

Worksheet

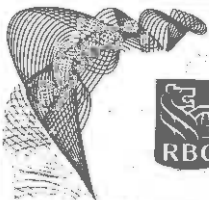
Leasing

Suite: 1610 Tower: PSV3 Date: July-20 Completed by: monu

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berlis LLP in Trust
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☐ Agreement must be in good standing. Funds in Trust: \$ \$1,780.00
- ☒ 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:



Royal Bank of Canada
Banque Royale du Canada
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON

58688866 1-516

DATE 20170720
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

Amazon City Centre Seven New Development Partnership \$1,695.00

EXACTLY \$1,695.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

Dolly Sadana

COUNTERSIGNED / CONTRESIGNÉ

PSV2 #1610 -leasing

⑈58688866⑈ ⑆02115⑈003⑆ 099⑈013⑈5⑈

DETACH BEFORE CASHING
DETACHER AVANT D'ENCAISSER

5470766

FORM 16516 (09-2016)

PSV2

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
LU SONG and YING ZHOU (the "Purchaser") (SS)

Suite 1610 Tower TWO Unit 10 Level 15 (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 sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) 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 29 day of June 2017 (SS)

Witness: Lu Song

Purchaser Lu Song

Witness:

Purchaser Ying Zhou (SS)

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 19 day of July 2017 (SS)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]
Authorized Signing Officer
I have the authority to bind the Corporation

20000011 5-010

Royal Bank of Canada
Banque Royale du Canada
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON

DATE 20170624
VIA MM DJJ

AY TO THE ORDER OF ROYAL LEPAGE SIGNATURE REALTY

\$3,500.00

EXACTLY \$3,500.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

S/OBJET

BUYER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

BUYER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

⑈5868867⑈ ⑈02⑈⑈5⑈003⑈ 099⑈0⑈3⑈⑈5⑈⑈

Receipt No. 20754	Date June 24, 2017
ROYAL LEPAGE Signature Realty IND. OWNERS & ORIENTED BROKERAGE	
Received from Scott Hux	
Re: Property Sio Curran Place #1610	
Cheque ☐ Certified Cheque ☐ Bank Draft ☒ Money Order ☐ Cash ☐	Amount \$ 3,500
"Scott Hux"	Bushra Staff Name

65846962



Print This Page

Close Window

Equifax Credit Report and Score™ as of 05/31/2017

Name: Yan Wang
Confirmation Number: 3940073061

Credit Score Summary

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 excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.

774 | Excellent

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

Age of oldest trade.
Number of Trades Opened in the Last 6 Months.
Average age of trades.

Your Loan Risk Rating

774 | Excellent

Your credit score of 774 is better than 52% 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 very low risk. You may qualify for a variety of loan and credit offers at some of the lowest interest rates available. If you're in the market for credit, this is what you might expect:

You may be able to obtain high credit limits on your credit card.
Many lenders may offer you their most attractive interest rates and offers.
Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

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*

55%	33%	21%	11%	5%	2%	1%	1%
300-499	500-549	550-599	600-649	650-699	700-749	750-799	800+

* Delinquency Rate is defined as the percentage of 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:	YAN WANG	
SIN:	584XXX220	
Date of Birth:	1989-03-XX	
Current Address		Previous Address
Address:	5264 MORRIS ST HALIFAX, NS	310 BURNHAMTHORPE RD W #2006 MISSISSAUGA, ON
Date Reported:	2012-10 2012-08 2012-05	Date Reported: 2012-10 2012-08 2012-05

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.

KOODO MOBILE			
Phone Number:	(866)995-5636	High Credit/Credit Limit:	\$128.00
Account Number:	XXX...933	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2013-11	Date of Last Activity:	2014-02
Status:	Paid as agreed and up to date	Date Reported:	2017-05
Months Reviewed:	42		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account Closed Monthly payments		
FIDO			
Phone Number:	(888)288-2106	High Credit/Credit Limit:	Not Available
Account Number:	XXX...962	Payment Amount:	\$45.00
Association to Account:	Individual	Balance:	
Type of Account:	Open	Past Due:	\$0.00

Date Opened: 2016-10 Date of Last Activity: 2017-05
Status: Paid as agreed and up to date Date Reported: 2017-05
Months Reviewed: 08
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

ROYAL BANK VISA
Phone Number: Not Available High Credit/Credit Limit: \$1,000.00
Account Number: XXX...140 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2012-02 Date of Last Activity: 2017-05
Status: Paid as agreed and up to date Date Reported: 2017-05
Months Reviewed: 61
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

ROYAL BANK VISA
Phone Number: Not Available High Credit/Credit Limit: \$5,000.00
Account Number: XXX...448 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2016-11 Date of Last Activity: 2016-11
Status: Paid as agreed and up to date Date Reported: 2017-01
Months Reviewed: 01
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 Closed

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 for additional information on Deposit transactions at 1-800-865-3908

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

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-05-31

EQUIFAX PERSONAL SOL (800)871-3250

2017-05-29

AUTH ECONSUMER REQUE (Phone Number Not Available)

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.

Offer Acknowledgement



November 8, 2016

Yan Wang
2006 - 310 Burnhamthorpe Rd W
Mississauga Ontario L5B 4P9
Canada

Dear Yan,
Congratulations on joining the LanguageLine Solutions team. I am pleased to confirm our verbal offer agreement with **Language Line, Canada**. Below, is an outline describing the employment offer agreement between Yan Wang and **Language Line, Canada**, the Company.

Upon review, please sign this electronic offer agreement and retain a copy for your records. As agreed with your recruiter, this offer agreement becomes effective on the date upon which **Language Line, Canada** receives and processes all required new hire documentation. This date will become your Date of Hire.

This offer agreement is contingent upon your ability to provide acceptable documentation which verifies your eligibility for employment in Canada and its territories, and successful completion of a background investigation.

Yan, we are excited to have you on our team and we look forward to welcoming you to your continued success within our company.

Sincerely,

A handwritten signature in dark ink, reading "Frank A. Perry".

Frank A. Perry
Vice President of Human Resources
Language Line, Canada

Language Line, Canada
Terms and Conditions of Employment
November 8, 2016

The following outlines the terms and conditions of employment with **Language Line, Canada**. The company reserves the right to change these terms and conditions as necessary, with due notice. An employee is a person who resides in Canada. You will be eligible for benefits coverage after completing the 3 months waiting period.

Waiting Period refers to the continuous period of time during which you must be Actively at Work before being eligible for coverage. To be eligible for coverage, you and your Dependents must be entitled to government health care coverage.

Name: Yan Wang

Position Title:

Over-the-Phone (OPT)/ Video Interpreter: Mandarin - English

Hire Date:

Your hire date is the date in which the Human Resources Department receives and processes all required documentation.

On-Boarding Paperwork:

Deadline to submit all new-hire documentation to the Onboarding Department is: November 23 2016 at noon, 12:00 pm Pacific Time.

Start Date:

Your start date is the first day of Orientation: November 27, 2016. (*Provided you have submitted on time all required paperwork to the Onboarding Department.)

Hourly Pay Rate:

Your per-hour rate will be CAD \$20.00

If you have accepted a graveyard shift, this rate includes the 10% increase for graveyard shift differential. Please note that a schedule change to a non-graveyard shift, may change your rate by 10%.

Status:

Part Time Employee. Hourly - Non-Exempt.

Work Schedule:

Your scheduled hours of work are: Monday to Friday 1000-1400 Pacific Time. This is 4 hours per day, 20 hours per week.

On-Line Support:

We take a team approach to interpreter support. As a work-at-home interpreter, you are expected to fully utilize the many online resources at your disposal to communicate your questions or needs. The Interpreter Portal will be your primary tool for this purpose and is the first place to go when you need assistance. You can access the portal simply by typing <http://myllsworld.com> into your browser, Or you can send us an email via the Interpreter Help Desk IHD@languagelinesolutions.com

Location:

Work-at-Home Interpreter

Benefits:

Per Company Guidelines (See attached Exhibit A - Benefits)

Background Screening:

This employment offer agreement is contingent upon successful completion of the pre-hire background investigation. The Company will initiate a background investigation in conjunction with this offer agreement via our background screening vendor, HireRight; which will contact you to obtain any necessary information. Additional background investigations may also be required to service specific contracts with customers during the term of your employment.

Orientation:

You will receive an Events Calendar provided by the Training Department. It specifies the days and times of your different Orientation Sessions. You are first required to attend a Web-Session. Upon successful completion, you will be scheduled for an Instructor-Led Session. You must be connected to a landline or digital phone. **Mobile or cordless phones are not permitted.**

Your first day of Orientation is: November 27, 2016

(*Provided you have submitted on time all required paperwork to the Onboarding Department.)

Your first day of Interpretation is scheduled on: December 7, 2016.

(*Provided that you have completed on time all required scheduled orientation sessions.)

Company Email:

You will be provided a personal LanguageLine Solutions email account to be used for Company related business.

Code of Conduct:

To be completed per Company guidelines. The Code of Conduct will be presented to you in the Onboarding Portal, and renewed on an annual basis.

Annual Compliance Training:

It is a job requirement to complete annual compliance training to include but not limited to the Health Insurance Portability and Accountability Act (HIPAA), Fraud, Waste and Abuse (FWA) and Information Protection (IP). Training is conducted via the web. The Training Department will invite you to attend trainings and will communicate with you via your assigned LanguageLine Solutions email. Completion of annual requirement compliance training is a criteria for current and continued employment.

Service Observation:

You will receive service observations for evaluation, training and quality assurance purposes. You will be assigned a Senior Language Specialist to evaluate, mentor and support you as an interpreter.

Probationary Training Period:

The first (3) three months of your employment will constitute a probationary period. This (90) ninety day probationary/training period is not a term of employment and is not intended, nor does it impact the "at-will" relationship between the Company and the employee.

Terms and Conditions:

The terms and conditions contained in this offer agreement supersede any other representations made to you, whether oral and written, and cannot be changed without the express written approval of the Company.

You and the Company agree that your employment relationship may be terminated at any time, with or without notice, with or without cause, or for any or no cause at either party's discretion. Neither you nor the Company has entered into any defined length of employment offer agreement.

We look forward to a long lasting and mutually beneficial relationship and are confident your abilities will play a key role in the Company's success.

I, Yan, acknowledge that I have read, understood and accept this offer and the terms and conditions contained in the attached Schedule(s), and agree to be bound by the terms and conditions of employment as outlined therein.

Attachments

[Benefits LLS Canada \(10-17-16\).pdf](#)

*Please enter the last 4 digits of your SSN, SIN, EIN or Tax ID

*

Please acknowledge your offer below.

Accept the offer

If refused, please explain.

*

Please enter your password as your electronic signature.

E-Offer Signature Date

BETWEEN TENANT (Lessee), Yan Wang

AND LANDLORD (Lessor), Xiaoyuan Shi

RE: Agreement to Lease between the Landlord and Tenant, dated the 19 day of June, 2017

concerning the property known as # 1610 -510 CURRAN PL Mississauga

L5B 0J8

as more particularly described in the aforementioned Agreement.

The Tenant(s) and Landlord(s) herein agree to the following Amendments to the aforementioned Agreement:

Delete:

Landlord: Xiaoyuan Shi

Insert:

Landlord: Lu Song

In signing this amendment, Lu Song acknowledges and agrees to all the terms and conditions as outlined in the Agreement to Lease dated June 19, 2017 for # 1610 -510 CURRAN PL, MISSISSAUGA.

INITIALS OF TENANT(S):

* Y.W.

INITIALS OF LANDLORD(S):

L.S.



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IRREVOCABILITY: This Offer to Amend the Agreement shall be irrevocable by Tenant until 2pm a.m./p.m. (landlord/tenant)

on the 29th day of June, 2017, after which time, if not accepted, this Offer to Amend the Agreement shall be null and void.

For the purposes of this Amendment to Agreement, "Tenant" includes Lessee and "Landlord" includes Lessor.

Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Landlord and Tenant or by their respective solicitors who are hereby expressly appointed in this regard.

All other Terms and Conditions in the aforementioned Agreement to remain the same.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) x Yan Wang DATE June 29, 2017
(Tenant/Landlord) (Seal)

(Witness) DATE
(Tenant/Landlord) (Seal)

I, the Undersigned, agree to the above Offer to Amend the Agreement.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) [Signature] DATE 6/29/2017
(Tenant/Landlord) (Seal)

(Witness) [Signature] DATE 6/29/2017
(Tenant/Landlord) (Seal)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Amendment to Agreement with all

changes both typed and written was finally accepted by all parties at 1pm a.m./p.m. this 29th day of June 2017

[Signature]
(Signature of Landlord or Tenant)

ACKNOWLEDGEMENT

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

(Landlord) [Signature] DATE 6/29/2017 Yan Wang DATE June 29, 2017
(Landlord) (Tenant)
Address for Service: Tel. No.
Landlord's Lawyer: Tel. No.
Address:
Email:
Tel. No. FAX No.

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

(Landlord) [Signature] DATE 6/29/2017 Yan Wang DATE June 29, 2017
(Landlord) (Tenant)
Address for Service: Tel. No.
Tenant's Lawyer:
Address:
Email:
Tel. No. FAX No.

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Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 19 day of June, 2017.

TENANT (Lessee), Yan Wang

(Full legal names of all Tenants)

LANDLORD (Lessor), Xiaoyuan Shi

(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, /we, the Tenant hereby offer to lease, premises known as:

1610 -510 CURRAN PL

Mississauga

L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of one year commencing July 01, 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 Fifty

Canadian Dollars (CDN\$ 1,750.00)

payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance

(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to ROYAL LEPAGE SIGNATURE REALTY INC.

in the amount of Three Thousand Five Hundred

"Deposit Holder"

Canadian Dollars (CDN\$ 3,500.00)

as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for: Single family residential

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT	LANDLORD	TENANT
Gas	☒	☐	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): * V.W.

INITIALS OF LANDLORD(S): S.Y.

7. **PARKING:** One underground parking

8. **ADDITIONAL TERMS:** One Locker

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 6:00 p.m. on the 20 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.: 905-568-2588

(For delivery of Documents to Landlord)

FAX No.: 905-848-9803

(For delivery of Documents to Tenant)

Email Address: real.scott@gmail.com

(For delivery of Documents to Landlord)

Email Address: robertchow@me.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.tlb.gov.on.ca)

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

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

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

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

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

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

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

INITIALS OF TENANT(S): * V.W.

INITIALS OF LANDLORD(S): S.V.

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20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) X Yan Wang DATE June 19, 2017
[Tenant or Authorized Representative] (Seal)
(Witness) (Seal)
[Tenant or Authorized Representative] (Seal)
(Witness) (Seal)
[Guarantor] (Seal)

We/1 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) X Robert Chow DATE 20/06/2017
[Landlord or Authorized Representative] (Seal)
(Witness) (Seal)
[Landlord or Authorized Representative] (Seal)

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) (Seal)
[Spouse]

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written (was finally acceptance by all parties at 10 a.m. this 20 day of June, 2017 X Robert Chow
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ROYAL LEPAGE SIGNATURE REALTY Tel.No. (905) 568-2121
DONGTAO HUA

Co-op/Tenant Brokerage SUTTON GROUP ELITE REALTY INC. Tel.No. (905) 848-9800
ROBERT CHOW

[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.

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) X Robert Chow DATE 20/06/2017 (Tenant) DATE
(Landlord) DATE (Tenant) DATE
Address for Service Address for Service
Tel.No. Tel.No.
Landlord's Lawyer Tenant's Lawyer
Address Address
Email Email
Tel.No. Tel.No.
FAX 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 this foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage) X Robert Chow (Authorized to bind the Co-operating Brokerage) X Robert Chow

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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Yan Wang, and

LANDLORD (Lessor), Xiaoyuan Shi,

for the lease of # 1610 -510 CURRAN PL Mississauga

L5B 0J8 dated the 19 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 Tenant and Landlord.

The Tenant acknowledges and agrees that the monthly rent payment has to be made to the Landlord on or before the first day of each rental period. The Tenant agrees to provide post-dated cheques for the balance of the lease prior to occupancy date.

The Landlord will provide unit key, mailbox key, building access key or FOB (if applicable), parking garage remote (if applicable), locker room key (if applicable), to the Tenant on the date of occupancy. The Tenant agrees that any of the above items for the lease period shall be the responsibility of the Tenant and must be returned to the Landlord in good working condition upon termination of the Lease. Extra sets of replacement cost due to loss or damage shall be at the Tenant's expense.

The Tenant agrees to pay the Landlord \$500 (Five Hundred Canadian Dollar) as deposit for access card and /or remote control and all the keys. Landlord agrees to return the deposit when all the said items are returned at the expiration of the lease in good working condition.

The Tenant acknowledges that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, or liability on behalf of the Tenant. The Tenant shall solely be responsible for his personal property located in the rented premises and shall obtain and be responsible for his own insurance coverage for liability and personal content for not less than one million dollars [\$1,000,000.00]. The Tenant shall provide to the Landlord evidence that all such policies are in place prior to occupancy date, and should keep such policies effective at all time of the lease term and renewal thereof.

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 twenty four [24] hours notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property at the end of the lease term.

The Landlord shall provide the following appliances for the tenant's use: fridge, stove, dishwasher, 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.

The Tenant agrees to pay a total of \$7,000.00 (Seven Thousand Canadian Dollar) as rent instalment towards the second, third, tenth and eleventh month of the lease term on closing.

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

INITIALS OF TENANT(S): * Y.W.

INITIALS OF LANDLORD(S): XY

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Form 401

for use in the Province of Ontario

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

TENANT (Lessee), Yan Wang,**LANDLORD (Lessor)**, Xiaoyuan Shi, andfor the lease of # 1610 -510 CURRAN PL. Mississauga. L5B 0J8
..... dated the 19th day of June, 20..... 17

Tenant hereby acknowledges that Royal LePage Signature Realty ("Deposit Holder") advises that the deposit for this transaction attracts interest at the rate of Prime minus 2.25%. Any interest accrued on said deposit, in excess of \$50.00 ("Administration Fee"), shall be paid to the Tenant following successful completion of this transaction. Interest can only be paid upon receipt of a valid Social Insurance Number as required by the Income Tax Act.

The Landlord and the Tenant agree and/or acknowledge that no information provided by Royal LePage Signature Realty, Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental or other professional advice and that they have had the opportunity to consult with any such professional advisers prior to signing this Agreement.

The Tenant agrees to pay the deposit holder a service charge of \$40.00 for any dishonoured deposit cheque paid to the company.

For all intents and purposes, the Tenant and the Landlord agree for giving any notices pertaining to the Agreement, the terms "banking days" or "business days" shall mean any day, other than Saturday, Sunday or Statutory Holiday in the Province of Ontario.

Make no alterations and painting to the interior of the premises without the written of Landlord.

To repair or pay for the cost of any damage that may be caused to the unit or appliance and fixtures that are caused by negligence except for normal wear and tear.

That the only residents to occupy premises during the term of this lease will be the ones listed on the Rental Application.

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

INITIALS OF TENANTS:

* Y.W.

INITIALS OF LANDLORD(S):

S.X.

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Account Information

July 20, 2017

LU STEVEN SONG

2115-003

ROYAL BANK OF CANADA
PARKSIDE VILLAGE BRANCH

JUL 20 2017

MISSISSAUGA, ONTARIO
2115-003

Ownership

Assets

Total Assets: \$247,662.33

Chequing / Savings	Overdraft Limit	Balance
RBC US High Interest eSavings - 00932 4533832	0	329.14
RBC High Interest eSavings - 00932 5023098	0	84.18
RBC Day to Day Banking - 00932 5068044	0	200,330.21
RBC Day to Day Savings - 02115 5038625	0	7,485.22
Total:		\$208,228.75

Investments

	Ownership	Maturity Date	Balance
TFSA - 40740 0951	Sole Owner		39,433.58
TFSA - 59647 7943	Sole Owner		0.00
GIC - 00110158641 004	Sole Owner	Nov 1, 2015	0.00
Total:			\$39,433.58

Liabilities

Credit Cards	Ownership	Protection	Limit	Balance
4512238401550750	Sole Owner		24,000	0.00
Total:				\$0.00

Loans / Mortgages	Ownership	Insurance Protection		Maturity Date	Balance
		Life	Critical Illness	Disability	
HLRCLP - 02146 90116237 001	Sole Owner	Declined	Not Offered	Declined	0.00
CONVEN - 03132 74228834 001	Sole Owner	Cancelled	Not Offered	Declined	0.00
				Oct 29, 2018	0.00



05702 BAY & DUNDAS
TORONTO, ONTARIO
JUL 20 2017

CIBC Account Statement

LU SONG & YING ZHOU

For Jun 1 to Jun 30, 2017

Account number
86-07192

The names shown are based on our current records, as of July 20, 2017.
This statement does not reflect any changes in account holders and
account holder names that may have occurred prior to this date.

Branch transit number
03022

Account summary

Opening balance on Jun 1, 2017	\$58,369.38
Withdrawals	5,182.97
Deposits	4,871.71
Closing balance on Jun 30, 2017	= \$58,058.12

Contact information

1 800 465 CIBC (2422)
Contact us by phone for questions
on this update, change of personal
information, and general inquiries,
24 hours a day, 7 days a week.
TTY hearing impaired
1 800 465 7401
Outside Canada and the U.S.
1 902 420 CIBC (2422)
www.cibc.com

Transaction details

Date	Description	Withdrawals (\$)	Deposits (\$)	Balance (\$)
Jun 1	Opening balance			\$58,369.38
Jun 2	CHEQUE 086 72670805	1,275.65		57,093.73
Jun 5	INTERNET TRANSFER 000000472699	895.93		56,197.80
Jun 8	CHEQUE 005 34671681	1,270.62		54,927.18
Jun 9	PAY HOSPITAL ADMINISTRATIVE SERCPT		1,872.54	56,799.72
Jun 15	PREAUTHORIZED DEBIT GOODLIFE FITNESS CLUBS	84.47		56,715.25
Jun 20	INTERNET BILL PAY 000000267372 PEEL (REGION OF) WATER & INTERNET BILL PAY 000000267374 ENERSOURCE HYDRO MISSISSA	138.37 81.90		56,576.88 56,494.98
Jun 23	PAY HOSPITAL ADMINISTRATIVE SERCPT		2,995.27	59,490.25
Jun 26	INTERNET BILL PAY 000000657435 BELL CANADA - ONE BILL	160.90		59,329.35
Jun 29	INTERNET BILL PAY 000000711916 MASTERCARD, PRESIDENT'S C	282.50		59,046.85

(continued on next page)

CIBC Account Statement

Jun 1 to Jun 30, 2017
Account number: 86-07192
Branch transit number: 03022

Transaction details (continued)

Date	Description	Withdrawals (\$)	Deposits (\$)	Balance (\$)
Jun 29	Balance forward			\$59,046.85
Jun 30	INTERNET BILL PAY 000000339814			
	ROGERS (9) DIGIT ACCOUNT N	67.80		58,979.05
	INTERNET BILL PAY 000000139914			
	AMERICAN EXPRESS REGULAR	920.93		58,058.12
	SERVICE CHARGE	3.90		58,054.22
	SERVICE CHARGE DISCOUNT		3.90	58,058.12
	Closing balance			\$58,058.12

Important: This statement will be considered correct if you do not report errors, omissions or irregularities in entries and balances to CIBC in writing within the period applicable to your regular account recordkeeping option, as follows:

- ✱ Bankbook or paperless: 60 days from the date the entry was, or should have been, posted; or
- ✱ Statement: 30 days from last date of the statement period covered by a previously issued regular statement where such period included the date the entry was, or should have been, posted.

This rule does not apply to improper credits to your account. Your rights under your Personal Account Agreement to verify and notify CIBC of account errors, omissions or irregularities do not apply to this statement which is for information or replacement purposes only.

***Foreign Currency Conversion Fee:**

If you withdraw foreign currency from a bank machine located outside Canada, you are charged the same conversion rate CIBC is required to pay plus an administration fee, which is disclosed in the CIBC *Personal Account Service Fees* brochure, a copy of which is available at any CIBC branch in Canada (this is in addition to any transaction fee applicable to the withdrawal and the network fee).

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