submit separate invoices for the fee. Note that the Vendor requires a reference/invoice number and Original Invoices. No commission will be paid on faxed invoices. Please mail original Invoices to: Amacon Development (City Centre) Corp., Accounts Payable, 37 Bay Street, Suite 400, Toronto, ON M5J 3B2. All questions and invoices regarding commission should be directed to the Vendor Tel: 416 365 9069

The Co-Operating Brokerage shall not be entitled to any commission or fee for any sales agreement entered into by the Purchaser and the Vendor or any other person or entity, in connection with the sale of the Unit, which is not a result of any introduction made by the Co-Operating Brokerage to the Purchaser with respect to Block Nine - South Tower. The Co-Operating Brokerage shall not be entitled to any commission or fee for any sales agreement entered into by the Purchaser and the Vendor or any other person or entity, in connection with the sale of the Unit, which is not a result of any introduction made by the Co-Operating Brokerage to the Purchaser with respect to Block Nine - South Tower. The Co-Operating Brokerage shall not be entitled to any commission or fee for any sales agreement entered into by the Purchaser and the Vendor or any other person or entity, in connection with the sale of the Unit, which is not a result of any introduction made by the Co-Operating Brokerage to the Purchaser with respect to Block Nine - South Tower.

The parties expressly agree that the net Purchase Price and the calculation is subject to adjustment at the time of Closing for any discounts, credits or other reductions in the Purchase Price determined by the Vendor either at the time of execution of the Agreement or at Closing.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co-Operating Brokerage agree to the terms and conditions expressed in this Agreement.

NAME OF PURCHASER(S): STEPHANIE DEMISE VERNAZZA  
Suite 332 Tower 9 South

Purchase Price:	\$289,900.00
*Net Purchase Price	\$285,076.05
Fee (Net Commission):	\$11,403.04

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

DATED at Mississauga, Ontario this 11<sup>th</sup> day of July, 2017.

Witness

Signature:

Co-operating Brokerage / Sales Representative  
ROYAL LEPAGE REAL ESTATE SERVICES LTD  
JENNIFER TANO

AMACON DEVELOPMENT (CITY CENTRE) CORP

PER

Authorized Signing Officer  
I have the authority to bind the Corporation

Date

27 July 2017

Royal LePage Real Estate Services Ltd. Brokerage

Jennifer Tano  
Salesperson  
416-949-3897  
jennifertano@royallepage.ca