## Worksheet

Leasing

Suite	e: Tower: PSV Date: Date: Tune 26   Completed by: STIVI
1	Emad Sourial
Plea	se mark if completed:
✓•	Copy of 'Lease Prior to Closing' Amendment
å	Copy of Lease Agreement
<b>1</b> •	Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust
<b>√</b> •	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: \$ 82, 135.
<b>J</b> •	Copy of Tenant's ID
<b>√</b> •	Copy of Tenant's First and Last Month Rent
<b>•</b>	Copy of Tenant's employment letter or paystub
	Copy of Credit Check
•	Copy of the Purchasers Mortgage approval Rec'd Tuly 6/17
<b>J</b> •	The elevator will not be allowed to be booked until all of the Above items have been completed and submitted
Ac	Iministration Notes:  Tenants are students. See offer letter
_	attached. Paid extra up front (4 months).
_	Sent to Amacon July 6 2017.
	Approved July 7, 2017.

Hotel

#### PSV - TOWER ONE

#### AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

#### LEASE PRIOR TO CLOSING

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

EMAD SOURIAL (the "Purchaser")

Suite 2807 Tower ONE Unit 7 Level 27 (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

mesul 308.rot 26sep16

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.

IN WITNESS WHEREOF the parties have executed this 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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee 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 sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;
- (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.

day	of	
Witness:	Purchaser: EMAU SOURIAL	
		_
THE UNDERSIGNED hereby accepts this offer.  DATED at	thisday of	
U	AMACON DEVELOPMENT (CITY CENTE	KE) CORP.

**Authorized Signing Officer** 

I have the authority to bind the Corporation

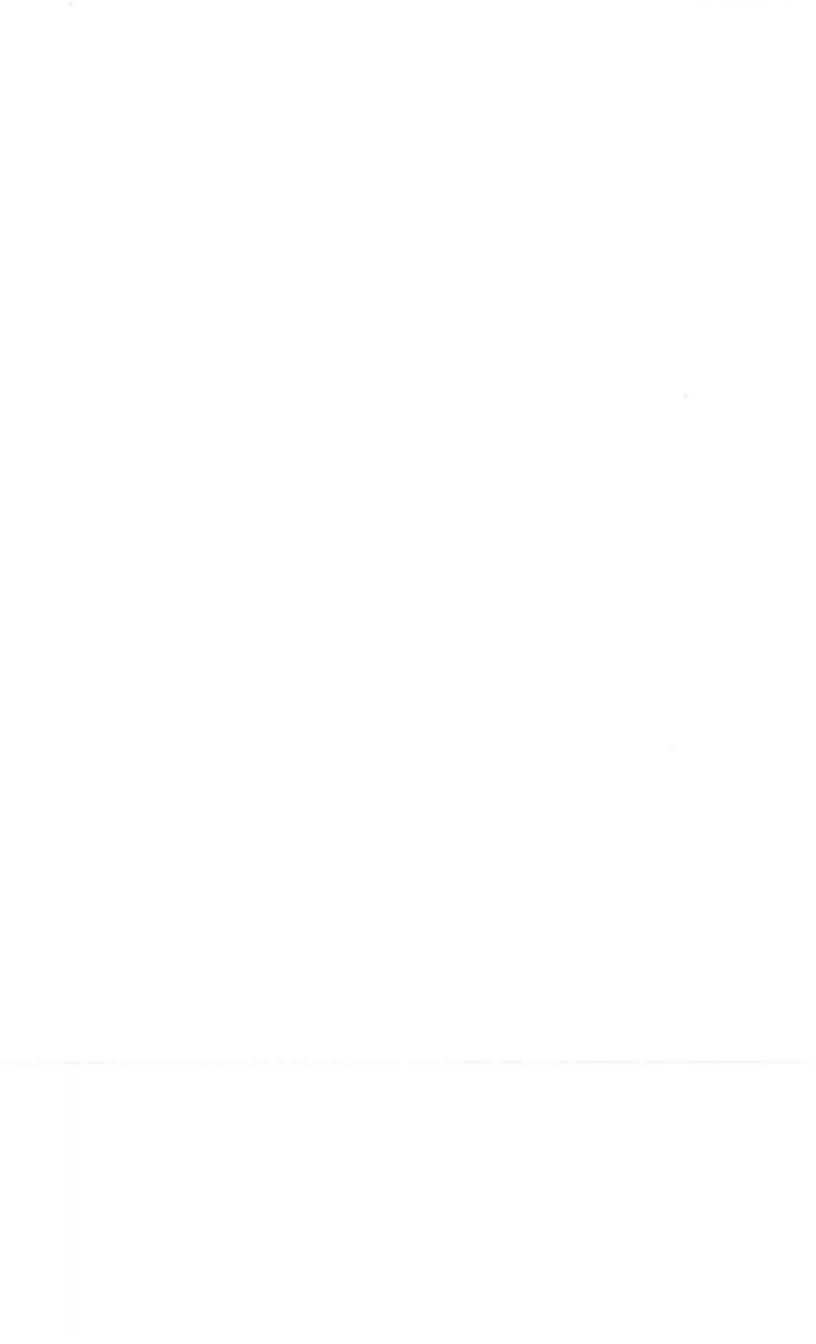
OREA Ontario Roal Estate
Association

## Agreement to Lease Residential

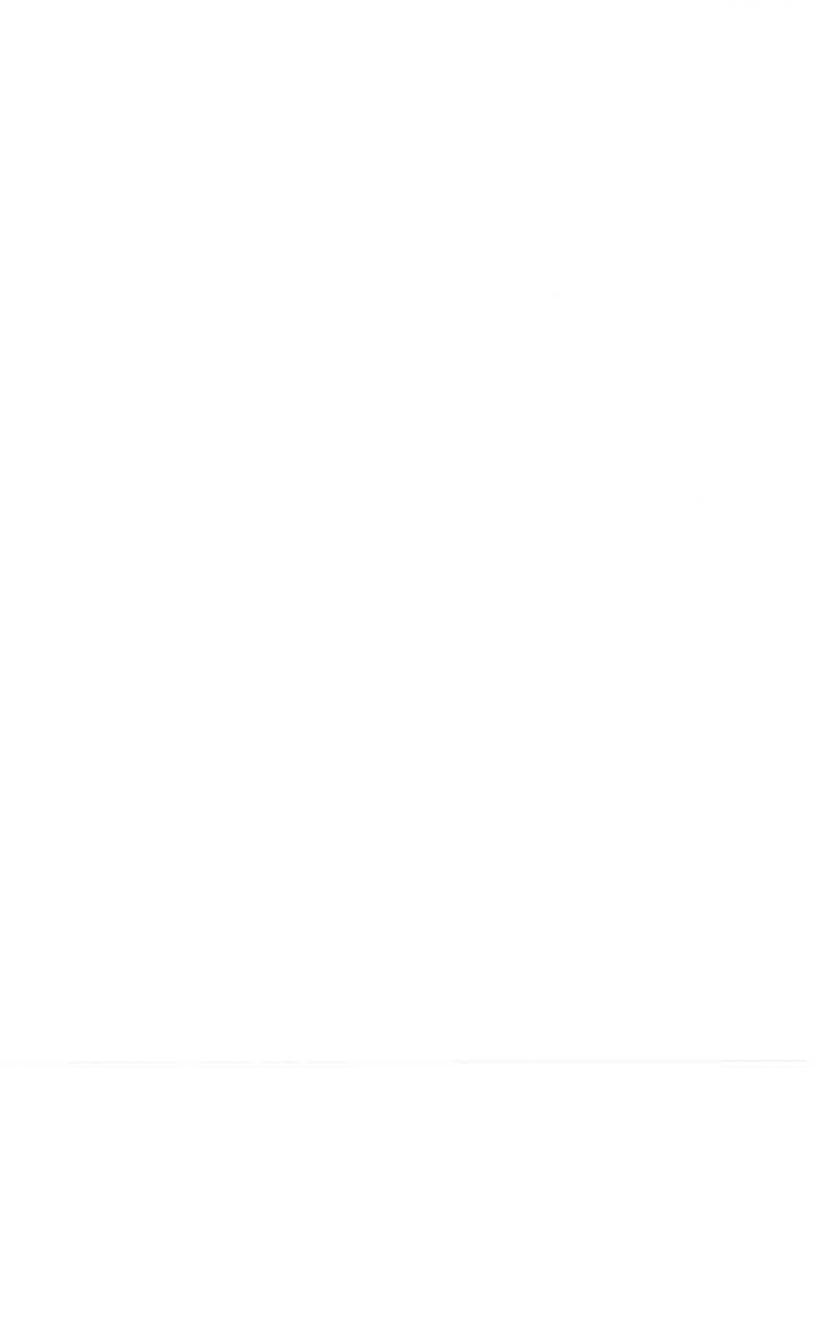
Toronto Real Estate Board

Form 400 for use on the Francise of Omerica

Thes A	agreement to bease dated this .31	dayol M	ay		.20 17
	ANT (Lessee), Chen, Xiwen	& Bi, Hanchi			-
	DLORD (Lessor), Bob Racuf	Mehany And Grace (	legal names of all Terrants, increased Silver Engaged Silver Engaged Silver Sil	owiel St	HBD
ADD	RESS OF LANDLORD	endras lens.	for the purpose of correspond analysis	######################################	postranity ( st. sparsh
The T	ionant heroby affers to lease from t		described horsin on the turns and su	bjact to the conditions as sot out	in this Agreement.
110 24	PREMISES: Having Inspected the	premises and provided the NE MEWS	present totant vocatos, I/wo, for To Mississauga		isas knowa as LSB 037
2.	TERM OF LEASE: The lease shall	be for a term of One yea	E 10.71 at all all all all all all all all all	memeracing June 23th, 2017	2 -14-07g*101350**** 00* 30
3.	RENT: The length will pay to the Two Thousand Two Hand payoble in advance on the first dupon completion or date of occup	ay of each and overy most	h during the currency of the soid term	the lease the sum of	nee poid in covernia HB
4.	DEPOSIT AND PREPAID RENT	f: The length delivers, upo	n acceptance [Herwin/Upon normpoore/or	s salmerwest efensenderen en New Vegrener	ngal <sup>3</sup> .
W.	by negotiable cheaps payable to	ROYAL LEPAGE R	EALTY PLUS	######################################	"Deposit Holder"
	Concesion Dollers (CDN\$ 9.00)	100 \$6.800.00 m	deposit to be held in trust as secur	by for the foliaful performance	by the Tanant of oil
	month's reat, if the Agreement is	trot occessed, are deboxa o	applied by the Landford against the to be returned to the Tenant without	Highest of the total or.	
	hours of the acceptance of this A the Deposit Holder shall place the received or paid on the deposit.	greement. The parties to the edeposit in most in the Dept	Il meen met the fonent is required to s Agreement hereby acknowledge th sit Holder's non-interest booring Real	ot, unless aliverwise provided to Estate Trust Account and no Inte	rest shall be earned.
5.	Application completed prior to the	his Agreement will occupy t	a agreed to herein, only the Tenant the premises	cames above and any parton	comed in a Ream)
	Premises to be used only for:Sil	ngle family residence	. ety 464596 40e (44966496649695) (1696/10) (686986496496	39.588 -8818845554466 (84735 438 881 -1552444 758	********
6.	SERVICES AND COSTS: The	cast of the following service LANDLORD TENAL		peic as follows.	TENANT
	Gas Ofi		Cable TV Condominium/Cooperath	re fees	
	Electricity Hot water reader rental Water and Sawerage Charges		Gorbage Ramoval Other:		
	The landlord will pay the prope	rate School Tax over the Pul raisle on equal monthly insta	assessed as a Separate School Supplie School Tax, if any, for a full caler liments in addition to the misswo men int.	idar year, stud som to be ustimu stippurd rental, provided howeve	that the full amount
		INITIALS OF TENANT	sh (XC HJ)	INITIALS OF LANDLORD	s <sub>i</sub> :
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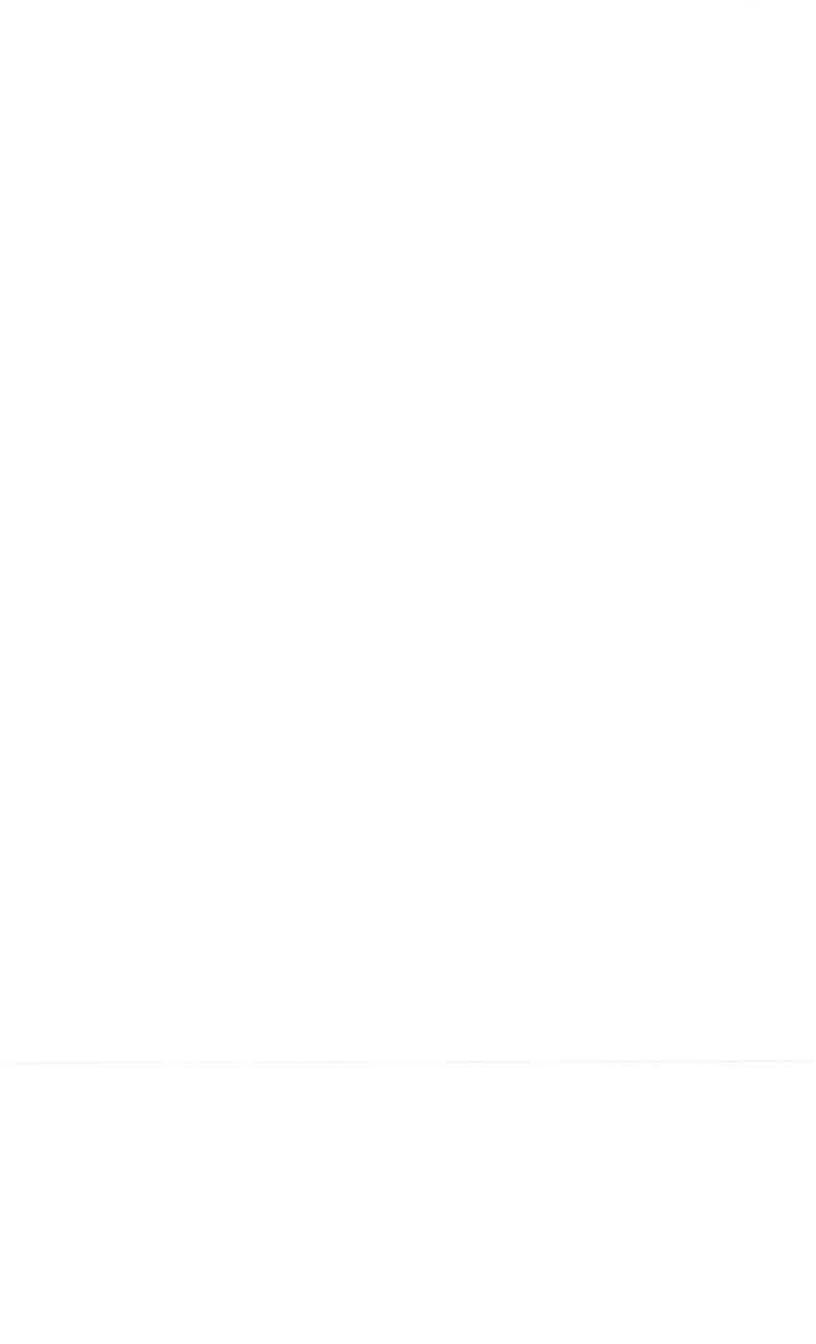
7.	3	ARKING: one underground parking space
8.	å	ADDITIONAL TERMS:
9,		SCHEDULES: The schedules attached hereto shall farm an integral part of this Agresmant to Lease and consist of: Schedule(s) A
		co se que na mante en
31	D. :	RREVOCABILITY) This riffer shall be irrevocable by Lancilond until + 1/157 p.m. on the 2
		day of June
1	1.	NOTICES: The Landlard hereby appoints the Listing Brokerage as agent for the Landlard for the purpose of giving and receiving notices pursuant to fits Agreement. Where a Brokerage [Jenont's Brokerage] has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage is agent for the purpose of giving and contiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlard and the Tenant (multiple representation), the Brokerage shall not be appointed or eatherized to be agent for either the Tenant or the Landlard for the purpose of giving and receiving tratices. Any notice relating hereto or provided for instant shall be in writing. In addition to any provision contained berein and in any Schedule hereto (his offer, any counter-offer, notice of acceptance thereof or any notice to be given are 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 facility and another or email address is provided herein, when transmitted electronically to that facilities are email address, responsively, in which case, the signature(s) of the party (parties) shall be deemed to be original.
		FAX No.: FAX No.   Fax definery of Documents to Tenund
		Empil Address: Elemnyhiturteakodakufurmail utm Empil Address: danhi mikigimail.com [For delivery of Documents to Londord] [For selvery of Document to Jenuse]
1	2.	EXECUTION OF LEASE: Lucso shall be drawn by the Landlard on the Landlard'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 premies is given. The Landlard shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlard and Tenant Board and how to contact the Roard. (Information for New Tenants as made available by the Landlard and Tenant Board and available at www.tib.gov.an.co)
1	3.	ACCESS: The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective lenants, 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.
1	14.	INSURANCE: The Tenant agrees to obtain one keep in full force and effect during the eatire period of the tenancy and any renewal thereof, or the Tenant's sale cost and expense, fire and property damage and public liability insurance is an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landford, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landford in writing in the event that such insurance is conceiled or ofterwise terminated.
	15.	RESIDENCY: The landlord shall forthwith notify the legant in writing in the event the Londlord 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 Tox 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 tundled and/or agent of the tendled, from time to time, for the purpose of discomining the credit worthness of the Tenant for the leading, selling or brancing of the premises or the sent 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 consist or discrepancy between any gravision address to this Agreement finduling any Schedule attached hereto) and any provision is the standard preset partition hereal, the added provision social supersede the standard preset provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between landard and Tenant. There is no representation, wereastly, 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 rentitut
	18	FAMILY LAW ACT: I amiliard warrants that spousal consent is not recessary to tals transaction under the provisions of the Family Law Act, R.S.O 1990 unless the spouse of the Landford has executed the consent here notice provided.
	39	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): (Y) INITIALS OF LANDLORD(S):
		The freshmants REALONS SEALONS and by SLA SCHOLDS on a controlled by the Canadian food Entate Association function and which can entain graduation of a discription of CREA. Uses under branch.  2017. Only in Spot Entain Association (CCEAS), All rights associated the CREA Uses under branch of CREA for the second reproduction in the Sant and Comment of CREA for the second reproduction of CR



Fremises and to abide by the terms and conditions her		
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(Intra)	(Rooms) on August	DATE 20) -00-01
iness	ilenor or Aurosi	Ted Reprosument DATE 2917- 66 8/
News of	(Cheronter)	Social DATE
te/I the landlard hereby accept the above offer, and agr oplicable) may be deducted from the deposit and further t		ision tagether with applicable HST (and any other tax as may hereafter be- emaining behave of commission forthwith.
GNED, SEALED AND DELIVERED In the presence of:	IN WATNESS W	thereof 1 have hereunto set my hand and seal:
Vilansaj	[landlesd or Act)	Security and Security DATE
N	jarderd er Aus	Mized Representative)
		to the disposition evidenced furein pursuant to the provisions of the Family Lawment to give full force and effect to the sale evidenced hardin.
Nimes;	[Sprouse]	DATE
DNFIRMATION OF ACCEPTANCE: Notwithstanding anythin	ing contained horein	to the contrary, I confirm this Agreement with all changes both typed and written was
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gin tip the sales alger on the second of the		SPOKERAGE(S)
Liding Brokeringe ROYAL LEPAGE REALTY	PLUS	Tel. No. (905) 828-6550
GLENN WHITE	(Salesperson /	Baller Nerel
	INC.	Tel.No. (905) 597-7702
Co-op/lenger Brokerage HIGHYON REALTY	ISalesperson / INC. (Entroperson /	Fel.No. (905) 597-7702
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Form 400 Revised 2017 Page 3 of 5 Whithouses The 22016





### Schedule A Agreement to Lease - Residential



Form 400

This Schedule is attached to and forms part of the Agreement to Lease between:	
TENANT (Lossee), Chen Xiven & B. Hanchi	and
LANDLORD (LOSSOF), Emad Sourigi	43410
for the lease of #2807 - 4011 Brickstone News Mississauga	
dated the 31 day of May 20.17.	
dated the	*****

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 shall give the Landlord eight [8] post-dated cheques on the day the Tenant receives the key. Landlord agrees to cash the cheques on or after the date on the cheque.

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.

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.

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

INITIALS OF TENANT(S):

XC HB

INITIALS OF LANDLORD(S):



The modements REALTORD, REALTORSD and the REALTORD logo are controlled by the Conagian Real Estate

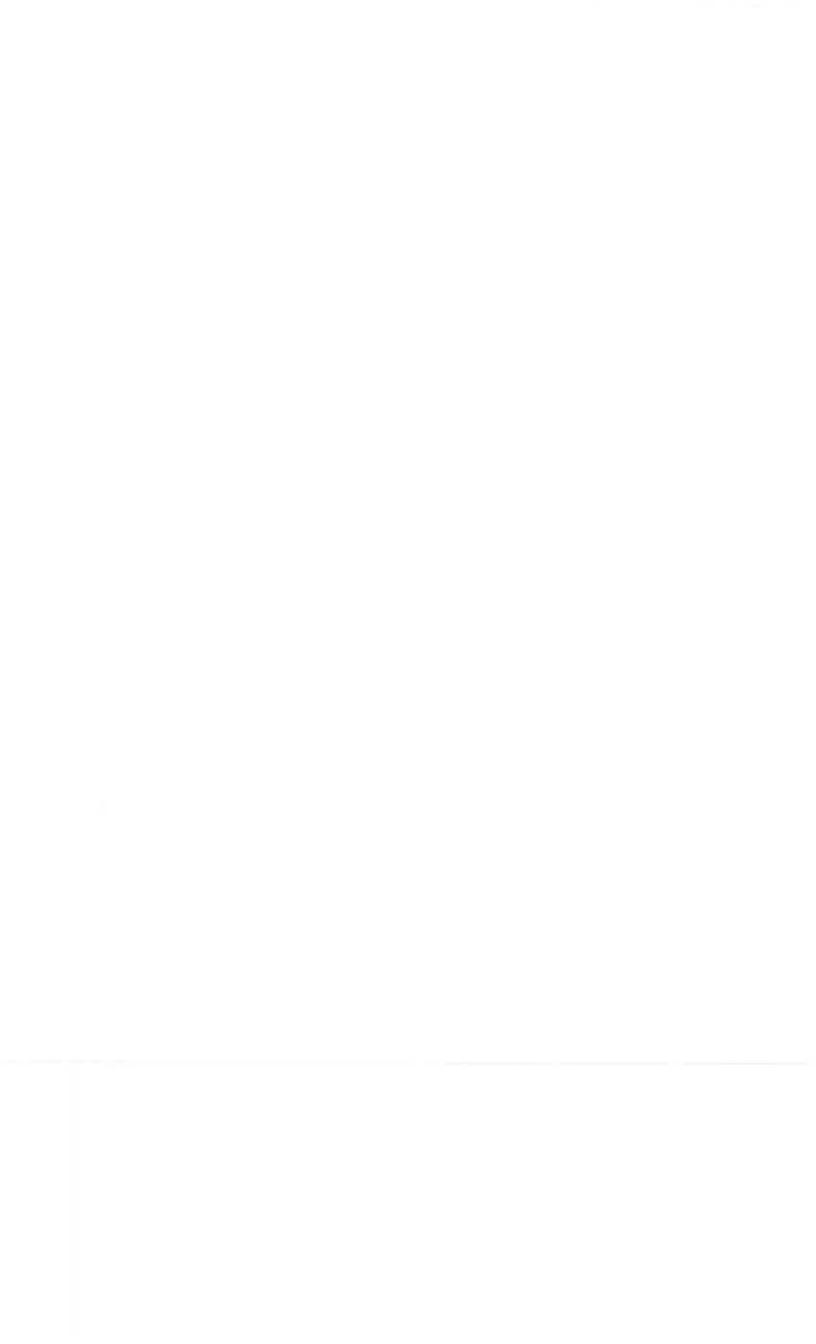
Associating (CREA) and identity real estate protestionals who are mambers of CREA. Used under locate,

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when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

Form 400 Revised 2017 Page 4 of 6 WEBForms® Dec/2016



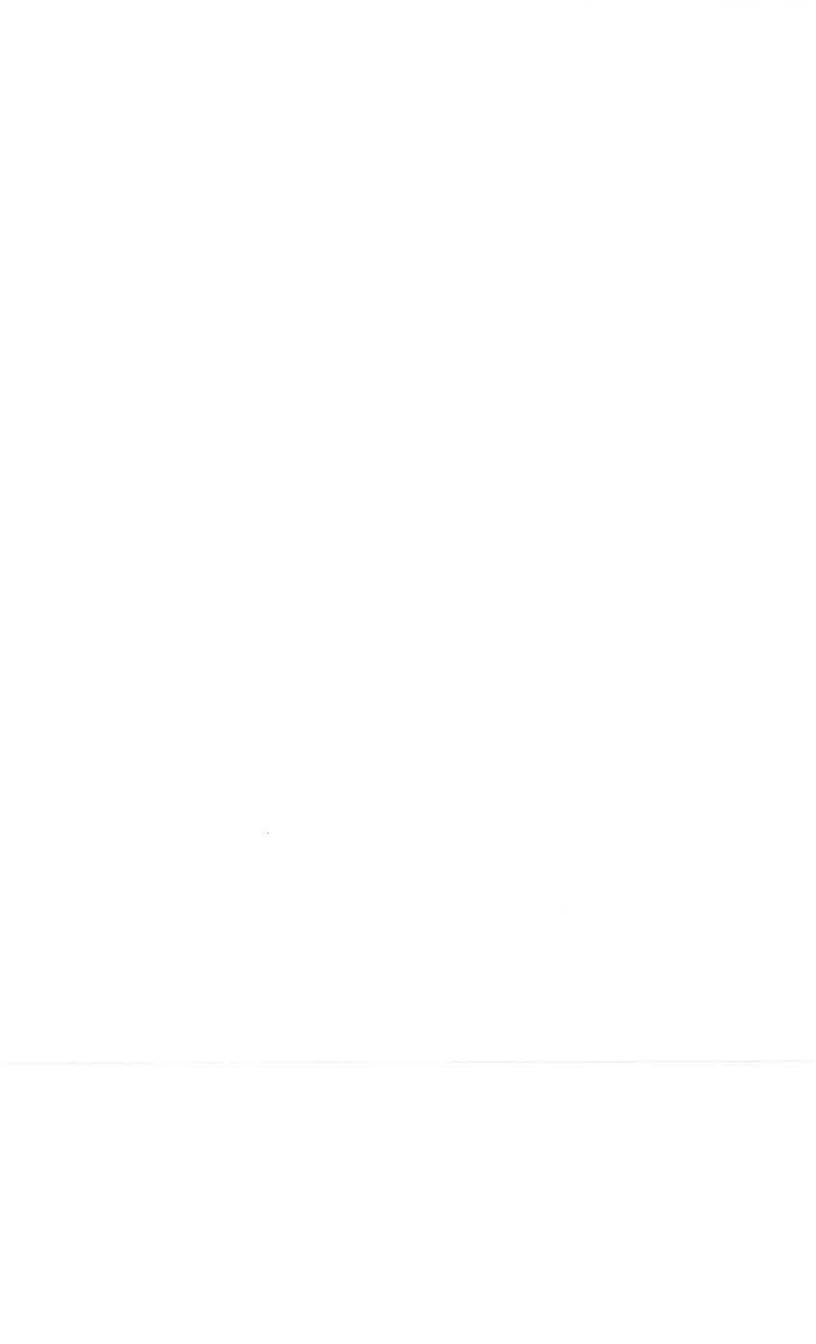


Schedule A
Agreement to Lease - Residential

Toronto Real Estate Board

Form 400 for the shifted Frounds of Ontario

	This Schedule is attached to and forms part of the Agreement to lease between:
	TENANT (Lessee), Chen, Xiwen & Bi, Hanchi
X.	TANDLORD (Lesser), Bob Raouf Nichany And Grace Services Inc. Emad Sourie! XC 1/18  HB # 28-37  For the least of ##3917 -4011 BRICKSTONE MEWS Mississauga
	LSB 017 deted the 31 deted the 31 day of May
	The Tenant agrees to provide seven (7) post-dated cheques payable to the Landlord upon receipt of the keys for the premises.
	The Tenant hereby acknowledges and agrees that the leased premises can be only used as single family residential dwelling. The Tenant agrees not to earry upon the premises for any business uses or uses may be deemed a nuisance or by which the insurance on the premises will be increased.
	The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge. Stove. Dishwasher, Washer, Dryer, Microwave, All Electrical Lighting Fixtures.
	The tenant shall maintain the premises in a clean and orderly state, and shall repair any damage caused by him or his guest's willful or negligent conduct. The Tenant will be responsible for a deductible of \$100.00 per repair on all minor repairs to the plumbing system, fixtures and appliances provided by the Landlord and the Landlord to pay the balance provided that prior approval is obtained from the Landlord.
	The Tenant acknowledges that the Landlord's insurance on the premises provides no coverage on the Tenant's personal property or liability. The Tenant agrees to obtain the Tenant's content and third party liability insurance at his own expense and provide a copy of the insurance policy to the landlord on or before occupancy. The Tenant further agrees to renew such insurance and provide a copy to the Landlord on the anniversary date of any renewal/extension of the lease.
	The Tenant acknowledges that the said unit is part of a condominium complex and agrees to abide by all rules and regulations and by-laws of the Condominium Corporation.
	Included in the monthly rent is one underground parking (#) and one locker (#)
	If the Tenant wishes to terminate the tenancy at the end of the term created by this Agreement, any extension or renewal thereof, the Tenant will give written notice to the Landlord not less than sixty (60) days prior to the expitation of the lease. The Tenant agrees to allow the Landlord and/or his agent to show the property during the last sixty (60) days of the lease term to prospective buyers or tenants after giving the Tenant prior notice
	The Tenant agrees to pay \$40.00 service charge to the Landlord for any non sufficient fund or returned cheque.
	This form must be initialled by all parties to the Agreement to Lease.
	INITIALS OF TENANT(S): (X) HIS INITIALS OF LANDLORD(S):
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#### Schedule A Agreement to Lease - Residential



for use in the Province of Ontario

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

TENANT (Lessen), Chen. Xiwen & Bi, Hanchi Emad LANDLORD (Lessor), Bob Raouf Muhany And Grace Services Inc. 113 #22-7 For the lease of 11307 4011 BRICKSTONE MEWS xC

1.5B 017 .......... seled the 31 ...... day of Max. 20.17

The Tenant agrees that he will not make any alternations or improvements on the interior and exterior of the premises without the prior written consent from the Landlord.

The Tenant warrants that the use of the premises will not be for the growth or manufacture of illegal substances. The Tenant agrees that the Landlord or his agent shall have the right to inspect the property for no more than two times within the term of the lease by giving 24 hours notice to the Tenant.

It is understood and agreed that the Landlord has the right to enter the premises under emergency situations for safety purposes. The Landlord and Tenant agree not to change the lock on any door giving entry to the premises without consent from the other party. In the event that the tenant changes the lock, a key must be given to the landlord.

The Tenant shall not sublet the whole or part of the premises without the consent of the Landlord, which shall not be unreasonably withheld.

The Tenant agrees that smoking and pets are not allowed in the said unit

The Tenant agrees to pay a damage deposit of \$220.00, which is refundable at the end of the lease term when the Tenant returns all keys to the Landlord.

The Tenant agrees to register and to pay utilities (not covered on the monthly maintenance fee) under his name as from the day of occupancy.

The Tenant agrees to have the suite and all appliances cleaned prior to vacating the property.

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

INITIALS OF TENANT(S): (VC 18)

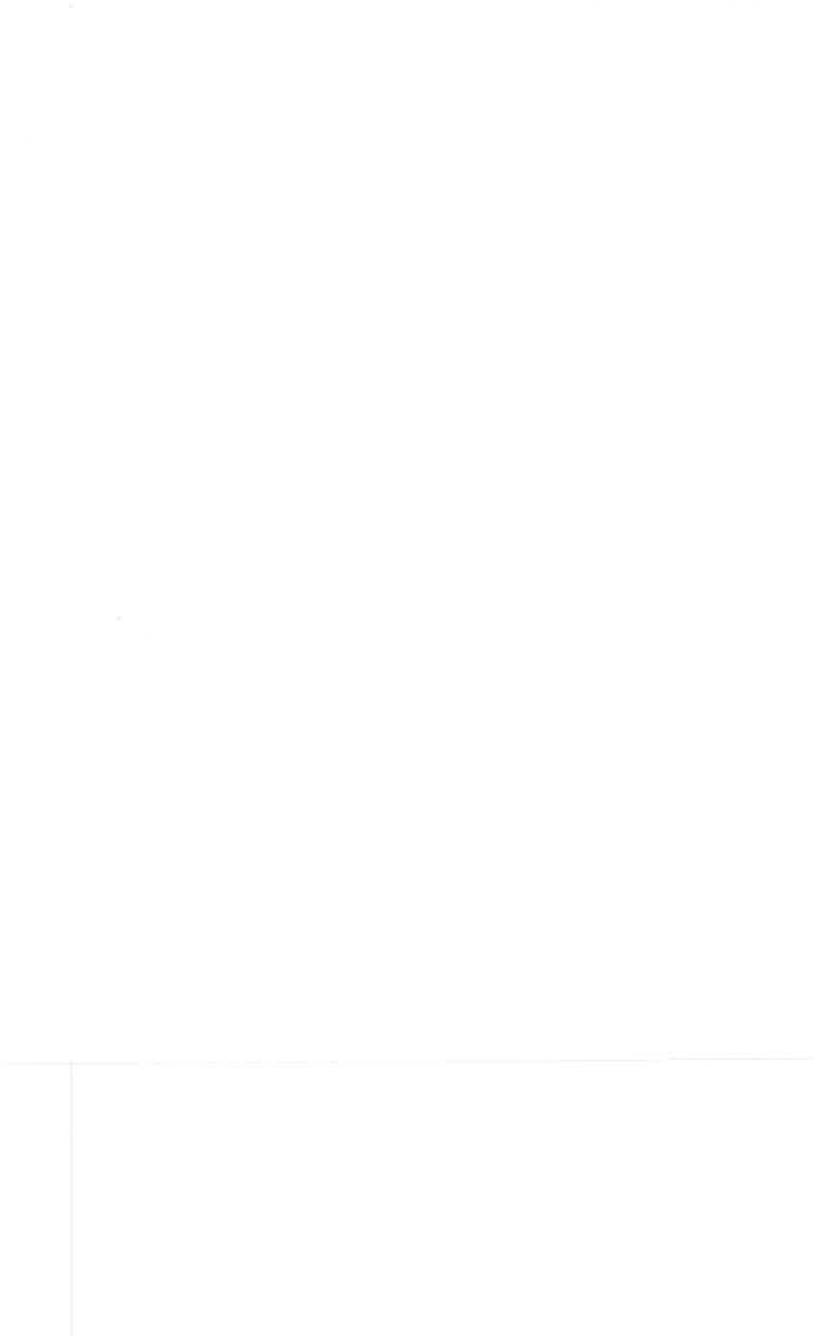
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INITIALS OF LANDLORD(S):

Form 400 housel 2017 Page 5 of 6





Schedule B Agreement to Lease - Residential

Form 401 for use in the Prevince of Ontario

This Schedule is attached to and forms part of the Agreement to Lita	ase between:	
TENANT (Lessee), Chen, Xiwen & Bi, Hanchi	ond	
tandlord (Lessor), Bob Roon! Meheny And Grass	7/0/	//
(x( 1/b) #2/6/2 4011 BRICKSTONE MEWS	Mississauga	
LSB 0J7	deted the 31 day of May 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 TENANT(S): (XC

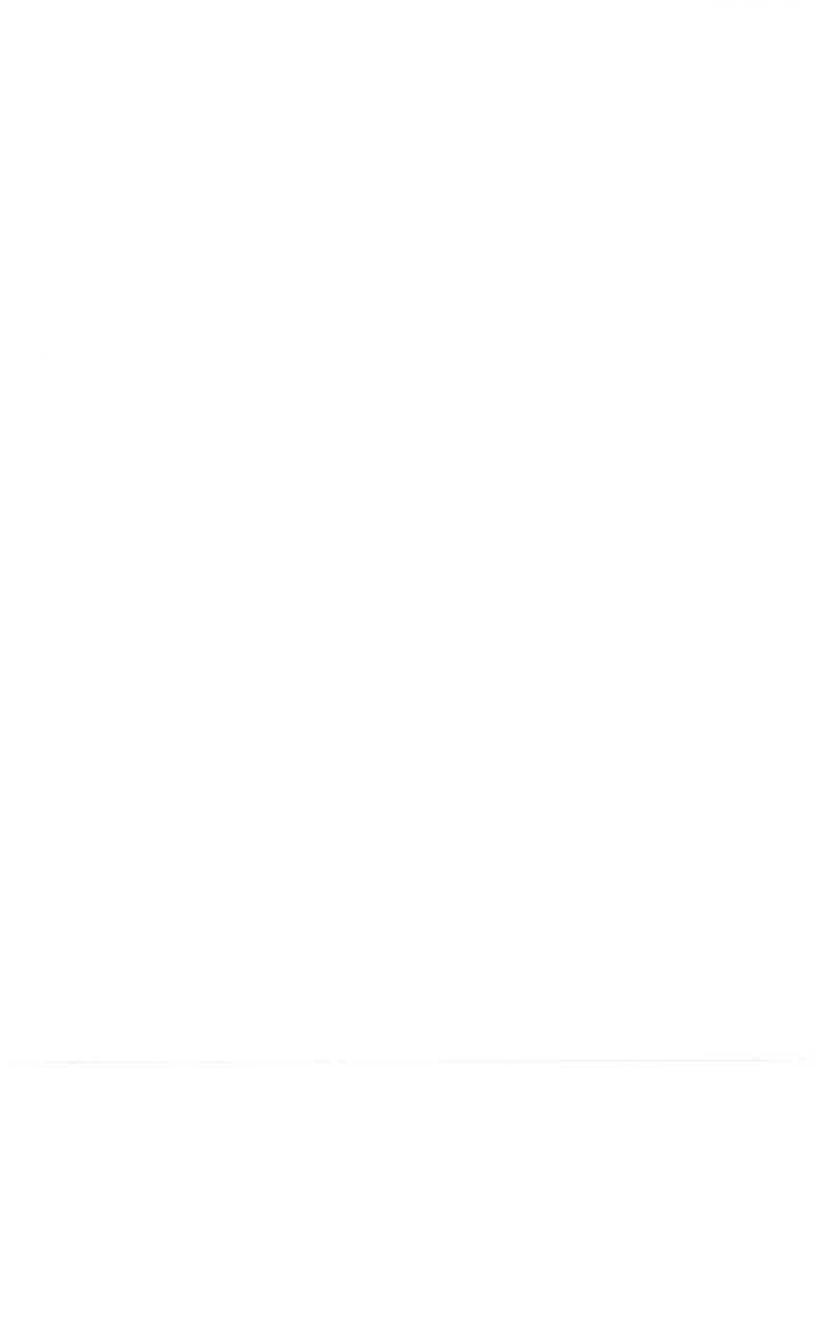


INITIALS OF LANDLORD(5):



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Form 401 Revised 2014 Page 1 of 1 WEBForms% Jan. 2015



## OREA Ontario Real Estate Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: Chen, Xiwen & Bi, Hanchi SELLER: BOD REQUITMENDRY And Grace Services Inc. Fruid Source Courted Courted

for the fransaction on the properly known as. ***********************************	73.5
DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation; "Seller" includes a vendor, a landford, or a prospective, soller, vendor or landford and "Buyer" includes a purchaser, a tenant, or a prospecti purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Solo" includes an Agreement to Loase. Commission shall be a included other remoneration.	e, buye comed t
The following information is confirmed by the undersigned salasperson/broker representatives of the Brokerege(s). If a Co-operating Brokerege in the transaction, the brokereges agree to co-operate, is consideration of, and on the terms and candificats as set out below.	involve
DECLARATION OF INSURANCE: The undersigned satesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is i required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.	nsured e
1. LISTING BROKERAGE	
The Listing Brokerage represents the interests of the Suller in this transportion. It is further understood and agreed that	
The Listing Brokerage is not representing or providing Customar Service to the Bayor.  [If the Bayor 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.	
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 impresents the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosuration Soller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Evokerage shall not disclose:	arsal ar re ta bo
<ul> <li>That the Seller may or will accept less than the listed price, unless otherwise sistracted in writing by the Seller;</li> <li>That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;</li> <li>The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to information applies, or unless feature to disclose would constitute froud-dent, unlowful or unethical practice;</li> <li>The price the Buyer should offer or the price the Seller should accept;</li> <li>And; the listing Brokerage shall not disclose to the Buyer the terms of any other rifts.</li> <li>However, it is understood that factual marker information about comparable properties and information known to the institute concerning potential uses for the property will be disclosed to both Saller and Buyer to assist them to come to their own control.</li> </ul>	okerage
Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this prop	

PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED The Brokerage .... represent the Buyes and the property is not listed with any real estate brokerage. The Brokerage will be paid by the Saller in research one with a Saller Consumer Service Agreement by the Buyer pirecity DI" 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)

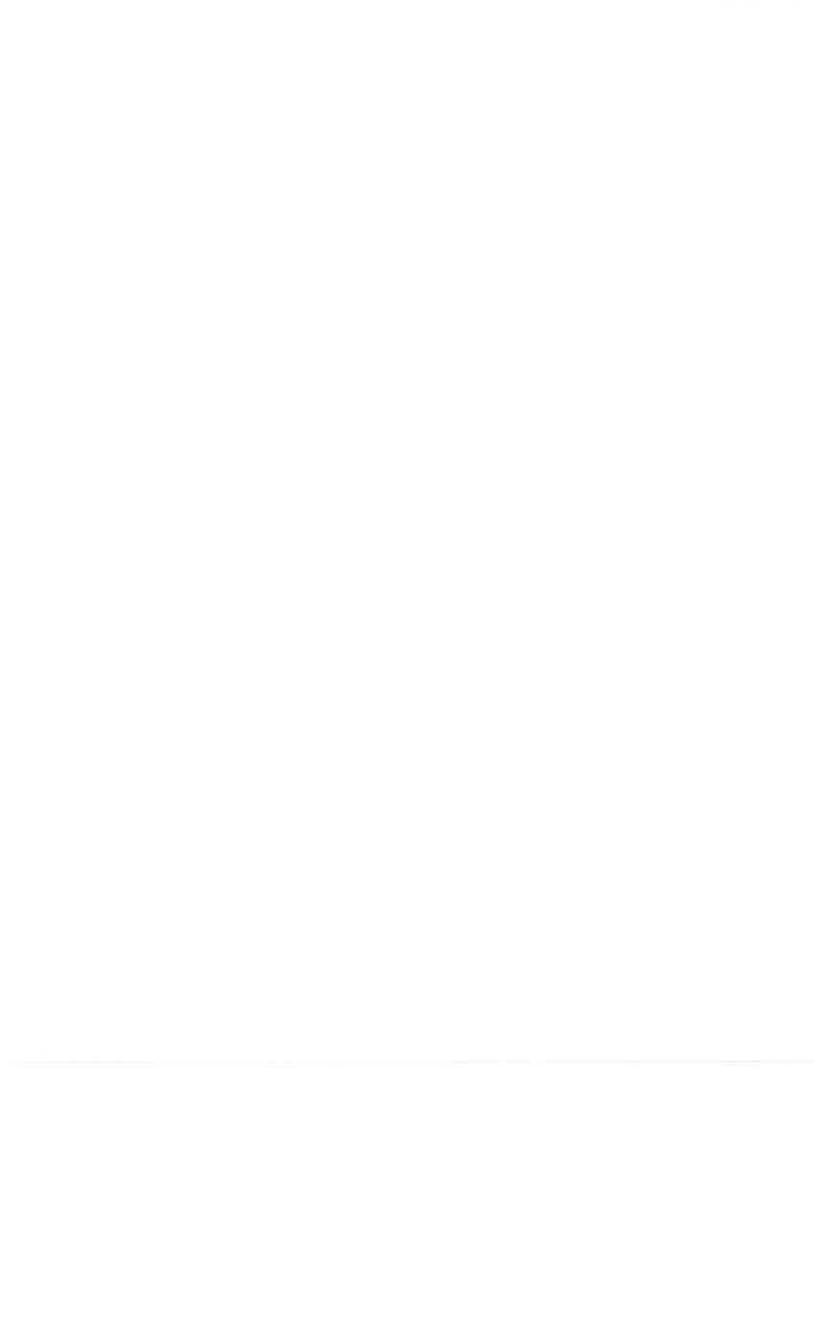




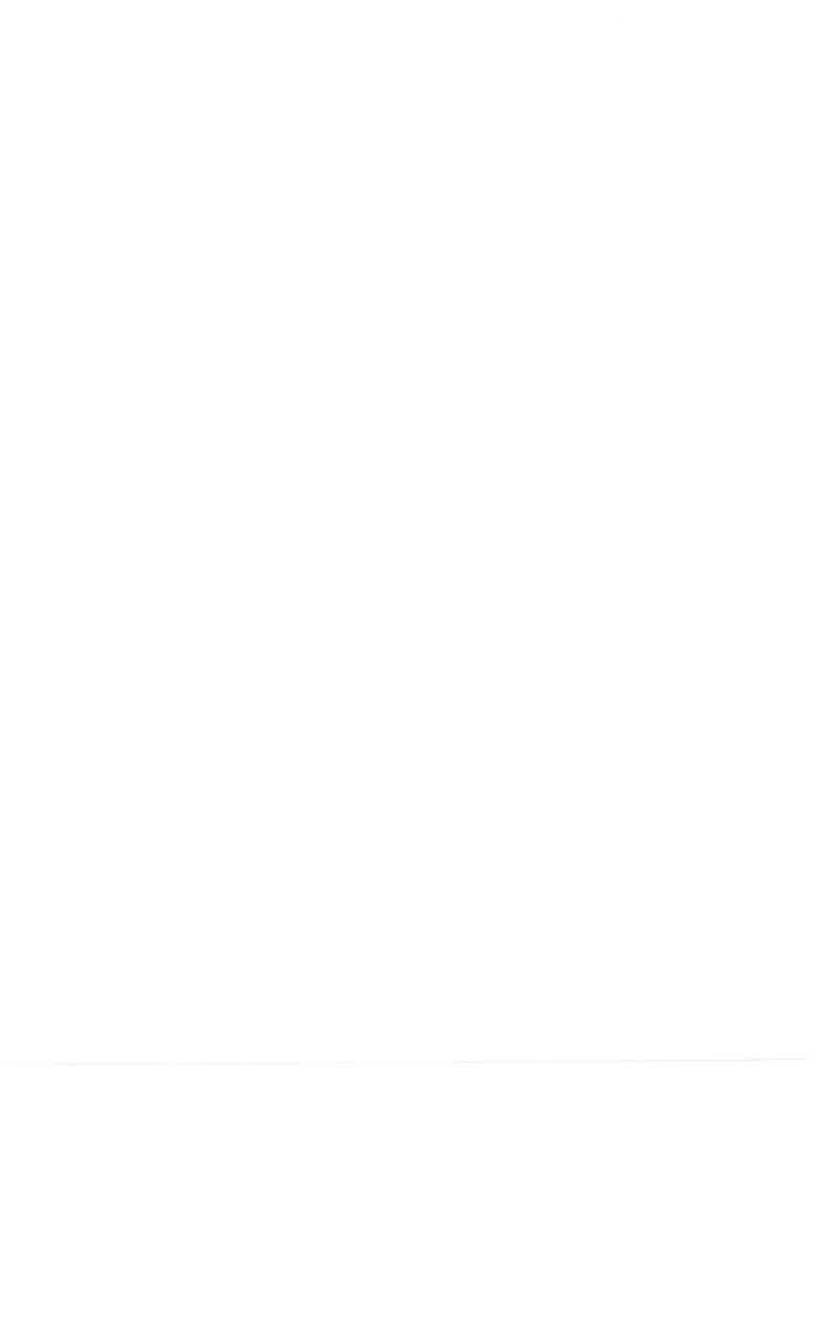
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Form 320 | Sevised 2017 | Page 1 of 2 Wr.Bhams Q Dag 2008



3.	Co.obas	ating Brakerage completes Section 3 and Listing Bro	Karage completes Section 1.	
	CO-OPE	rating 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 Ruyer in this transaction.	
	c) 🔲	The Co-operating Brokerage is not representing the Boyer and	d has ead entered into an agreement to provide aus	tomer ser vice(s) to the Buyer.
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	b) L	The Co-operating Brokerage will be paid as follows:		
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Сы	mmission v	viil be payable as described above, plus applicable toxics		
ogr Co- gen rule Agr	eement be operating vernent by a and reg reamont be kerage he	N TRUST ACREMENT: If the above Cooperating brokerage thmon listing Brokerage and Cooperating Brokerage further. Brokerage procuring an offer for a trade of the property, acceptable MLS* rules and regulations partitioning to commission trusts which and so provide. Otherwise, the provisions of the OREA recording the purpose of this Commission Trust Agreement, the Commission the purpose of this Commission Trust Agreement, the Commission declares that all maniles received in connection with the Brokerago under the terms of the applicable MLS* rules and re-	includes a Commission Trust Agreement, the acceptable to the Seller. This Commission Trust Agree of the Usting Brakerage's local real estate boar commended AMSP sides and regulations shall agree to Amouse study by the amount noted in trade shall constitute a Commission Trust Array.	maderation for which is the ment shall be subject to and rd, if the local board's MLS* oply to this Commission Trust Section 3 above. The listing
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		597-7702 Fax. (905) 597-7703	Tel. (905) 828-6550 Fee. (905)	828-1511
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	representi	ng more than one client for this transaction.	BUYER'S INITIALS	SELLER'S INITIALS
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## OREA Dutario Real Estate Rental Application Residential

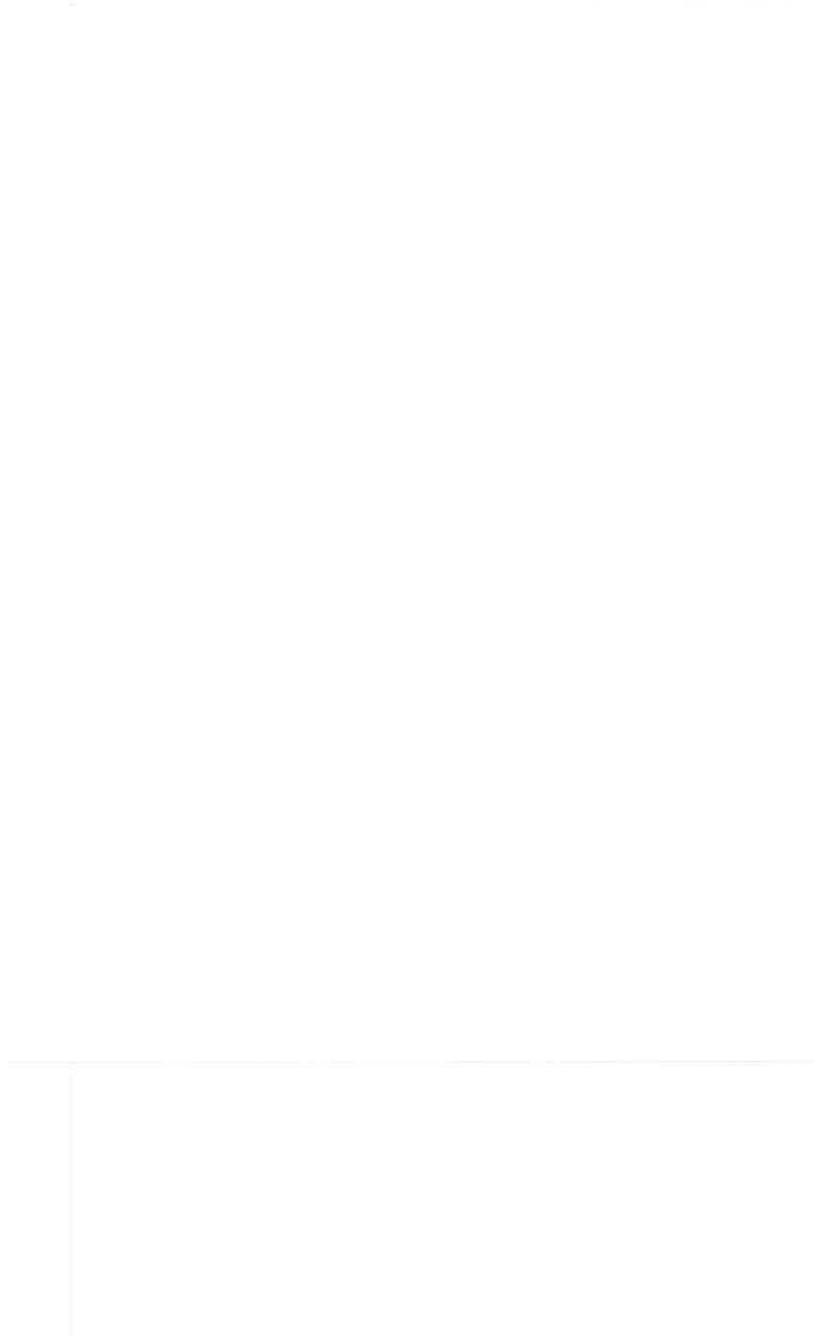
Toronto Real Estate Board

Form 410 for use in the Previoce of Omerica

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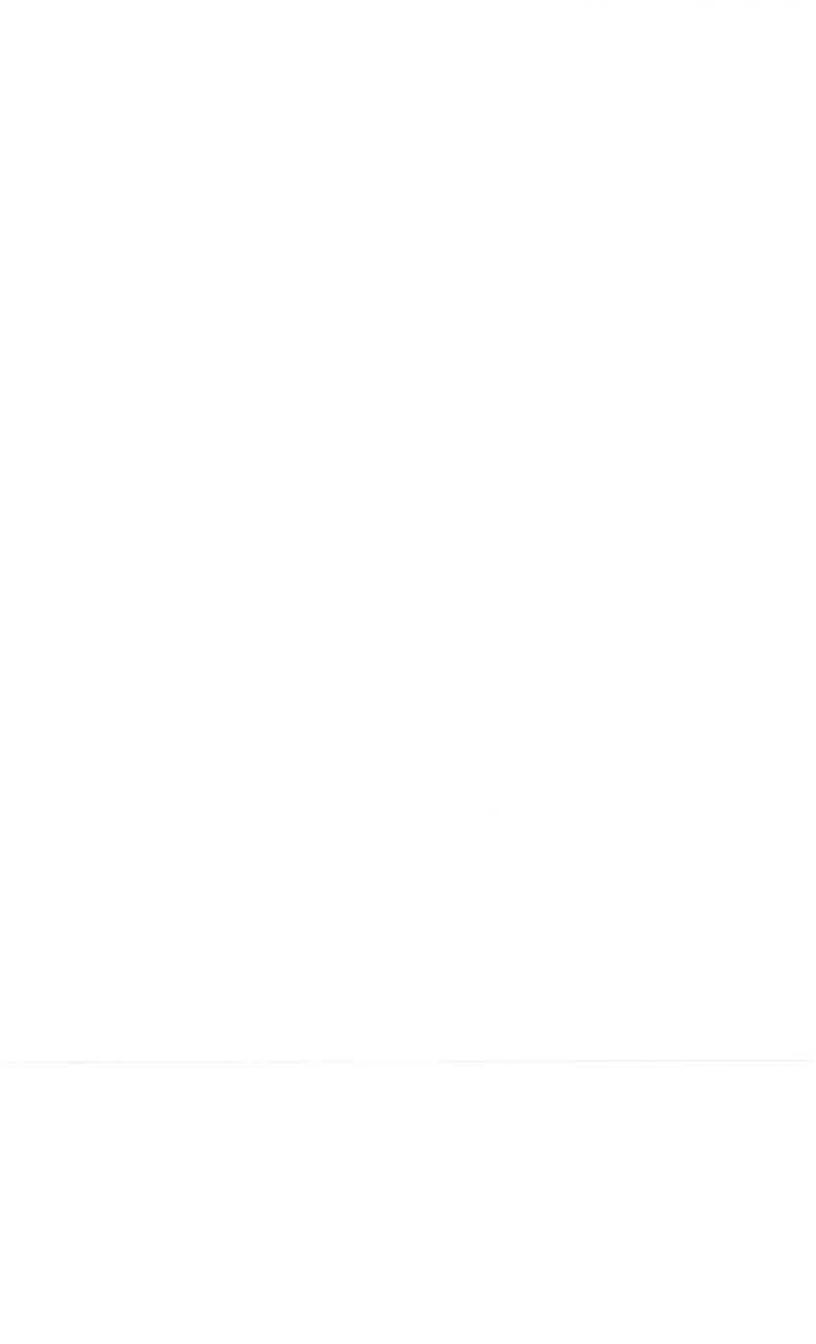


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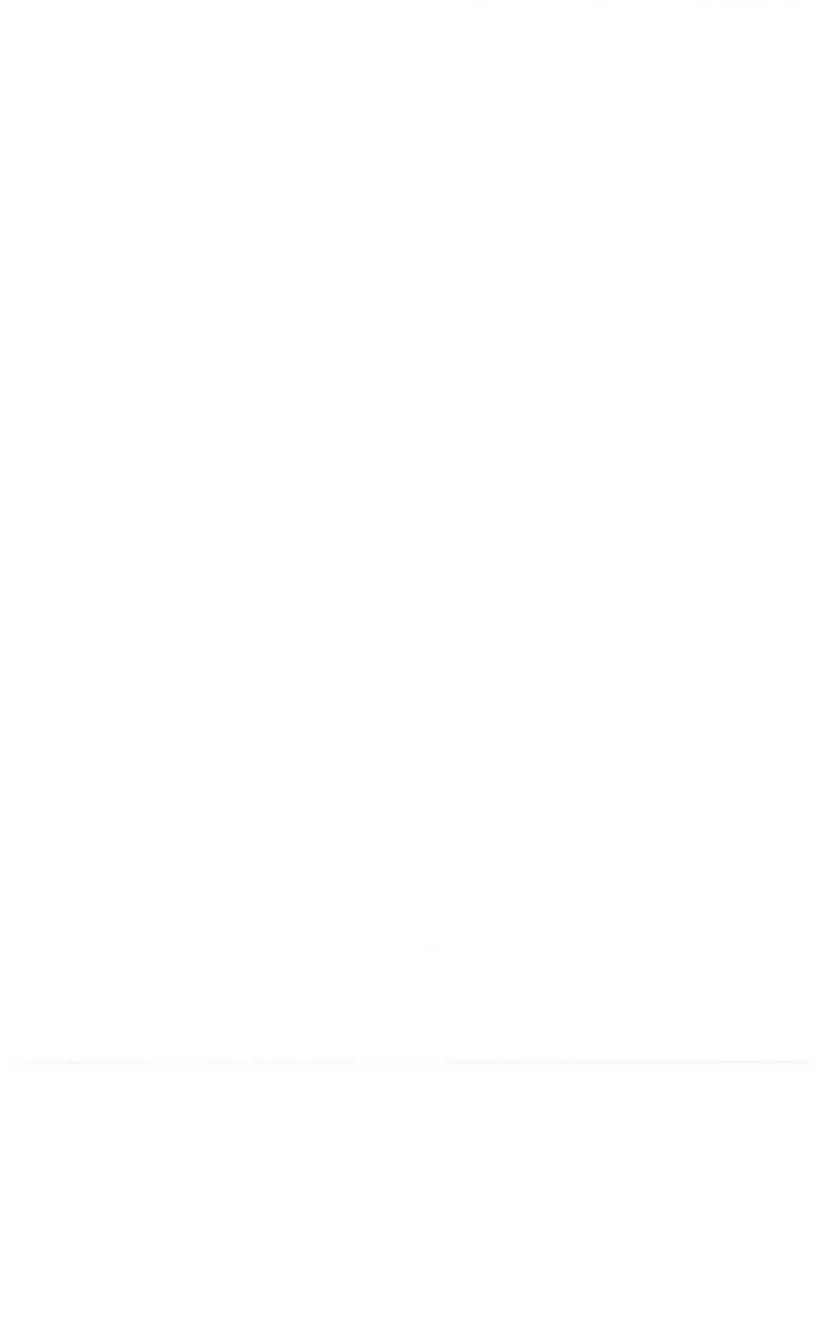
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Form 410 Revised 2009 Page 2 of 2 WEBForms\*\* Dec/2016







# OREA Daturio Real Estate Offer Summary Document For use with Agreement of Purchase and Sale

Toronto Real Estate Board

Form 801 for use in the Province of Omeric

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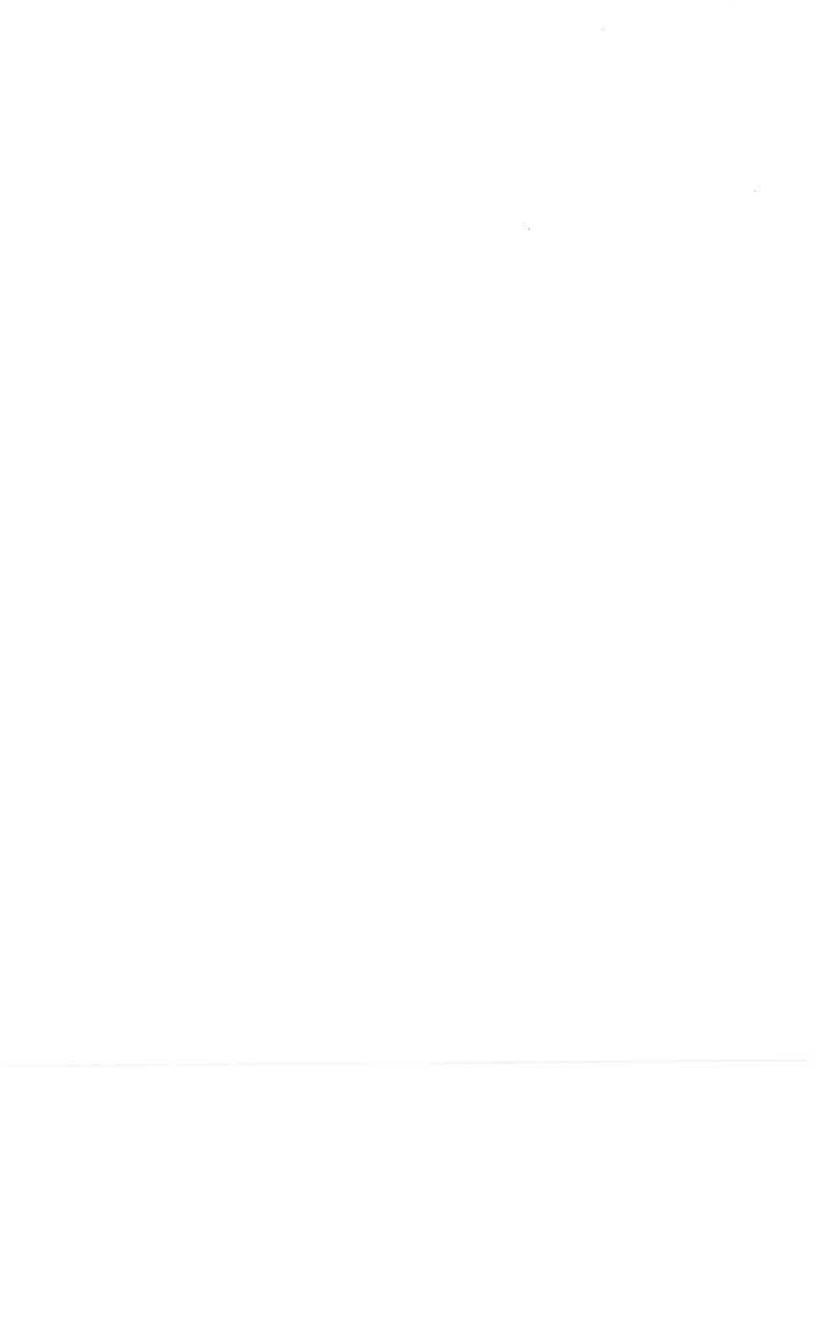
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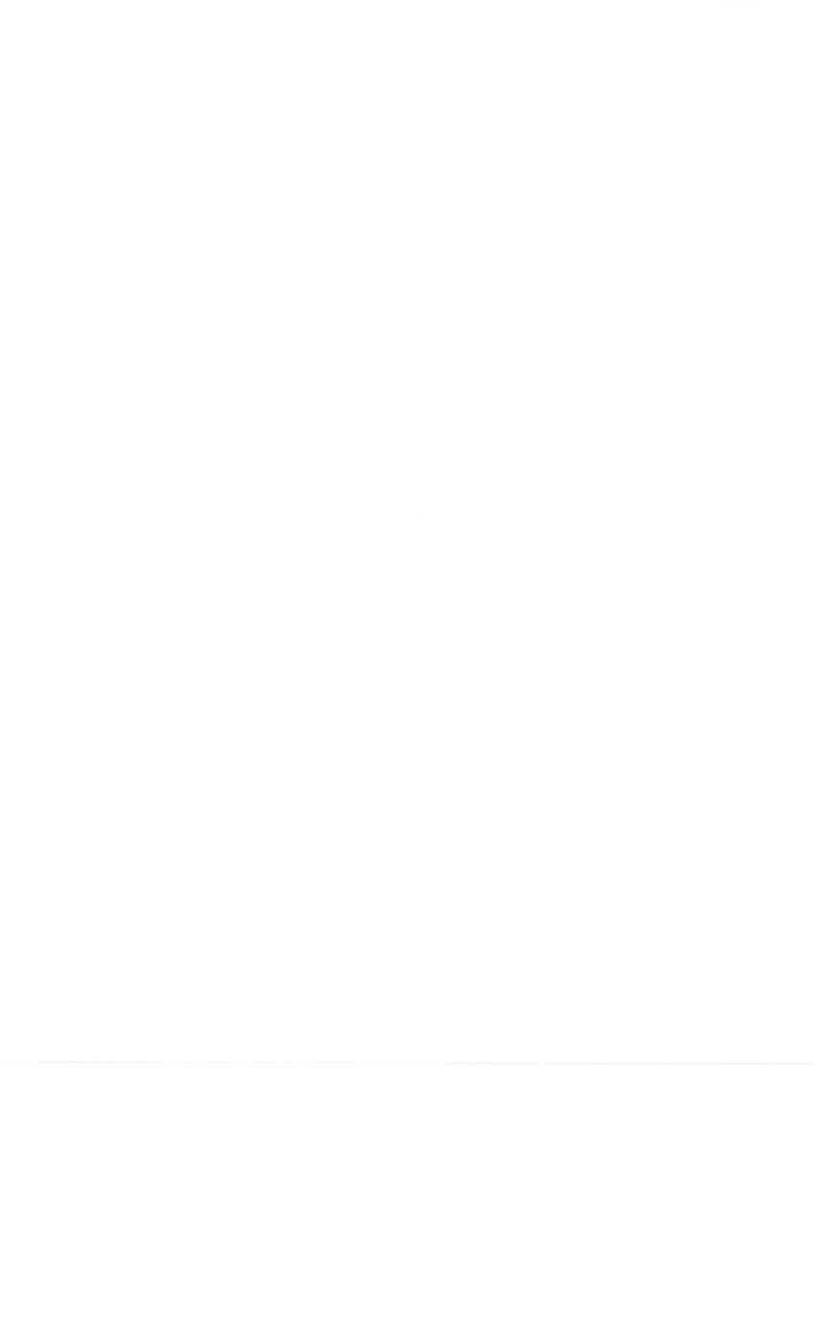
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May 12, 2017

U of T Applicant Number: 1004465768

UTOR id: chenxiw2

OUAC Reference Number: 20170939920

Xiwen Chen 1300 Don Mills Road Suite 101 North York ON M3B 2W6

#### Dear Xiwen Chen:

We are delighted to offer you a place at the University of Toronto. Your record of achievement has distinguished you in a pool of highly accomplished applicants and you have been selected for 2017 admission to Studies in Management at the University of Toronto Mississauga. Congratulations!

At the University of Toronto, we are committed to helping you reach your highest potential. We believe you will be an excellent addition to a community of scholars who share a passion for learning, a deep curiosity about the world and a commitment to making a difference. You'll have a chance to learn from professors who lead in their fields and to benefit from the resources of a major international institution. You'll make friends with others who share your interests and aspirations. You'll grow with us here on a campus that offers research and teaching excellence within a close-knit academic community. We welcome you to an exciting intellectual adventure.

You have a lot to think about while making this important decision about your future, and we are here to help. In addition to providing important, customized information related to your U of T choice(s), the Join U of T website offers a social network connecting you with future classmates and other members of our vibrant community.

#### Some important logistics:

• Legally speaking: Please read the Terms & Conditions of this offer (encl.).

• Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.

• Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.

Once again, congratulations. We hope that you will take this opportunity to write the next chapter of your life at U of T and make your distinctive contribution to our proud legacy of excellence.

Sincerely,

Meric S. Gertler President

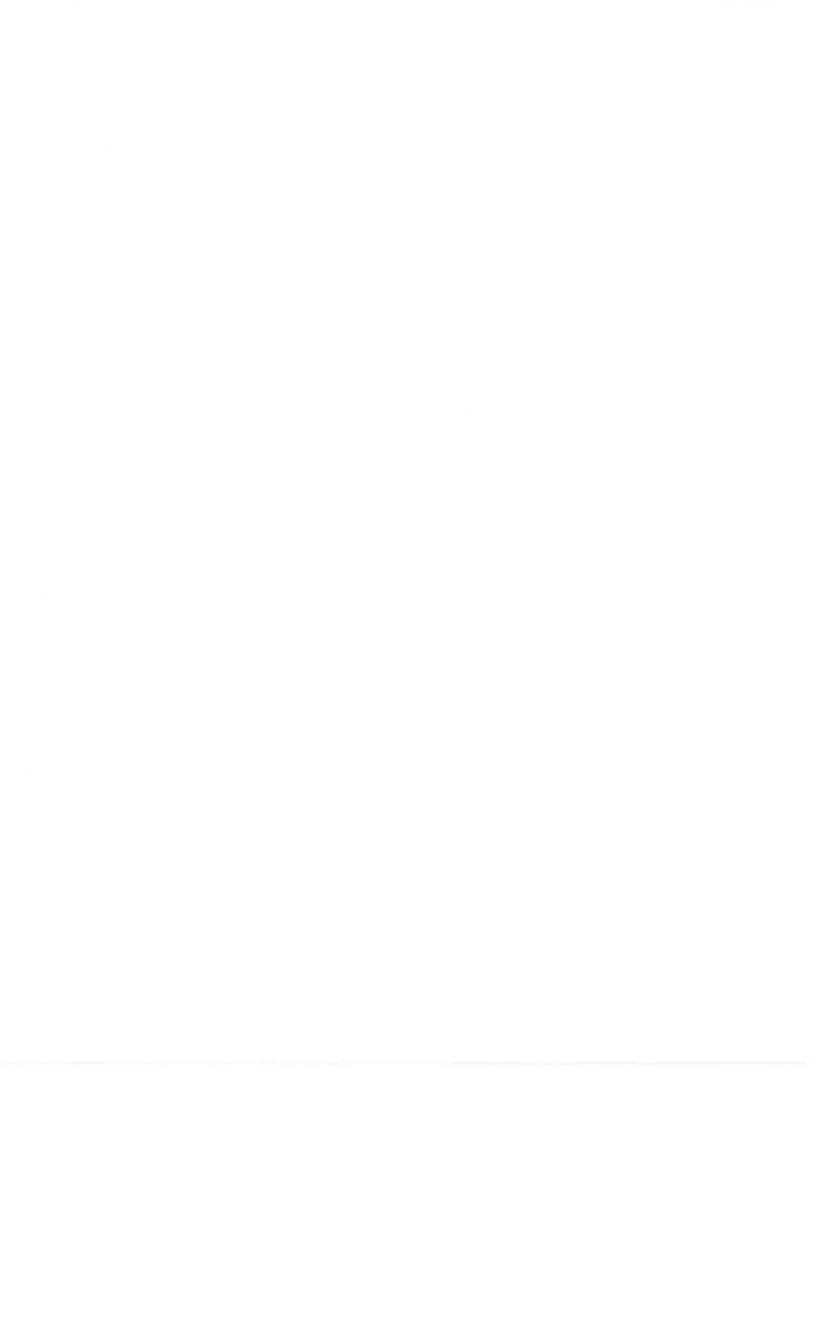
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Ulrich J. Krull Interim Vice-President

University of Toronto & Principal

University of Toronto Mississauga





Xiwen Chen

Applicant Number: 1004465768 Progcode: 20179 ER MGM1

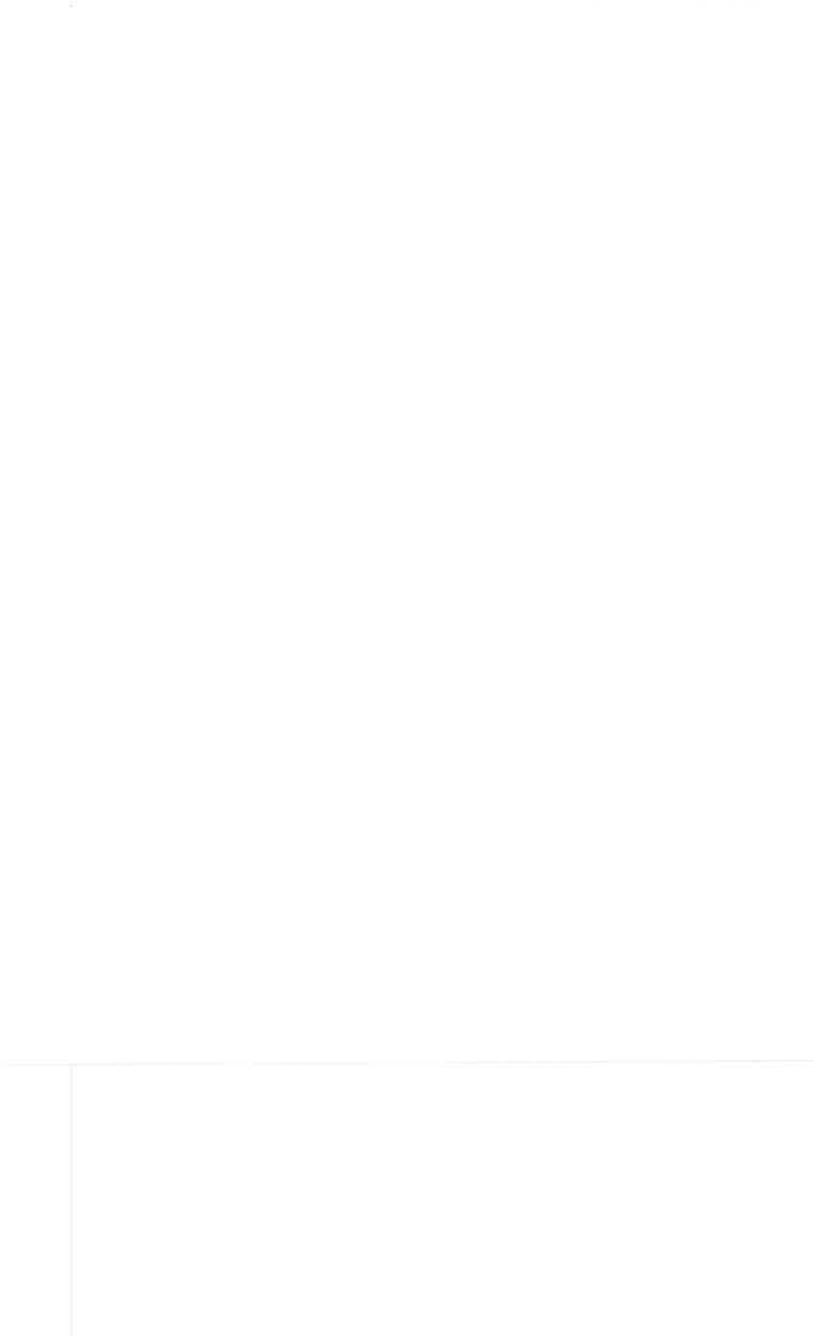
## Terms and Conditions of Your Offer of Admission to Studies in Management at the University of Toronto Mississauga

- This offer is conditional on your satisfying the Ontario Secondary School Diploma requirements and completing the six required Grade 12U/M courses with a final overall average of at least 75%. Note that some departments require a minimum grade of 70% in select high school (or equivalent) prerequisites for their first year courses. The University reserves the right to withdraw this offer if any of these conditions are not met. The Ontario Universities' Application Centre sends us final results in late July and your final marks and diploma status will be reviewed at that time. If you are concerned about your grades or if you have any questions about these conditions, please contact the UTM Student Recruitment & Admissions Office at 905-828-5400.
- This offer is conditional on you meeting the English Language Requirements of the University of Toronto. Otherwise, you must enrol in one of the Academic Culture and English Program (ACE@UTM) offerings and successfully complete it by achieving a B average in Academic English Level 60 before April 30, 2018. The ACE@UTM program is a non-credit English Language support program with separate fees designed to help you succeed in your degree studies.

In order to retain this offer of admission you must choose one of the following options:

- Provide an acceptable English Proficiency test score (http://uoft.me/engreq) by June 1, 2017.
- Enrol in the Summer ACE@UTM Program. This is an 8-week, full-time program, that will run weekdays, in July and August 2017. It is highly recommended that all ACE@UTM students live on campus while in Summer ACE@UTM as students who choose the residence option have higher rates of success. Registration deadline: June 1, 2017. We suggest that you register as soon as possible as space is limited. Check http://uoft.me/ace for registration details. No degree level studies are undertaken during the Summer ACE@UTM program.
- Enrol in the Fall/Winter ACE@UTM Program. This is a part-time program which runs for 24 weeks from September to April. You are permitted to enrol in a maximum of 3.0 first year full course equivalents while completing the Fall/Winter ACE@UTM program. In addition to successfully completing this ACE@UTM program, you must also achieve a mark of at least 63% in each course you attempt in order to proceed to full time studies. The registration deadline is August 11, 2017 and space is limited. Check http://uoft.me/ace for registration details. If you do not satisfy these conditions, your mark statements and transcripts will be withheld and you will not be allowed to reenrol in subsequent sessions. To register, visit http://uoft.me/ace. If you have questions, please contact the U of T Mississauga Admissions Office at 905-828-5400.

Depending on your English ability, you may require more than one session of ACE@UTM to meet the English Language requirements of the University of Toronto.



### **Additional Information**

### Responding to your Offer of Admission

In approximately 5 days from the date of this letter your offer will be displayed on the OUAC website at www.ouac.on.ca. You may check your OUAC account by selecting 'Accept my Offer' at join.utoronto.ca, or by going directly to the OUAC website. Your offer will appear in the 'Choices/Offers' section of your OUAC application. Indicate your response and once you successfully complete all of the submit steps you will receive a confirmation number on the final screen of the submit process. Print that page for your reference.

#### **International Students**

International students must apply for and obtain a study permit at the Canadian visa office responsible for their country of citizenship or residence as soon as possible. The UTM International Education Centre (IEC) can assist you with your study permit application, as well as provide immigration and transition advice in advance of your arrival. Contact the IEC by email at: international.utm@utoronto.ca.

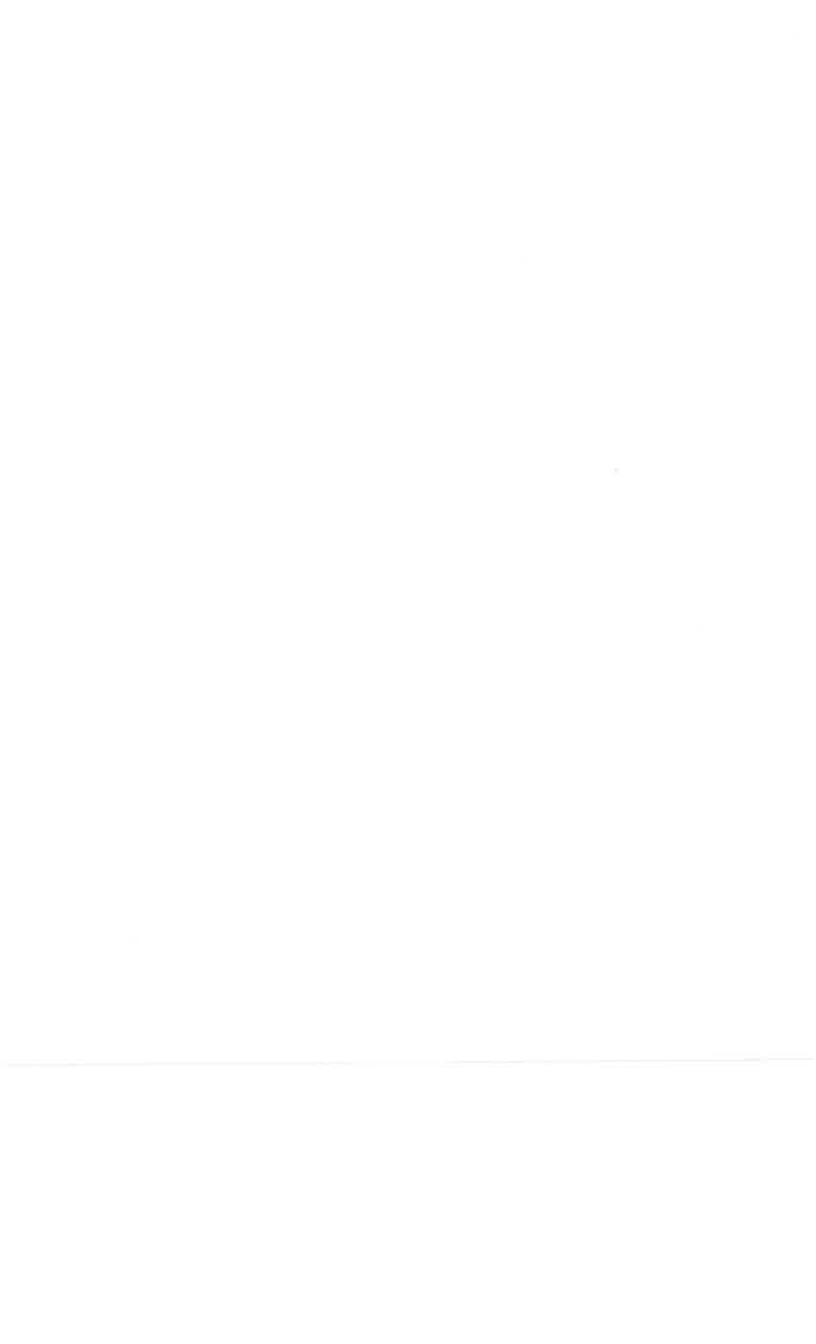
# University Health Insurance Program (UHIP)

In order to facilitate UHIP coverage, the University of Toronto has provided Sun Life Assurance Company of Canada, the insurance provider, with your name, student number, mailing address, email address and date of birth. This is a mandatory procedure required for admittance to the University. If you have any questions regarding the security of these records or other concerns pertaining to your personal data, please contact the UHIP office at 416-978-0290.

#### Housing

If you are interested in residence, and you have not yet done so, please visit MyRes at http://myres.utoronto.ca. Although you do not meet the criteria of U of T's residence guarantee, it is possible we may be able to offer you residence accommodation once all those guaranteed have been placed.

As residence space is often very limited for non-guaranteed students, it is highly recommended that you also investigate off-campus housing at https://offcampushousing.utoronto.ca.





Additional Information to be attached to the offer letter and submitted to: Canadian Embassy/Consulate Immigration Section

May 12, 2017

Chen, Xiwen 1300 Don Mills Road Suite 101 North York ON M3B 2W6

Birthdate: 1999-02-15

Applicant Number: 1004465768

The above-named student has been admitted to the University of Toronto Mississauga as a full-time undergraduate student. The programs offered within this division are at the Bachelor degree level. Program length is normally four years.

Classes begin September 5, 2017.

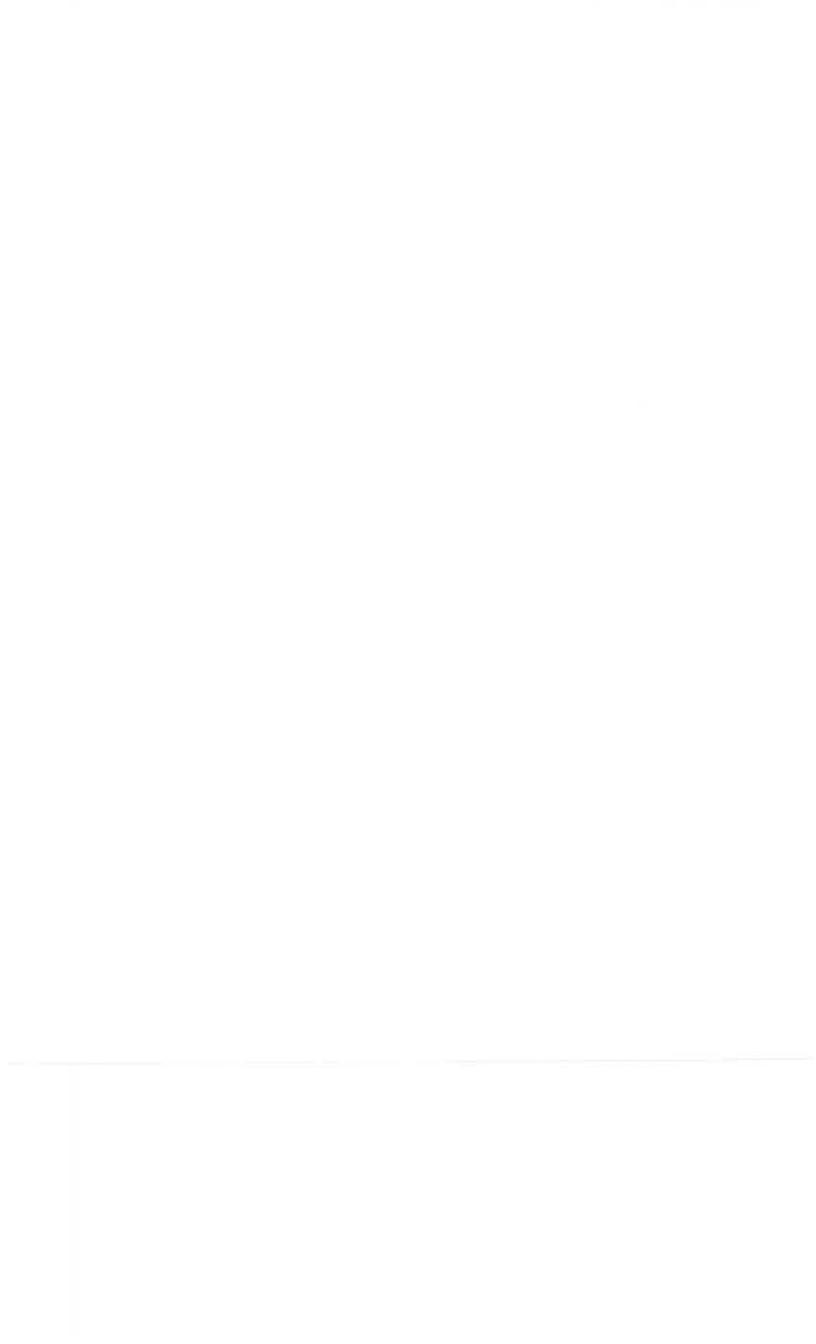
Orientation activities will take place the week before.

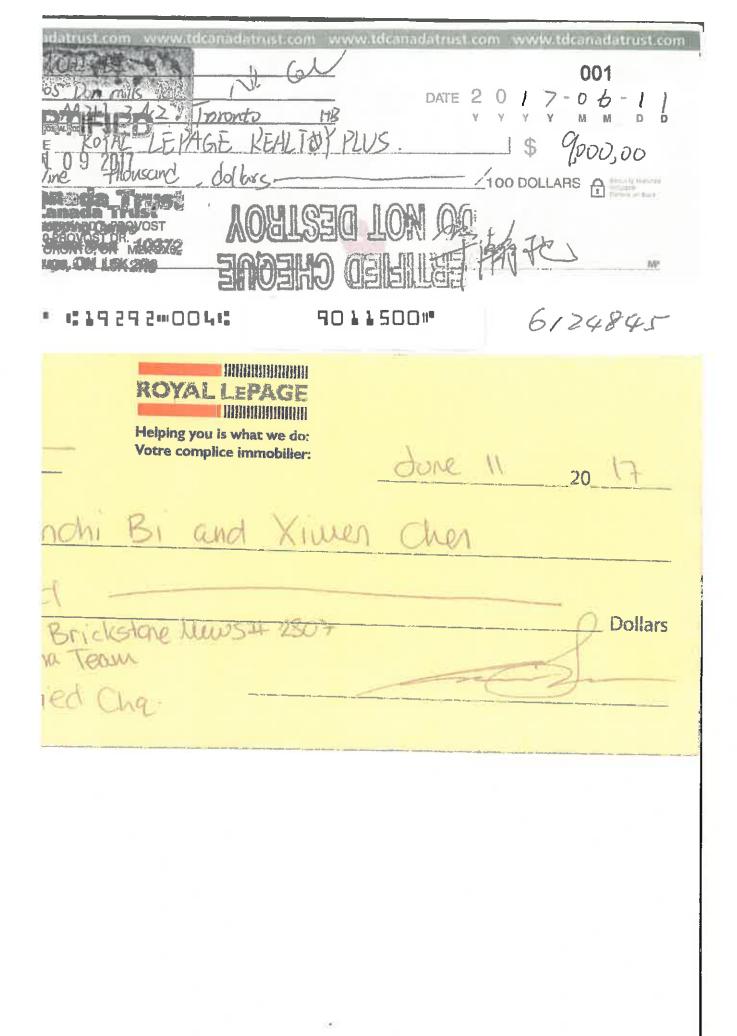
Subject to approval by Governing Council, it is expected that fees for the 2017-2018 academic year will be approximately \$47,850. This figure includes a compulsory health insurance premium estimated at \$650.00 for single students with no dependents. The actual premium for 2017 will be set in the near future. For more information about the University Health Insurance Plan (UHIP) visit: https://www.cie.utoronto.ca/Coming/UHIP

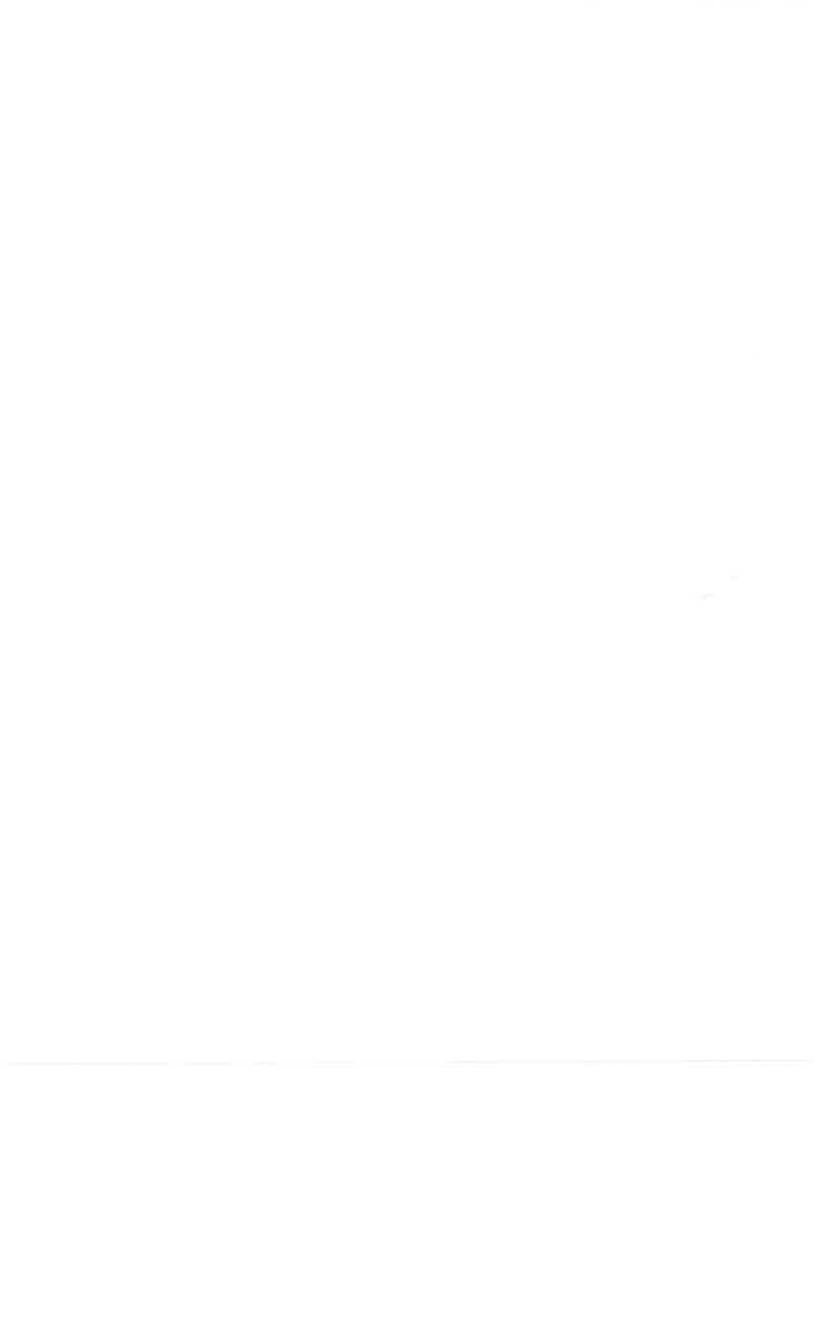
The fees invoice will be available to the student in mid-July. Programs in Commerce, Management, Computer Science, Communication, Culture, Information & Technology, Visual Studies - Visual Culture & Communications and Bioinformatics have higher tuition fees after first year. For details and updates, visit: www.provost.utoronto.ca/link/students

International students should apply for and obtain a study permit as soon as possible. Those who are currently attending secondary school in Canada should now apply to extend their study permit as they will be required to show proof of permission to remain in Canada for the length of their studies in order to obtain a student card (T card) and proceed with registration.

The University of Toronto DLI Number is O19332746152 (the number begins with the letter "O").









July 04, 2017

EMAD SOURIAL: NADINE WAFIK BAKHOUS 3437 LAKESHORE ROAD WEST OAKVILLE ON LBL GAS

Royal Bank of Canada

MISS ON-MAVIS & MATHESON BR 766 MATHESON BLVD W-UNIT 1. MISSISSAUGA, ON L5R 3T2 Tel: 1-410-626-4868

Fax: 1-905-825-0072

Dear EMAD SOURIAL, NADINE WAFIK BARHOUM,

Re: RBC Homeline Plan<sup>e</sup> application number: 100834648 - 601097988.

Congratulations and thank you for choosing RBC Royal Bank® for your home financing needs. I'm pleased to confirm that your RBC Homeline Plan application has been approved based on the details and conditions we've discussed (see below):

Property address. UNIT 2807 4011 BRICKSTONE MEV/S MISSISSAUGA, ON L58 0J7

RBC Homeline Flan details:

RBC Homeline Plan credit limit:

\$ 306,320,00

Closing date:

July 31, 2017

Mortgage Segment 1:

\$ 306,319.00

Amortization period

30.00 years

Interest rate:

2 5900000 % per year, calculated semi-annually, not in advance

Type:

Fixed Rate Closed

Term.

60 months

Principal & Interest

\$ 1,222.50

Property Taxes

\$ 0.00

HomeProtector® Premium\*;

**Total Payment** 

\$ 173.52

Payment frequency:

\$ 1,396.02

Interest adjustment date

Monthly

First payment due date:

July 31, 2017 August 31, 2017

Advance date:

July 31, 2017

Rate commitment expiry date: October 25, 2017

8 32274 (08/2015)

# Royal Credit Line Segment 1:

Limit: \$ 1.00

Interest rate: Our Prime Rate\* plus 0.5000000 % per year, calculated monthly not

in advance. The interest rate is based on our Prime Rate which, at

the date of this latter is 2.7000000 % per annum.

Rate commitment explry date: October 25, 2017

If you've selected a fixed-rate interest rate for a mortgage loan segment, it's guaranteed until the earlier of the closing date or the commitment expiry date. If you selected a variable-rate mortgage loan segment, the mortgage rate is based on our prime rate, and is subject to change at any time. If your rate commitment expires, get in touch with me right away for a new rate.

As a reminder, a processing fee of \$ 0.00 is payable when your RBC Homeline Plan account is advanced, if applicable. This fee will be automatically deducted from your interest payment account unless you provide us with an alternate account to debit.

If you have any questions, call me at 1-416-526-4868. As always, I'm available snytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

Yours truly,

SARABJIT SINGH Mortgage Specialist Cell: 1-416-826-4868 E-maii: sarabjit.singh@rbc.com

<sup>\*</sup>Prime rate varies. Prime Rate moans the annual rate of interest innounced from time to one by Royal Bank of Censide as the rate then in effect for determining interest rates on Canadian delor commond leaves in Censide. Your interest rate vidi orange as our prime sole changes. Our prime may change at any time without notice.

Home-Protector incurance is a creditor's group insurance program and is subject to certain terms, cardidoris, asolutions and eligibility restrictions. Please one the Home-Protector Certainare of insurance (distribution guide for residents of Quebac) for full details.