Worksheet
Leasing

Suite: 2507 **Tower:** PSV **Date:** July. 13 **Completed by:** _____

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 Aird and Berlis 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).
- ✓ Agreement must be in good standing. Funds in Trust: $ 75,980.00
- ✓ Copy of Tenant's ID
- ✓ Copy of Tenant's First and Last Month Rent
- ✓ Copy of Tenant's employment letter or paystub - student
- ✓ Copy of Credit Check - student
- ✓ 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:

_____

_____

_____

_____

_____

_____

CIBC

GLENN WHITE

NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NÉGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA

INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
05162 - DUNDAS & APPLEBY LINE
BANKING CENTRE
BURLINGTON, ON

5563 5449 6 27-43248

2017-07-13

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO. / N° D'IDENTIFICATION

BRANCH / CENTRE BANCAIRE

PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE: AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

$**********565.00

THE SUM OF / LA SOMME DE: **********FIVE HUNDRED SIXTY FIVE

CANADIAN DOLLARS / DOLLARS CANADIENS CAD

NOT OVER / NE DOIT PAS EXCÉDER $5,000

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

TO / TIRÉ: CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

2404532
710 BIL-2015/01

⑈5563544968⑈ ⑆09502⑉010⑆ 05162⑉2743248⑈

2507

OREA Ontario Real Estate Association

Confirmation of Co-operation and Representation

Toronto Real Estate Board

Form 320
for use in the Province of Ontario

BUYER: Chenghe Zhang and Jicheng Lu

SELLER: Anhal Yacob

For the transaction on the property known as: #2507 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

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

BUYER	CO-OPERATING/BUYER BROKERAGE	SELLER	LISTING BROKERAGE
CZ JL	LZ	DS	

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

HOMELIFE LANDMARK REALTY INC.	ROYAL LEPAGE REALTY PLUS
(Name of Co-operating/Buyer Brokerage)	(Name of Listing Brokerage)
7240 WOODBINE AVE UNIT 103 MARKHAM	2575 DUNDAS STREET WEST MISSISSAUGA
Tel: (905) 305-1600 Fax: (905) 305-1609	Tel: (905) 828-6550 Fax: (905) 828-1511
Date: July 3, 2017	Date: 7/4/17
(Authorized to bind the Co-operating/Buyer Brokerage)	(Authorized to bind the Listing Brokerage)
LINDI ZHENG	MOURAD RIMON HANNA
(Print Name of Broker/Salesperson Representative of the Brokerage)	(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.

BUYER'S INITIALS SELLER'S INITIALS

ACKNOWLEDGEMENT

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

(Signature of Buyer) Date: July 3, 2017

(Signature of Buyer) Date: July 3, 2017

DocuSigned by: D87286CE85194C0... (Signature of Seller) Date: 7/5/2017

(Signature of Seller) Date:

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OREA Ontario Real Estate Association

Form 400
for use in the Province of Ontario

Agreement to Lease
Residential

Toronto Real Estate Board

This Agreement to Lease dated this 3 day of July, 20 17

TENANT (Lessee), Chenghe Zhang and Jicheng Lu
(Full legal names of all Tenants)

LANDLORD (Lessor), Anhal Yacob
(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:
#2507 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of one year commencing July 15, 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 Three Hundred Canadian Dollars (CDN$ 2,300.00),
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
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to ROYAL LEPAGE REALTY PLUS, BROKERAGE "Deposit Holder"
in the amount of Four Thousand Six Hundred
Canadian Dollars (CDN$ 4,600.00) 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 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	☒	☐	Cable TV	☐	☒
Oil	☐	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☐	☒
Hot water heater rental	☐	☐	Other: internet	☐	☒
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 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): CZ JL **INITIALS OF LANDLORD(S):** DS

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7. **PARKING:** one

8. **ADDITIONAL TERMS:**

All Appliances, 1 Parking And One Locker

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

Landlord CZ JL

10. **IRREVOCABILITY:** This offer shall be irrevocable by ~~Tenant~~ (Landlord/Tenant) until 10:00 p.m. on the 7 day of July, 20 17 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: mouradhanna@rogers.com (For delivery of Documents to Landlord) Email Address: lindi.zheng@gmail.com (For delivery of Documents to Tenant)

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

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

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

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the 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): CZ JL **INITIALS OF LANDLORD(S):** DS

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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) (Seal) DATE July 3, 2017

(Tenant or Authorized Representative) (Seal) DATE July 3, 2017

(Guarantor) (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) (Seal) DATE 7/6/2017

(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 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 7 day of July, 2017

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ROYAL LEPAGE REALTY PLUS Tel.No. (905) 828-6550

MOURAD RIMON HANNA

(Salesperson / Broker Name)

Co-op/Tenant Brokerage HOMELIFE LANDMARK REALTY INC. Tel.No. (905) 305-1600

LINDI ZHENG

(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

(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 July 7, 2017

(Tenant) DATE July 7, 2017

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.

(Authorized to bind the Listing Brokerage)

Acknowledged by:

(Authorized to bind the Co-operating Brokerage)

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OREA Ontario Real Estate Association

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), Chenghe Zhang and Jicheng Lu, and

LANDLORD (Lessor), Anhal Yacob

for the lease of #2507 -4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 3 day of July, 2017

TENANT, on their free will, agrees to provide additional ~~Two~~ Three (CZ JL) month rent (~~$4500~~ $6900 (CZ JL)) as advance towards the ~~Tenth~~ Ninth (CZ JL) to eleventh months rent of the lease through bank draft on or before closing.

Tenant further agrees to provide ~~8~~ 7 (CZ JL) post dated cheques to the landlord on or before lease commencement.

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

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

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

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

Tenant, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew for a further 1 year lease term with the same terms and conditions, expect that lease price will be increased by $50 or according to local guidelines.

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

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

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

INITIALS OF TENANT(S): CZ JL **INITIALS OF LANDLORD(S):**

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OREA Ontario Real Estate Association

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), Chenghe Zhang and Jicheng Lu, and

LANDLORD (Lessor), Anhal Yacob

for the lease of #2507 -4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 3 day of July, 20 17

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

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

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

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

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

Tenant agrees to pay for all and any repairs costing $100 and under.

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

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

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

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

INITIALS OF TENANT(S): CZ JL **INITIALS OF LANDLORD(S):** DS

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OREA Ontario Real Estate Association

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), Chenghe Zhang and Jicheng Lu, and

LANDLORD (Lessor), Anhal Yacob

for the lease of #2507 -4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 3 day of July, 2017

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

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

During the last 2 months of the lease term, the Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four [24] hours written notice of such showing.

Given that the unit is brand new, some repairs and warranty work may need to be completed from time to time. The Tenant agrees to allow access for these repairs at their earliest convenience.

The Tenant, in lieu of credit worthiness agrees to prepay the first month, and last 4 month's rent to the landlord by certified cheque prior to lease commencement.

The Tenant voluntarily provides a deposit of $2300 to the landlord to be held against the cost of various keys, fobs, and any damages to the unit above and beyond normal wear and tear. Should the Tenant choose to renew the initial lease term, the deposit of $2300 shall be credited back to them provided that there is not damage to the unit, and only a key deposit of $300 will continue to be held (credit of $2000).

The Tenant shall provide the following documents prior to the keys being released:

- proof of tenants insurance with at least $2,000,000 in liability coverage,
- $2300 in certified funds to cover the security/key deposit
- $6900 in certified funds to cover an additional 3 month's rent deposit.
- proof of the transfer of the hydro account to the tenant's name (Alectra utilities)

DS

CZ JL

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

INITIALS OF TENANT(S): CZ JL

INITIALS OF LANDLORD(S): DS

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DocuSign Envelope ID: 0FA4C9F4-08AA-4F34-9F16-AC5B1C1D9DF4

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), Chenghe Zhang and Jicheng Lu, and

LANDLORD (Lessor), Anhal Yacob

for the lease of #2507 -4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 3 day of July, 20 17

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

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

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

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

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

This information must be delivered to:

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

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

INITIALS OF TENANTS: CZ JL **INITIALS OF LANDLORD(S):** DS

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1016003-B/F_2014-03

HSBC

HSBC Bank Canada
Banque HSBC Canada

UNIT 18 - 1675 THE CHASE
MISSISSAUGA ON L5M 5Y7

THIS DRAFT CONTAINS A SECURITY WATERMARK ON REVERSE - HOLD AT AN ANGLE TO VIEW
LE VERSO DE CETTE TRAITE CONTIENT UN FILIGRANE A DES FINS DE SÉCURITÉ - LA TENIR À UN ANGLE POUR LE CONSULTER

CANADIAN DOLLAR BANK DRAFT
TRAITE BANCAIRE EN DOLLARS CANADIENS

317737

2 0 1 7 0 7 0 7
DATE Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

ROYAL LEPAGE REALTY PLUS, BROKERAGE $ **4,600.00

CAD FOUR THOUSAND SIX HUNDRED ONLY

CANADIAN DOLLARS
DOLLARS CANADIENS

LEE, Carol Nyuk Hiong
80820

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESEING

⑈317737⑈ ⑆10082⑉016⑆ 930287⑉010⑈

ROYAL LEPAGE
Helping you is what we do.
Votre complice immobilier.

$ 4,600

July 8 20 17

Received from / Reçu de Lindi Zheng

Four Thousand Six Hundred Dollars

Re: 4011 Brickstone Mews #2507
Hanna Team
Bank Draft

181634

中华人民共和国外交部请各国军政机关对持照人予以通行的便利和必要的协助。

The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.

中华人民共和国 PEOPLE'S REPUBLIC OF CHINA

护照 / PASSPORT

中国

P

CHN

E39591027

姓名 Name

卢济铖

LU, JICHENG

性别 Sex 国籍 Nationality

男/M 中国/CHINESE

出生日期 Date of birth

18 JAN 1998

出生地点 Place of birth

福建/FUJIAN

签发日期 Date of issue

14 5月/MAY 2015

签发地点 Place of issue

温哥华

VANCOUVER

有效期至 Date of expiry

13 5月/MAY 2025

签发机关 Authority

中国驻温哥华总领事馆

CONSULATE GENERAL OF P.R.CHINA IN VANCOUVER

持照人签名 Bearer's signature

卢济铖

P<CHNLU<<JICHENG<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

E395910272CHN9801185M2505130MCKMLMMD00PBA978


Government of Canada
Gouvernement du Canada
PERMANENT RESIDENT CARD
CARTE DE RÉSIDENT PERMANENT
Name/Nom
LU
JI CHENG
ID No/No ID
6140-9992
Sex/Sexe
M
Nationality/Nationalité
CHN
Date of Birth/Date de naissance
18 JAN /JAN 98
Expiry/Expiration
09 OCT /OCT 17
Canada

Citizenship and Immigration Canada | Citoyenneté et Immigration Canada

PROTECTED WHEN COMPLETED | PROTÉGÉ LORSQUE REMPLI

CANADA

CANADA

DD196 632 413

F311099239

[redacted]

CHENGHE ZHANG
435A HIGHWAY #1
STRATHMORE AB T1P 1J4
CANADA

Application/Demande: S301455710

UCI/IUC: 61631524

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille:	ZHANG
Given Name(s)/Prénom(s):	CHENGHE
Date of Birth/Date de naissance:	1997/12/10 (yyyy/mm/dd - aaaa/mm/jj)
Sex/Sexe:	MALE
Country of Birth/Pays de naissance:	CHINA, PEOPLE'S REPUBLIC OF
Country of Citizenship/Citoyen de:	CHINA, PEOPLE'S REPUBLIC OF
Travel Doc No./N° du document de voyage:	E34856793 PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLEMENTAIRE

Date Issued/Délivré le:	2016/06/10 (yyyy/mm/dd - aaaa/mm/jj)
Expiry Date/Date d'expiration:	2020/07/31 (yyyy/mm/dd - aaaa/mm/jj)
Case Type/Genre de cas:	30
Institution Name/Nom de l'institution:	DESIGNATED LEARNING INST-ON
Field of Study/Domaine d'études:	ANY DESIGNATED POST-SECONDARY INSTITUTION
In Force From/En vigueur le:	2016/06/10 (yyyy/mm/dd - aaaa/mm/jj)

Conditions:

1. MUST LEAVE CANADA BY 2020/07/31
2. NOT VALID FOR EMPLOYMENT IN BUSINESSES RELATED TO THE SEX TRADE SUCH AS STRIP CLUBS, MASSAGE PARLOURS OR ESCORT SERVICES.

Remarks/Observations:
MUST ACTIVELY STUDY AT A DLI.MAY ACCEPT EMPLOYMENT ON/OFF CAMPUS IF MEET ELIGIBILITY CRITERIA AS PER R186(F),(V)OR(W).MUST CEASE WORKING IF NO LONGER MEET CRITERIA.

*****THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE*****

THIS FORM HAS BEEN ESTABLISHED BY THE MINISTER OF CITIZENSHIP AND IMMIGRATION. THIS DOCUMENT IS THE PROPERTY OF THE GOVERNMENT OF CANADA.
FORMULAIRE ÉTABLI PAR LE MINISTRE DE LA CITOYENNETÉ ET DE L'IMMIGRATION. CE DOCUMENT EST LA PROPRIÉTÉ DU GOUVERNEMENT DU CANADA.

IMM 1442B (06/2012)
CIW

Canada

中华人民共和国 PEOPLE'S REPUBLIC OF CHINA

护照
PASSPORT

类型/Type: P
国家码/Country Code: CHN
护照号码/Passport No.: E34858793

姓名/Name
张承和
ZHANG, CHENGHE

性别/Sex: 男/M
国籍/Nationality: 中国/CHINESE
出生日期/Date of birth: 10 DEC 1997

出生地点/Place of birth: 上海/SHANGHAI
签发日期/Date of issue: 06 1月/JAN 2014

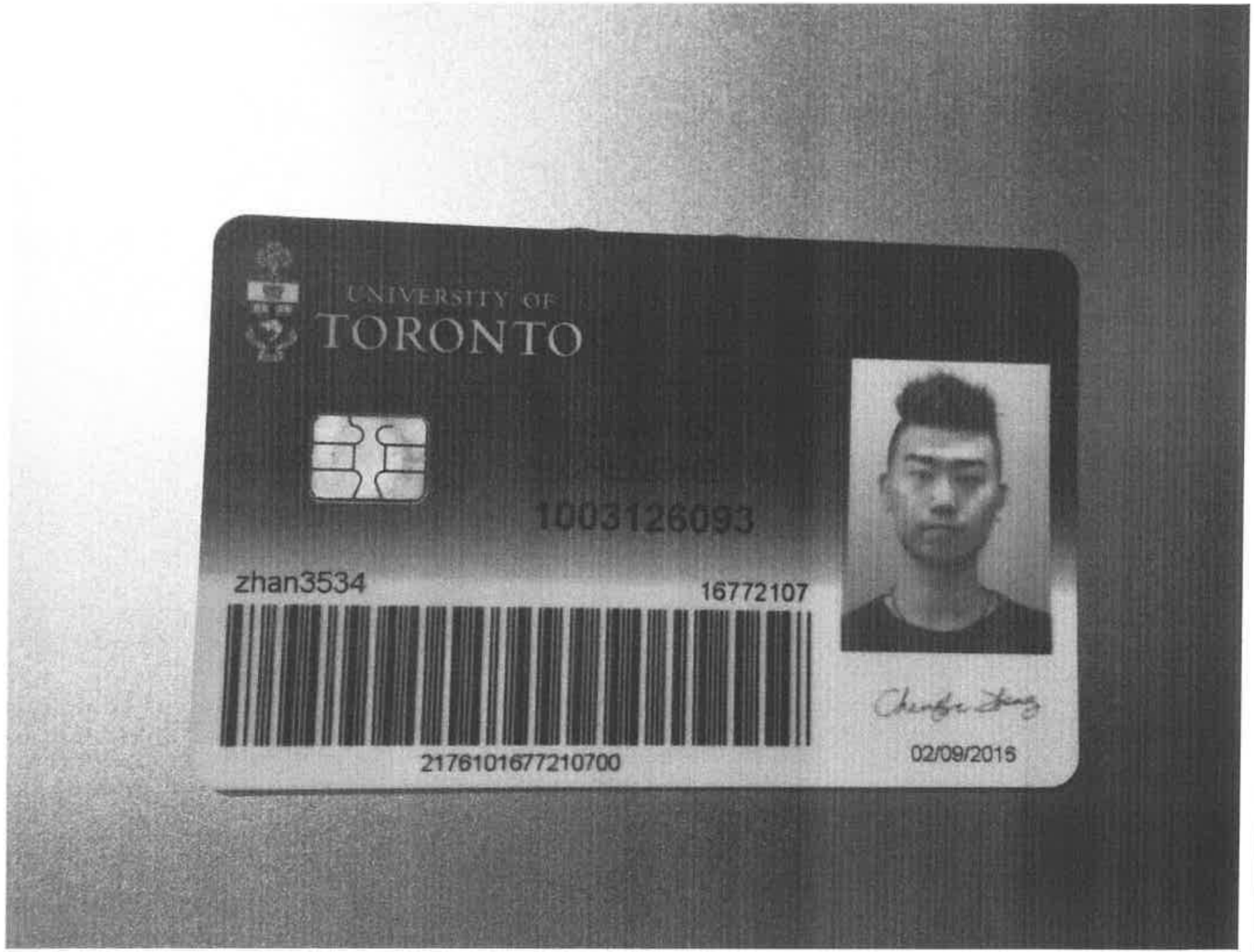
签发地点/Place of issue: 上海/SHANGHAI
有效期至/Date of expiry: 05 1月/JAN 2024

签发机关/Authority: 公安部出入境管理局
MPS Exit & Entry Administration
持照人签名/Bearer's signature

0216122462

POCHNZHANG<<CHENGHE<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

E348587939CHN9712102M2401058NFMFLDNALKMNA974


UNIVERSITY OF
TORONTO
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2176101677210700
02/09/2015

The Bank of Nova Scotia
543 College Street
Toronto, Ontario
Canada M6G 1B7
Tel: (416) 537-2191
Fax: (416) 537 2930

Scotiabank

March, 9 2017

Congratulations! You have been pre approved for a Scotia Mortgage!
We are pleased to advise you that based on the information you provided, you qualify for a residential mortgage on your rental property. The details of the approval are as follow.

Mortgage Loan Amount:	**$ 303,920**
Amortization:	**30 Years 0 Months**
Rate used for qualification: **(Canada benchamark rate)**	**4.64%**

Property Address: **Suite 2507, Level 24, Unit 7, PSV – Tower One**

This mortgage pre-approval expires on: July 06, 2017

Your interest rate is guaranteed until the expiry date of this approval. Please note that if you change the term selected or the interest rate, the mortgage loan amount may require revision.

Thank you for applying for a mortgage with Scotiabank. Please contact us if you have any questions regarding your financial requirements.

Yours truly,

Claudia Hermosa
Financial Advisor

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us. Verification of employment (met), income (met), downpayment and closing cost to come from clients own sources. This is maximum permitted loan amounts. It is also based on the estimated taxes, heating, condo fees provided.
2. The Mortgage Loan Amount stated includes any mortgage default insurance premium that may be required. Mortgage Loans in excess to 80% of the homes value require mortgage insurance. This is based on your requested amount.
3. Interest rate is calculated semi-annually not in advance.

PSV - FORM B ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor")

and: ANWAL YACOB (the "Purchaser")

Re: 2507 - ONE - 24 (the "Unit")

[illegible] the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale dated the [illegible] between the Purchaser and accepted by the Vendor (the "**Agreement**") and except for such changes hereby [illegible] 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 Agreement pursuant to Schedule "C" to the Agreement to a third party, on the following terms and conditions:

a) the Purchaser pays to the Vendor, forthwith, 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, [illegible] and creditors) 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 subtenants to the Residential Unit or the balance of the Property by the subtenants including, but not limited to, any activities of the subtenants 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. Still 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 subtenantee including, but not limited to, a review of the subtenantee's personal credit history and the terms of any arrangement made between the Purchaser and the subtenantee;

e) The Purchaser shall be required 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 15th day of July 2017

Witness

Purchaser: ANWAL YACOB

THE UNDERSIGNED hereby accepts this offer

DATED at Mississauga this 15th day of July 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer
I have the authority to bind the Corporation

Initial Here

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP** (the "Vendor")
ANHAL YACOB ("Purchaser")

2507 - ONE 7 - 24 ("Unit")

[illegible] the following changes shall be made to the [illegible] Purchaser and the Vendor (the "**Agreement**") and [illegible] of the Agreement shall remain the same and time shall continue to [illegible]

Insert

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign [illegible] the Agreement to a third party, on the following terms and conditions:

[illegible] the amount required to be the deposits for the Residential [illegible] of the Purchase Price by the Occupancy Date

[illegible] shall stay time under the Agreement

the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns and the [illegible] 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 subtenants to the Residential Unit or the balance of the Property by the subtenants including, but not limited to, any acts/omissions of the subtenants which may lead to a delay in registration of the registered condominium inclusive of any and all costs and expenses, including legal costs on a solicitor-client indemnity basis, that the Vendor may suffer or incur to terminate the Occupancy Licence and/or for the Vendor's rights under the Agreement

(d) the Vendor shall have the right in its sole discretion to approve the subtenants including, but not limited to, a review of the subtenant's personal credit history and the terms of any arrangement made between the Purchaser and the subtenant

(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 15th day of July **2017.**

Witness

Purchaser **ANHAL YACOB**

THE UNDERSIGNED hereby accepts the offer

DATED at Mississauga this 15th day of July **2017**

AMACON DEVELOPMENT (CITY CENTRE) CORP

Per: _____
Authorized signing officer
I have the authority to bind the Corporation