Worksheet

Leasing

Suite: 4003 **Tower:** PSV **Date:** ____________ **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 Blaney McMurtry LLP in Trust $30,580 Draft No. 81108926
- 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: $ 30,000.
- ✓ Copy of Tenant's ID
- ✓ Copy of Tenant's First and Last Month Rent
- ✓ Copy of Tenant's employment letter or paystub
- ✓ Copy of Credit Check
- ✓ Copy of the Purchasers Mortgage approval
- ✓ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

AZZA HASSAN MAHMOUD ELMAKAWY and MAHDY MOHAMED MESELHY ALY (the "**Purchaser**")

Suite **4003** Tower **ONE** Unit **3** Level **39** (the "**Unit**")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

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

(a) the Purchaser pays to the Blaney McMurtry, In Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;

(b) the Purchaser is not in default at any time under the Agreement.

(c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the 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.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 7th day of Feb **2017.**

Witness: ______ Purchaser: **MAHDY MOHAMED MESELHY ALY**

Witness: ______ Purchaser: **AZZA HASSAN MAHMOUD ELMAKAWY**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 7 day of February 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

OREA Ontario Real Estate Association

Confirmation of Co-operation and Representation

Form 320
for use in the Province of Ontario

Toronto Real Estate Board

BUYER: Ojenaike Imarain

SELLER: Azza Elmakawy And Mahdy M Aly

For the transaction on the property known as: #4003 -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 include 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 (REBSA 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)

O.I.		K		
BUYER	**CO-OPERATING/BUYER BROKERAGE**		**SELLER**	**LISTING BROKERAGE**

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

CO-OPERATING BROKERAGE-REPRESENTATION:

a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.

b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.

c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property

Half a month rent
(Commission As Indicated In MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.

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)

KINGSWAY REAL ESTATE BROKERAGE (Name of Co-operating/Buyer Brokerage)	WEST-100 METRO VIEW REALTY LTD (Name of Listing Brokerage)
151 CITY CENTRE DRIVE #300 MISSISSAUGA	129 FAIRVIEW ROAD WEST MISSISSAUGA
Tel: (905) 268-1000 Fax: (905) 277-0020	Tel: (905) 238-8336 Fax: (905) 238-0020
(Authorized to bind the Co-operating/Buyer Brokerage) Date: 27-06-17	(Authorized to bind the Listing Brokerage) Date: 6. 28. 17.
GLENMORE JOHNSON (Print Name of Broker/Salesperson Representative of the Brokerage)	OMAR KANAAN SHAATH (Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for 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: June 27 2017 (Signature of Seller) Date:

(Signature of Buyer) Date: (Signature of Seller) Date:

OREA Ontario Real Estate Association

Agreement to Lease
Residential

Form 400
for use in the Province of Ontario

Toronto Real Estate Board

This Agreement to Lease dated this 21 day of June 2017

TENANT (Lessee), Olaniabi Imrahu
(Full legal names of all Tenants)

LANDLORD (Lessor), Azza Elmakawy And Mahdy M Aly
(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 4407-4311 BRICKSTONE MEWS, Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of 1 Year commencing 1st July 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 One Thousand Seven Hundred Canadian Dollars (CDN$ 1,700.00) 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/or otherwise as described in this Agreement)
by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder" in the amount of Three Thousand Four Hundred Canadian Dollars (CDN$ 3,400.00) 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:

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	☐	☐
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): O.I.   INITIALS OF LANDLORD(S):

7. **PARKING:**

8. **ADDITIONAL TERMS:**

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 9 p.m. on the 28 day of June 2017, after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No. (For delivery of Documents to Landlord) FAX No. (For delivery of Documents to Tenant)

Email Address: umar.s@rokslogistics.com (For delivery of Documents to Landlord) Email Address: glenmorej@rogers.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 or 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): O.J. **INITIALS OF LANDLORD(S):**

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

(Witness) .... (Tenant or Authorized Representative) (Seal) DATE June 28th 2017

(Witness) .... (Tenant or Authorized Representative) (Seal) DATE ....

(Witness) .... (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: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) .... (Landlord or Authorized Representative) (Seal) DATE 6 - 28 - 17

(Witness) .... (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 accepted by all parties at 4:10 a.m./p.m. this 28 day of June, 20 17.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD Tel.No. (905) 238-8336

OMAR KANAAN SHAATH

(Salesperson / Broker Name)

Co-op/Tenant Brokerage KINGSWAY REAL ESTATE BROKERAGE Tel.No. (905) 268-1000

GLENMORE JOHNSON

(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 June 28th 2017

(Tenant) .... DATE ....

Address for Service ....

.... Tel.No. ....

Tenant's Lawyer ....

Address ....

Email ....

.... Tel.No. .... FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

(Authorized to bind the Listing Brokerage) (Authorized to bind the Co-operating Brokerage)

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), Ojenakhi Imarah .... and

LANDLORD (Lessor), Azza Elmakawy And Mahdy M Aly ....

for the lease of #4003 -4011 BRICKSTONE MEWS .... Mississauga

L5B 0J3 .... dated the 27 .... day of June 20 17

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Cooker, Dish Washer, Washer and Dryer.

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. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

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 make any changes to locks without the express written consent of the Landlord or his agent.

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 the lease for a further year 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 twelve(12) hours written notice of such showing, two months prior to the expiry of this lease.

Tenant/s agrees to reimburse $35.00 to the landlord as a service charge (per incident) of post-dated cheques not clearing due to insufficient funds.

Tenant/s will be responsible for payment for any damages made on the premises during the term of the lease due to his/her negligence.

Tenant/s will provide 10 postdated cheques on or before closing date.

Landlord agree to have the unit professionally cleaned prior to the tenant moving into the unit and the tenant agrees that when he is vacating the premises at the end of the tenancy it will be left in clean and broom swept condition and cleared of any debris.

The Lessee agrees to pay the full cost to repair any damage caused thereto by his/her willful negligent conduct or that of any persons permitted on the premises by him/her. Tenant acknowledges the Landlord's insurance provides no

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

INITIALS OF TENANT(S): O.I.   INITIALS OF LANDLORD(S):

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), Ojeriakhi Imarala and

LANDLORD (Lessor), Azza Elmakawy And Mahdy M Aly

for the lease of #4003 -4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 27 day of June 2017

coverage on Tenant's personal property. And that it is the tenant's responsibility to obtain and maintain a standard Tenant's liability insurance policy, during the entire tenancy and any renewal thereof, protecting the Tenant against loss, damage or theft of any tenant's property and provide at least $1,000,000 liability coverage. The Tenant to provide to the landlord or his representative, upon demand at any time, proof that such insurance is in effect and to notify the Landlord in writing if such insurance is cancelled or otherwise terminated.

Tenant shall comply with all the Bylaws of the Condominium Corporation.

Tenant agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof (electricity).

The Landlord and Tenant Understand and Agree that in the event of a malfunction, breakdown or defect in any appliance located in the Unit which is caused by normal ware and tare and is of no fault of the tenants neglect. That it is the responsibility of the landlord to fix said appliance.

Tenant acknowledges that the building is not registered and the builder reserves the right to approve All Leases.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

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

INITIALS OF TENANT(S): O.I. **INITIALS OF LANDLORD(S):**

OREA Ontario Real Estate Association

Schedule A

Agreement to Lease – Residential

Form 401
for use in the Province of Ontario

Toronto Real Estate Board

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

TENANT (Lessee), Olexiakhi Imarahu, and

LANDLORD (Lessor), Tzza Elmakawiz Ahel Mahdy Ali Aly

for the lease of #4003-4011 Brickstone Mews Mississauga dated the 26 day of June 2017

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The Tenant agrees to provide the Landlord with 12 post dated cheques starting from 1 August 2017

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

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term.

Landlord shall pay real estate taxes, and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first $75.00 for any minor service needed in condo premises.

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

Tenant agrees to pay Landlord a $300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

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

INITIALS OF TENANTS: (D.I)

INITIALS OF LANDLORD(S): ( )

OREA Ontario Real Estate Association

Schedule B
Agreement of Purchase and Sale

Toronto Real Estate Board

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

BUYER, Oleriakhi Iwaadu .... and

SELLER, AZZA Elmakanay And Mahdy M. Aly ....

for the property known as #4003-4011 Brickstone Mews

Mississauga .... dated the 25 .... day of June 2017

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction [The Deposit] shall be placed in a Non interest Bearing Real Estate Trust Account, earning no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one [1] banking day [excluding Saturday, Sunday and statutory holidays] from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker[s] so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): D.I. INITIALS OF SELLER(S):

The Toronto-Dominion Bank

81108926

1515 REBECCA STREET
OAKVILLE, ON L6L 5G8

DATE 2017-06-29
YYYYMMDD

Transit-Serial No. 3140-81108926

Pay to the Order of Aird and Berlis LLP In Trust

$ *****30,580.00

THIRTY THOUSAND FIVE HUNDRED EIGHTY*****************************00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re PSV 4003 Top-Up for Leasing

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

Authorized Officer

Number

Countersigned

⑈81108926⑈ ⑆09612⑉004⑆ ⑉3808⑈


Ontario
Valid Driver's Licence Photo Only
Photo de permis de conduire valide de l'Ontario seulement

OREA Ontario Real Estate Association

Offer Summary Document

For use with Agreement of Purchase and Sale

Toronto Real Estate Board

Form 801
for use in the Province of Ontario

For Brokerage submitting the offer on behalf of the Buyers

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: 4003-4011 BRICKSTONE MEWS Mississauga L5B 0J7 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the .... day of .... 20 ...... ("offer")

This offer was submitted by **BROKERAGE:** KINGSWAY REAL ESTATE BROKERAGE

SALES REPRESENTATIVE/BROKER: GLENMORE JOHNSON

I/We, Ojenakhi Imaralu .... have signed an offer for the property.
(Name of Buyers)

[signature] 27-06-2017
Buyer signature Dated Buyer signature Dated

This offer was submitted by email (by fax, by email or in person) to the Listing Brokerage at 2 a.m./p.m. on the 27 day of June 2017 irrevocable until 8 pm on the 28 day of June 2017

(For Buyer counter offer - complete the following)

I/We, Ojenakhi Imaralu .... have signed an offer for the property.
(Name of Buyers)

Buyer signature Date Buyer signature Date

An offer was submitted .... (by fax, by email or in person) to the Listing Brokerage at .... a.m./p.m. on the .... day of .... 20 .... irrevocable until .... a.m./p.m. on the .... day of .... 20 ....

For Listing Brokerage receiving the offer:

SELLER(S): Rawad El Halabi

SELLER(S) CONTACT: ....
(by phone / email / fax)

LISTING BROKERAGE: WEST-100 METRO VIEW REALTY LTD.

SALES REPRESENTATIVE/BROKER: OMAR KANAAN SHAATH

This offer was received Email (by fax, by email or in person) by the Listing Brokerage at .... a.m./p.m. on the 28 day of June 2017

This offer was presented .... (by fax, by email or in person) to the Seller(s) at .... a.m./p.m. on the .... day of .... 20 ....

Offer was: ☑ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments:

WEBForms® Dec/2016

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7
O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: June 28, 2017

RECEIVED FROM: Agent/Buyer/Tenant: Ojeriakhi Imaralu

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: $ 3,400.00

PROPERTY:#4003-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd.

CIBC

INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

00022 - MISSISSAUGA CITY CENTRE
MISSISSAUGA, ON

5580 3350 2 27-43248

IMARALU OJERIAKHI

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO. / N° D'IDENTIFICATION

BRANCH / CENTRE BANCAIRE

DATE Y/A M/M D/J 2017-06-28

PAY TO THE ORDER OF / PAYEZ A L'ORDRE DE WEST 100 METRO VIEW REALTY LTD.BROKERAGE************ $*********3,400.00

THE SUM OF / LA SOMME DE ****************************THREE THOUSAND FOUR HUNDRED

CANADIAN DOLLARS / DOLLARS CANADIENS CAD

NOT OVER / NE DOIT PAS EXCEDER $5,000

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

TO / TIRÉ: CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈5580335002⑈ ⑆09502⑉010⑆ 03022⑉274324B⑈

CENTUM®
Regal Financial Corp.

June 29, 2017

To Whom It May Concern:

This letter serves to confirm that Ojenakhi Imaraluis is employed with Centum Regal Financial Corporation in the capacity of a Mortgage Agent since June 15, 2017.

His projected monthly commissioned income averages $2500- $4000.

We look forward to the continued contractual agreement with Mr. Imaraluis for the foreseeable future.

If you have any questions or require further information, please don't hesitate to contact the undersign at 416-291-3033 or direct at 416 220-3852.

Sincerely,

Arlca Bryan
Principal Broker

CENTUM Regal Financial Corp.
4030 Sheppard Avenue, Toronto, Ontario M1S 1S6
FAX: 1(866)907-0664 • PHONE (416) 291-3033X146
www.teamcentum.ca

EQUIFAX

Equifax Credit Report and Score ™ as of 06/15/2017

Name: Ojeiakhi Imarafu

Confirmation Number: 4073275194

Credit Score Summary

758 | Very Good

Where You Stand

The Equifax Credit Score ™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of credit offers should be available to you.

Range	300 - 559 Poor	560 - 659 Fair	660 - 724 Good	725 - 759 Very Good	760 + Excellent
Canada Population	4%	10%	15%	14%	57%

What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- Number of trades opened in last 12 months.
- Percentage trades opened within the last 2 years to total trades.
- Average number of months open for revolving trades.

Your Loan Risk Rating

758 | Very Good

Your credit score of 758 is better than 43% of Canadian consumers.

The Equifax Credit Score ™ ranges from 300-900. Higher scores are viewed more favorably.

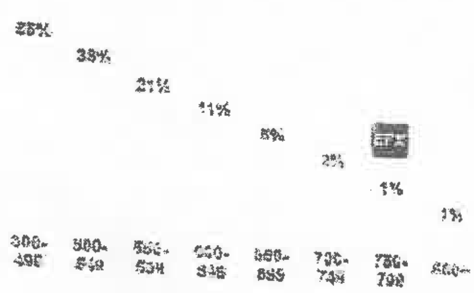
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for credit, this is what you might expect:

- You may be able to obtain higher than average credit limits on your credit card.
- Many lenders may offer you attractive interest rates and offers.
- You may qualify for some special incentives and rewards that aren't always offered to the general public.

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

Delinquency Rates*



borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data

Name:	OJERIAKHI IMARALU
SIN:	563XXX275
Date of Birth:	1976-04-XX

Current Address

Address:	4080 LIVING ARTS DR APT 1105 MISSISSAUGA, ON
Date Reported:	2014-07 2014-03 2011-06

Previous Address

Address:	238 ENFIELD PL APT 3707 MISSISSAUGA, ON
Date Reported:	2014-07 2014-03 2011-06

Current Employment

Employer:	BLAJ REHAB CENTRE
Occupation:	

Previous Employment

Employer:	
Occupation:	

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan, or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

CAPITAL ONE HBC

Phone Number:	(856)640-7858		
Account Number:	XXX...658	High Credit/Credit Limit:	$1,750.00
Association to Account:	Individual	Payment Amount:	$10.00
Type of Account:	Revolving	Balance:	$32.00
Date Opened:	2016-12	Past Due:	$0.00
Status:	Paid as agreed and up to date	Date of Last Activity:	2017-05
Months Reviewed:	06	Date Reported:	2017-05
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CIBC CARD SERVICES

Phone Number:	Not Available		
Account Number:	XXX...127	High Credit/Credit Limit:	$500.00
Association to Account:	Individual	Payment Amount:	$11.00
Type of Account:	Revolving	Balance:	$86.00
		Past Due:	$0.00

Date Opened:	2016-05	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-05
Months Reviewed:	11		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CAPITAL ONE SAKS

Phone Number:	(866)723-7222	High Credit/Credit Limit:	$2,250.00
Account Number:	XXX...391	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2017-05	Date of Last Activity:	
Status:	Paid as agreed and up to date	Date Reported:	2017-05
Months Reviewed:	01		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

FIDO

Phone Number:	(888)288-2106	High Credit/Credit Limit:	
Account Number:	XXX...445	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2015-05	Date of Last Activity:	
Status:	Paid as agreed and up to date	Date Reported:	2015-10
Months Reviewed:	02		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax to obtain the information on Deposit transactions at [illegible]

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit -- OPD -- credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

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

February 1st, 2016

Azza Hassan Mahmoud Elmakawy & Mahdy Mohamed Meselhy Aly
221 Tracina Drive
Oakville, ON
L6L4C1

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 4003 - 4011 Brickstone Mews, Mississauga, Ontario, PSV – Tower One (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Azza Hassan Mahmoud Elmakawy & Mahdy Mohamed Meselhy Aly
Principal Amount:	$302,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	May 1st, 2017

This means the Interest Rate for the Term selected will expire on this date.
Prepayment Option: Closed to prepayment privileges, subject to terms of mortgage

Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	April 13th, 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until April 24th, 2017.

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;

528322 (0212)

- Valid First Mortgage Security to be provided on the Property.

528322