

Worksheet

Leasing

Suite: 1102 Tower: P3V 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 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). \$565 Draft # 094270
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 79,745.
- ✓ ● Copy of Tenant's ID Rec'd Aug. 23/17
- ✓ ● 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
MONA FATHI A. M. ELBARBARY (the "Purchaser")

Suite **1102** Tower **ONE** Unit **2** Level **11** (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 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 23rd day of August 2017.



Witness:



Purchaser: **MONA FATHI A. M. ELBARBARY**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28th day of August 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

Agreement to Lease Residential

This Agreement to Lease dated this 5 day of August

2017

TENANT (Lessee), Jiaqi Zhang & Siu Hin Chung (Full legal names of all tenants)

LANDLORD (Lessor), Mona Elbarbary (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.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as #1102-4011 Brickstone Mews Mississauga LSV 0J7
- TERM OF LEASE:** The lease shall be for a term of One year commencing Aug 15 2017
- RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of Two Thousand One Hundred Fifty Canadian Dollars (CDN\$ 2,150.00) payable in advance on the first day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of occupancy, whichever comes first.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance (Upon acceptance, or as otherwise described in this Agreement) by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD., BROKERAGE Deposit Holder in the amount of Twelve Thousand Nine Hundred Canadian Dollars (CDN\$ 12,900.00) 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 Five 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.
- USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.
Premises to be used only for: Single family residence

- 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 checked="" 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: <u>Phone & Internet</u> | <input type="checkbox"/> | <input checked="" 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):

[JZ SH]

INITIALS OF LANDLORD(S):

[ME]

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Agreement to Lease Residential



Form 400

For use in the Province of Ontario

This Agreement to Lease dated this 5 day of August, 2017

TENANT (Lessee), Jiaqi Zhang & Siu Hin Chung
(Full legal names of all Tenants)

LANDLORD (Lessor), Mona Elbarbary
(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.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as #1102-4011 Brickstone Mews Mississauga LSV 0J7
- TERM OF LEASE:** The lease shall be for a term of One year commencing Aug 15 2017
- RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of Two Thousand One Hundred Fifty Canadian Dollars (CDN\$ 2,150.00) 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.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance (herein/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD., BROKERAGE Deposit Holder in the amount of Twelve Thousand Nine Hundred Canadian Dollars (CDN\$ 12,900.00) 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 Five 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.
- USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.
Premises to be used only for:
Single family residence

- 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Condominium/Cooperative fees | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electricity | <input checked="" 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: <u>Phone & Internet</u> | <input type="checkbox"/> | <input checked="" 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):

JZ SH

INITIALS OF LANDLORD(S):

ME



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Agreement to Lease Residential

This Agreement to Lease dated this 5 day of August, 2017

TENANT (Lessee), Jiaqi Zhang & Siu Hin Chung
(Full legal names of all tenants)

LANDLORD (Lessor), Mona Elbarbary
(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.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
#1102-4011 Brickstone Mews Mississauga L5V 0J7
- TERM OF LEASE:** The lease shall be for a term of One year commencing Aug 15 2017
- RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of
Two Thousand One Hundred Fifty Canadian Dollars (CDN\$ 2,150.00)
payable in advance on the first day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of occupancy, whichever comes first.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance
(Hereby / Upon acceptance / as otherwise described in this Agreement)
by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder"
in the amount of Twelve Thousand Nine Hundred
Canadian Dollars (CDN\$ 12,900.00) 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 Five 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.
- USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.
Premises to be used only for:
Single family residence

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

| | LANDLORD | TENANT | | LANDLORD | TENANT |
|----------------------------|-------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| Gas | <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 checked="" 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: <u>Phone & Internet</u> | <input type="checkbox"/> | <input checked="" 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):

[JZ SH]

INITIALS OF LANDLORD(S):

[ME]

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7. **PARKING:** One underground parking and one locker

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 and B

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 p.m. on the 8 day of August 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: Omar.s@rokslogistics.com (For delivery of Documents to Landlord)

Email Address: joe.tcx@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.ttb.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):

(Handwritten initials)

INITIALS OF LANDLORD(S):

(Handwritten initials)



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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

(Witness)

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

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

(Signature)

DATE 08/06/2017

DATE 08/06/2017

DATE

DATE

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

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

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

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)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all charges both typed and written as

finally acceptance by all parties at a.m./p.m. this day of 20.....

(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 **HOMELIFE LANDMARK REALTY INC.**

Tel. No. (905) 615-1600

JOE TU

(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) *Mona Elbarbary* DATE

(Landlord) *Mona Elbarbary* DATE

(Landlord) *Mona Elbarbary* 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) *[Signature]* DATE 08/06/2017

(Tenant) *[Signature]* DATE 08/06/2017

(Tenant) *[Signature]* DATE

Address for Service

Tel. No.

Tenant's Lawyer

Address

Email

Tel. No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Cooperating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Cooperating 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)

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Form 400

for use in the Province of Ontario

Schedule A

Agreement to Lease - Residential



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

TENANT (Lessee), Jiaqi Zhang & Siu Hin Chung

LANDLORD (Lessor), Mona Elbarbary

for the lease of #1102-4011 Brickstone Mews

Mississauga

L5V 0J7

dated the 5 day of August

2017

Tenant further agrees to provide the Landlord six(6) Post-dated cheques before the commencement of the lease, in the event that any of the Tenant's post-dated cheques are not honoured when presented for payments to the bank on which they are drawn, Tenant agrees to pay \$35.00 to the Landlord per occurrence as administration cost in addition to replacing the cheque.

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.

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 TENANT(S):

[JZ] [SH]

INITIALS OF LANDLORD(S):

[M.E.L.]

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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, Jiaqi Zhang & Siu Hin Chung

and

SELLER, Mona Elbarbary

for the property known as #1102-4011 Brickstone Mews

dated the 5 day of Aug, 20 17

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):

JZ SH

INITIALS OF SELLER(S):

M.E.



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Confirmation of Co-operation and Representation

BUYER: Jiaqi Zhang & Siu Hin Chung

SELLER: Mona Elbarbary

For the transaction on the property known as: #1102-4011 Brickstone Mews

Mississauga

L5V 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)

JQ SH
BUYER

CT
CO-OPERATING/BUYER BROKERAGE

M.E.L.
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 to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated in MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

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

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

HOMELIFE LANDMARK REALTY INC.

(Name of Co-operating/Buyer Brokerage)

300-1140 BURNHAMTHORPE RD MISSISSAUGA

Tel: (905) 615-1600

Fax: (905) 615-1601

Date: Aug 5 2017

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

JOE TU

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

WEST-100 METRO VIEW REALTY LTD.

(Name of Listing Brokerage)

129 Fairview Road West

Mississauga

Tel: 905-238-8336

Fax: 905-238-0020

Date:

(Authorized to bind the Listing 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)


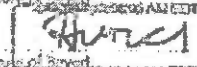
The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS



ACKNOWLEDGEMENT

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



(Signature of Buyer)

(Signature of Buyer)

Date: 08/05/2017

Date: 08/05/2017


(Signature of Seller)

(Signature of Seller)

Date:

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 Bank of Montreal • Banque de Montréal

094270

HOPEDALE MAIL
1461 REBECCA STREET
OAKVILLE, ONTARIO, CANADA L6L 1Z8

DATE **20140823**

V/A M/M D/J

CTI

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

Pay to the order of **Amaco City Center New Development Partnership** \$ **565.00**
Payez à l'ordre de **AMCO OF CENTRE CITY 5650.00**

Mona Elbarbary for Bank of Montreal/pour la Banque de Montréal /100 Canadian Dollars Canadiens
Purchaser's Name/Nom de l'acheteur Montreal, Canada/Montreal, Canada

221 Travana Drive, Oakville


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

1102 PSVI

⑆06952⑈001⑆ 3715010942702⑈ 90⑆

PSV # 1102 Leasing fee



University of Toronto



ZHANG
JIAQI
1000852534



UTORid: zhang976

Library #: 14226965



2176101422696500

Zhang Jiaqi

21/06/2013

Date of Offer: 2017-07-17
Offer Expiry Date: 2017-08-11

Mr Siu Hin Chung
Unit 1907, 4470 Tucana Court
Mississauga Ontario L5R 3K8
Canada

OFFER OF ADMISSION

Dear Mr Siu Hin Chung

Congratulations - we're delighted to offer you admission to Seneca College.

The information contained in this letter is required by the Canadian Embassy, High Commission, or Consulate. This letter should be submitted with your application for a study permit.

Designated Learning Institution Number: O19395536013
Seneca ID#: 129282166
Date of Birth: 1997-03-08
Professional Program: Law Clerk
Professional Program Credential: Ontario College Diploma
Professional Program Campus: Newnham
Program Status: Full-Time
Program Start Date: 2017-09-05
Program Duration: 2 years
Expected Date of Completion: 2019-04-19
Estimated Program Fees for 2 Semesters: \$ 14,037.70
Estimated Room and Board for 2 Semesters: \$11,000.00

Refund Policy

If you have not received a decision on your study permit application, or are unable to attend classes by the program start date shown above, you must notify the International Admissions Office before the tenth (10th) day of the semester in writing in order to be eligible for a refund. Please visit Seneca's international student website at senecacollege.ca/international to review the full Refund Policy.

It's a great time to be at Seneca and we look forward to seeing you on campus soon.



Kathy Mahony
Associate Registrar, Admissions and RO Publications

Important Next Steps

Now that you have received your letter of acceptance, you should begin preparing for your studies at Seneca College:

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: August 14, 2017

RECEIVED FROM: Jiaqi Zhang and Siu Hin Chung (Tenants)

PAYMENT METHOD: Td Draft

DEPOSIT AMOUNT: \$12,900.00 (first and last 5 months)

PROPERTY: #1102-4011 Brickstone Mews., Mississauga

Thank-you,

West-100 Metro View Realty Ltd.

10358 (12/15)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

805 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

DATE 2017-08-14
YYYYMMDD

Transit-Serial No. 1202-80851218

Pay to the Order of WEST-100 METRO VIEW REALTY LTD.

\$ *****12,900.00

TWELVE THOUSAND NINE HUNDRED**
Authorized signature required for amounts over CAD \$5,000.00

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

Authorized Office [Signature]
Countersigned [Signature]

00/100 Canadian Dollars
Number 04138

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80851218⑈ ⑆09612⑈004⑆

⑈3808⑈



Dear Mona Fathi Abdou Mohammed Elbarbary

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 1102, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$343,400
Down Payment: \$66,680
Mortgage Amount: \$276,720.
Capped interest rate: 4.29%
Term : 5 years
Amortization: 30 years
Total Payment : \$1148.

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No change in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements

A handwritten signature in dark ink, appearing to read 'Sukhdeep Lamba', written over a horizontal line.

(For Street Capital)
Sukhdeep Lamba

14 AUG 2017

(Date)