

Worksheet Leasing

Suite: 906 Tower: One Date: June 15th 2017 Completed by: Dragana

Please mark if completed:

- Copy of 'Lease Prior to Closing' Amendment ✓
- Copy of Lease Agreement ✓
- Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust *Amacon to verify*
- Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership.
- Agreement must be in good standing. Funds in Trust: \$ _____ *Amacon to verify*
- 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: 1

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite 906 Tower **ONE** Unit **6** Level **9** (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 percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, 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 Dollars (\$1,000.00) 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 _____ day of 4/5/2017 | 12:56 PM EDT _____ 2017.

Witness: Amrit Kalia
DocuSigned by:
067683A279CD4E7...

Purchaser: AMRITPAL ARORA
DocuSigned by:
Amritpal Arora
7D0669D4CDA0486

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 15th day of June _____ 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Form 400

for use in the Province of Ontario

Agreement to Lease

Residential

Toronto
Real Estate
Board

This Agreement to Lease dated this 17 day of June, 2017

TENANT (Lessee), Ming Tai Li
(Full legal names of all Tenants)

LANDLORD (Lessor), Amritpal Arora
(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:
#906 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing JUNE 26TH, 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 Twenty Five Canadian Dollars (CDN\$ 1725), 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
(Hereafter/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE
in the amount of Three Thousand Four Hundred Fifty Canadian Dollars (CDN\$ 3450) 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: Residential Purpose

No other person other than the Tenant will occupy the premises during the term of lease. Short term guests are exempted.

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

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): MTL

INITIALS OF LANDLORD(S): AA

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MTL AA

7. PARKING: One Parking One Locker
P2-188

8. ADDITIONAL TERMS:

Tenant offers to provide Ten Months Rent in the amount of Seventeen Thousand (\$17,000.00) as Credit for the Second to Eleventh month rent in advance in bank draft or certified cheque payable to Landlord on or before occupancy.

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 ~~XXXXXX~~ Landlord (Landlord/Tenant) MTL AA 10 p.m. on the 19 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: dlukaroska@gmail.com (For delivery of Documents to Landlord) Email Address: winnietucanada@gmail.com (For delivery of Documents to Tenant)

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

INITIALS OF LANDLORD(S): AA

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

(Witness)

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

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)

(Seal)

(Seal)

(Seal)

DATE 17/06/2017

DATE

DATE

Wa/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

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

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

(Seal)

(Seal)

(Seal)

6/18/2017 | 10:39 PM EDT

DATE

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 10 a.m./p.m. this 19 day of June, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage **ORION REALTY CORPORATION**
DRAGANA NESTOROVSKI

Tel.No. (416) 733-7784

(Salesperson / Broker Name)

Co-op/Tenant Brokerage **EXPRESS REALTY INC.**
WINNIE TU

Tel.No. (416) 221-8838

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord) **Anirpal Arora**
70066904CDA0486...

DATE

DATE

(Landlord)

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) **李銘泰**

DATE

DATE

(Tenant)

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 monies 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) **Dragana Nestorovski**

(Authorized to bind the Co-operating Brokerage)

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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), Ming Tai Li

LANDLORD (Lessor), Amritpal Arora

for the lease of #906 -4011 BRICKSTONE MEWS

Mississauga

LSB 0J7

dated the 17 day of June, 2017

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

INITIALS OF TENANT(S):

MTL

INITIALS OF LANDLORD(S):

AA



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Form 401

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), Ming Tai Li ... and

LANDLORD (Lessor), Amritpal Anora

for the lease of #906 - 4011 Bridgeway, Mississauga
L5B 0J7 dated the 17 day of June, 2017

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenant's name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e. Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

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

INITIALS OF TENANTS:

MTL

INITIALS OF LANDLORD(S):

DS

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OREA Ontario Real Estate Association

Form 401

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), Ming Tai Li, and

LANDLORD (Lessor), Amritpal Anra

for the lease of #906 - 4011 Brickstone Mews Mississauga
LSB 077 dated the 17 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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to Amritpal Anra on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with (\$200 refundable security deposit in the form of a cheque payable to Amritpal Anra before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

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

INITIALS OF TENANT(S):

MTL

INITIALS OF LANDLORD(S):

AA

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Form 401
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), Ming Tai Li, and

LANDLORD (Lessor), Amritpal Anora

for the lease of #906 - 2011 Brickstone New Mississauga
L5B 0J7 dated the 17 day of June, 2017

Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

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

INITIALS OF TENANT(S):

MTL

INITIALS OF LANDLORD(S):

AA

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Form 320

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

BUYER: Ming Tai Li

SELLER: Amritpal Arora

For the transaction on the property known as: #906 -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 representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Brokerage (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
- by the Seller in accordance with a Seller Customer Service Agreement
- or: ☐ by the Buyer directly

Additional comments and/or disclosures by Buyer Brokerage: (e.g. The Buyer Brokerage represents more than one Buyer offering on this property.)

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)

BUYER

CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE

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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 Month Rent + HST
 (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)**EXPRESS REALTY INC.**

(Name of Co-operating/Buyer Brokerage)

121 WILLOWDALE AVE #101&11 TORONTO

Tel: (416) 221-8838

Fax: (416) 221-2878

[Signature]
 (Authorized to bind the Co-operating/Buyer Brokerage)

Date: 2017.06.17

WINNIE TU

(Print Name of Broker/Salesperson Representative of the Brokerage)

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

Tel: (416) 733-7784

Fax: (905) 286-5271

[Signature]
 (Authorized to bind the Listing Brokerage)

6/18/2017 | 10:46 PM EDT

8000530A485443B...

DRAGANA NESTOROVSKI

(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]
 (Signature of Buyer)

Date: 17/06/2017

(Signature of Buyer)

Date:

DocuSigned by:

[Signature]
 (Signature of Seller)

8000530A485443B...

(Signature of Seller)

6/18/2017 | 10:39 PM EDT

Date:

Date:



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Rental Application Residential

I/We hereby make application to rent #906-4011 BRICKSTONE MEWS Mississauga L5B 0J7

from the 26 day of June 2017 at a monthly rental of \$ 1,700.00

to become due and payable in advance on the 26 day of each and every month during my tenancy.

1. Name Ming Tai Li Date of birth 1999/07/31 SIN No. (Optional)

Drivers License No L4001-55609-90731 Occupation UTM STUDENT

2. Name Date of birth SIN No. (Optional)

Drivers License No Occupation

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? If so, describe

Why are you vacating your present place of residence?

LAST TWO PLACES OF RESIDENCE

Address 55 Wildflower Drive, Richmond Hill Address

L4E 3Y7

From 2015 Feb To 2016 Dec From To

Name of Landlord Ray Name of landlord

Telephone: 647 299 6888 Telephone:

PRESENT EMPLOYMENT

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

PRIOR EMPLOYMENT

1.

1.

1.

1.

1.

1.

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

..... Address

Savings Account #

Payments to Amount: \$

Payments to Amount: \$

Name Address

Telephone: Length of Acquaintance Occupation

Name Address

Telephone: Length of Acquaintance Occupation

Make Model Year Licence No

Make Model Year Licence No

The Applicant represents that all statements made above are true and correct. **The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental.** The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Signature of Applicant _____ Date _____

Telephone:

Offer Summary Document

For use with Agreement of Purchase and Sale

For Brokerage submitting the offer on behalf of the Buyer:

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: #906 - 4011 Bridgeway News (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 17 day of June, 2017 ("offer")

This offer was submitted by: BROKERAGE: Express Realty Inc., Brokerage

SALES REPRESENTATIVE/BROKER: Winnie Tu

We, King Tai Li, have signed an offer for the property.
(Name of Buyer(s))

李俊泰 Buyer signature 17/06/2017 Dated

This offer was submitted, Email to the Listing Brokerage at 1:59 a.m./p.m. on the 17th day of

June, 2017 Irrevocable until 12 a.m./p.m. on the 18th day of June, 2017

(For Buyer counter offer - complete the following)

I/We, _____, have signed an offer for the property.
(Name of Buyer(s))

Buyer signature Date Buyer signature Date

An offer was submitted, _____ 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): _____

SELLER(S) CONTACT: _____
(i.e. phone / email / fax)

LISTING BROKERAGE: Orion Realty Brokerage

SALES REPRESENTATIVE/BROKER: _____

This offer was received, _____ by the Listing Brokerage at _____ a.m./p.m. on the _____ day of _____, 20____.

This offer was presented, _____ to the Seller(s) at _____ a.m./p.m. on the _____ day of _____, 20____.

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

Comments: _____

BMO  Bank of Montreal • Banque de Montréal

ERIN MILLS
2825 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO, CANADA L5M 6J3

129077

DATE 2017 06 20

Y/A M/M D/J

CTI

Canadian Dollar Money Order - not exceeding \$2,500 Cdn.
Mandat en dollars Canadiens - n'excédant pas

Pay to the order of / Payez à l'ordre de Amazon City Center Seven new Development Parkway \$ 1130.00

Mr. Amritpal Arora
Purchaser's Name/Nom de l'acheteur

for Bank of Montreal/pour la Banque de Montréal
Montreal, Canada/Montréal, Canada

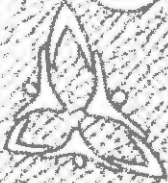
/100 Canadian Dollars Canadiens

Mississauga #906 PSV1
Purchaser's Address/Adresse de l'acheteur


"President and Chief Executive Officer, BMO Financial Group"
"Président et chef de la direction, BMO Groupe Financier" William A. Downie

Prod. 1065412 - Form 873 BL (05/07)

⑆06952001⑆ 3978011290775⑈ 90



Ontario

Driver's Licence
Permis de conduire
ON
CANADA

1-2 NAME/NOM

LI,

WINGTAI

3-55 WILDFLOWER DRIVE

RICHMOND HILL, ON, L4E 3Y7

4a NUMBER/
NUMERO

L4001 - 55609 - 90731

4a ISS/DEL

2016/11/29

4b EXP/EXP.

2020/09/25

5-DOB/RT

DR0998974

6-SEX/SEXE

M

7-DOB/RT

82

8-DOB/RT

82

9-DOB/RT

82

10-DOB/RT

82

AGE 19/ANS 2018/07/31

999/07/31

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

Dr. H. C. PASSPORT

Abstract

p

Journal of Management Education 30(1)

CHIN

Date of Birth / Passport No.

E 19203886



李铭泰
LI, MINGTAI

한글

Ref: 2N-112443

男/M:

中國/CHINESE

Date of Sign.

31 JUL 1999

Plate of birds

山西/SHANXI

31 7月/JUL 2014

找泥塘点, place of future

Date of exam: _____

山西 / SHANXI

30 7月/JUL 2019

U.S. 12th Ave. / 12th Ave. / 12th Ave.

持照人姓名: *holder's signature*

公安部出入境管理局

MPS Exit & Entry Administration

李 銘 泰

EPOCHNLI<<MINGTAI<<<<<<<<<<<<<<<<<<<<<<<<<<<<
E192038863CHN9907319M1907302MA00MDPKMMKJA926

Orion Realty Corporation

Brokerage

465 BURNHAMTHROPE RD W UNIT 200
MISSISSAUGA, ON L5M 0E3
PHONE: 416-733-7784
FAX: 905-286-5271

RECEIPT

DATE: June 19, 2017

TIME: 12:11pm

RECEIVED FROM: Ming Tai Li (d/o by Winnie Tu)

ITEM: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE ☐ OTHER

AMOUNT(\$): 3,450.00

PAYABLE TO: ☒ ORION REALTY CORPORATION, BROKERAGE

PROPERTY: 4011 Brickstone Mews 906

FOR: ☒ LEASE ☐ SALE

RECEIPT BY: Becky

☒ COPY FOR CLIENT(S)

☒ COPY FOR LISTING AGENT

EXPRESS REALTY INC. 捷達地產
(416) 221-8838

Winnie Tu
Sales Representative

Cell: 647.898.8908

121 Willowdale Ave., Unit 101-102

Toronto, ON M2N 6A3

Fax: 416.221.2878

Email: winnietucanada@gmail.com

www.ExpressRealtyInc.com

Real Estate Investment
Sale, Lease and Property Management



中国工商银行 (加拿大)
INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)

Markham Branch
688 Pacific Mall
4300 Steeles Ave E. Markham ON

CANADIAN DOLLAR BANK DRAFT

418771

PAY TO THE ORDER OF

ORION REALTY CORPORATION, BROKERAGE

DATE 19 - 06 - 2017
D D M M Y Y Y

SUM OF CANADIAN DOLLAR THREE THOUSAND FOUR HUNDRED FIFTY ONLY

\$*3,450.00

BR-0062 (04/2013) DRAWN ON ANY BRANCH OF
INDUSTRIAL AND COMMERCIAL BANK
OF CHINA (CANADA)

For INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)

PER (AUTH NO.) AUTHORIZED SIGNATURES (AUTH NO.) MP

11 1877 11

00062 307 960 000 8



UNIVERSITY OF
TORONTO

March 15, 2017

Mingtai Li
1300 Don Mills Road
Suite 101
North York ON M3B 2W6

U of T Applicant Number: 1004360194
UTOR id: limingt1
OUAC Reference Number: 20170794840

Dear Mingtai Li:

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

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

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

You are guaranteed a place in residence provided you meet the eligibility criteria indicated on MyRes. If you are interested in residence, you must login to MyRes at <http://myres.utoronto.ca> and complete the form as well as any supplementary residence applications by March 31. If you do not complete the forms by this deadline, you will lose your residence guarantee.

Residence offers will be sent by email, mainly in May and June. Please be sure to monitor the email account you listed on your OUAC application. You can also log back in to MyRes for updates on the status of your residence application.

Some important logistics:

- Legally speaking: Please read the Terms & Conditions of this offer (encl.).
- Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.
- Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.



Citizenship and
Immigration Canada

Citoyenneté et
Immigration Canada

PROTECTED WHEN COMPLETED PROTÉGÉ UNE FOIS REMPLI - B

CANADA

DD198 478 066

F311268786



MINGTAI LI
55 WILDFLOWER DRIVE
RICHMOND HILL ON L4E 3Y7
CANADA

Application/Demande: S301702796

UCI/UC: 92507563

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille: LI
Given Name(s)/Prénom(s): MINGTAI
Date of Birth/Date de naissance: 1999/07/31 (yyyy/mm/dd - aaaa/mm/ff)
Sex/Sexe: MALE
Country of Birth/Pays de naissance: CHINA
Country of Citizenship/Citoyen de: CHINA
Travel Doc No./N° du document de voyage: E19203886 PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le: 2016/11/17 (yyyy/mm/dd - aaaa/mm/ff)
Expiry Date/Date d'expiration: 2017/09/30 (yyyy/mm/dd - aaaa/mm/ff)
Case Type/Genre de cas: 30
Institution Name/Nom de l'institution: OTHER SECONDARY ONT.
Field of Study/Domaine d'études: ANY PRIMARY OR SECONDARY INSTITUTION
In Force From/En vigueur le: 2016/11/17 (yyyy/mm/dd - aaaa/mm/ff)

Conditions:

1. MUST LEAVE CANADA BY 2017/09/30
2. THIS PERMIT DOES NOT AUTHORIZE THE HOLDER TO ENGAGE IN OFF CAMPUS EMPLOYMENT IN CANADA.

Remarks/Observations:

TEMPORARY RESIDENT STATUS MAINTAINED AS PER R183(6).

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