

Worksheet

Leasing

Suite: 3704 Tower: PSV Date: Jun. 7 /17 Completed by: _____

Kertia Abboud

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 top up required
\$48,135
- ✓ ● 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: \$ 12,045.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- ✓ ● Copy of Tenant's employment letter or paystub
- ✓ ● Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

KATIA YOUSSEF ABOUD (the "Purchaser")

Suite 3704 Tower ONE Unit 4 Level 36 (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 Two Hundred Fifty Dollars (\$250.00) 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 16 day of August 2016.

Witness:

Purchaser: KATIA YOUSSEF ABOUD

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 12 day of August 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

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

This Agreement to Lease dated this 12 day of May, 2017

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3704
TENANT (Lessee), Oyeniyi Oyekanle
(Full legal names of all Tenant)

LANDLORD (Lessor), Katia Youssef Abboud and Jack Saba
(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:
43704011 BRICKSTONE MEWS Mississauga LSB 018

2. **TERM OF LEASE:** The lease shall be for a term of one year commencing May 15, 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 Six Hundred Ten Canadian Dollars (CDN\$ 1,610.00),
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
(Herein/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD "Deposit Holder"
in the amount of Three Thousand Two Hundred Twenty
Canadian Dollars (CDN\$ 3,220.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all
terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last
month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<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 type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input 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.

SIGNATURE OF TENANT(S): O.O

SIGNATURE OF LANDLORD(S): OS
804

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7. RANKING: Level C, unit 90

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8. ADDITIONAL TERMS: Level 6, unit 60

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9. SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedules A and B

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10. IRREVOCABILITY: This offer shall be irrevocable by Tenant until 11:59 am on the 12 day of May, 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. BROKERAGE: 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 (dual 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.

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FAX No.: 905-458-1030 (For delivery of Documents to Tenant)
Email Address: umar.s@rokslogistics.com (For delivery of Documents to Landlord)
Email Address: ms.sumantha-smith@hotmail.com (For delivery of Documents to Tenant)

12. EXECUTION OF LEASE: Leases 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 is made available by the Landlord and Tenant Board and available at www.ltbb.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 expenses, 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 printed portion hereof, the added provision shall supersede the standard printed 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): 0.0

INITIALS OF LANDLORD(S): OS P 0.0

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) _____

(Tenant or Authorized Representative) _____

DATE 3/12/17

(Witness) _____

(Tenant or Authorized Representative) _____

DATE _____

(Witness) _____

(Guarantor) _____

DATE _____

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) _____

(Landlord or Authorized Representative) _____

DATE May 12, 17

(Witness) _____

(Landlord or Authorized Representative) _____

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 _____

COMPLETION 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 7:42 a.m. p.m. this 12 day of May, 2017.

INFORMATION ON BROKERAGES	
Listing Brokerage WEST-100 METRO VIEW REALTY LTD	Tel.No. (905) 238-8336
OMAR KANAAN SHAATH	(Salesperson / Broker Name)
Co-op/Tenant Brokerage SUTTON GROUP CENTRAL REALTY INC.	Tel.No. (905) 458-7979
SAMANTHA SMITH	(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) _____	(Tenant) _____
DATE <u>May 12, 17</u>	DATE <u>5/23/17</u>
(Landlord) _____	(Tenant) _____
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
For 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 readily due 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 Cooperating Brokerage)

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

TENANT (Lessee): Oyeniyi Oyekunle, and

LANDLORD (Lessor): Katia Youssef Abboud and Jack Saba

for the lease of # -43704011 BRICKSTONE MEWS Mississauga

LS2 QJ8 dated the 12 day of May, 2017

Please see attachment for schedule A

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

INITIALS OF TENANT(S):

O.O

INITIALS OF LANDLORD(S):

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

TENANT (Leasee), Oyeniyi Oyekunle, and
LANDLORD (Lessor), Kahia Youssef Abboud and Jack Salva
for the lease of 3704 - 4011 Bridlestone Mews, Mississauga, Ont
dated the 12 day of May, 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.

OS
pen The Tenant agrees to provide the Landlord with 9 post dated cheques starting from July 1st 2017 0.0

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.

OS
pen Tenant to pay additional \$805.00 on May 15, 2017 so that rent get prorated to the first of each month. 0.0

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

INITIALS OF TENANT(S):

O.O

INITIALS OF LANDLORD(S):

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

BUYER: Oyeniyi Oyekunle, and
SELLER: Katia Yussuf Abboud and Jack Sabo
for the property known as 3704 - 4011 Bricksstone Mews, Miss, Ont.
dated the 12 day of May, 2017.

West-100 Metro View Realty Ltd. advises 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):

O.O

INITIALS OF SELLER(S):

OS

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WEBForms® Jan2012

Confirmation of Co-operation and Representation

BUYER: Oyeniyi Oyekanle

SELLER: Katia Youssef Abboud and Jack Sabo

For the transaction on the property known as: # 3704-4011 ERICKSTONE MEWS Mississauga L5B 0J8

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 Brokerage(s) agree to cooperate, in consideration of, and on the terms and conditions 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 (REBA 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(s)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

b) ☐ **MULTIPLE REPRESENTATIONS:** 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 practices;
- 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 is present the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid

(date/does not)

or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
☐ by the Buyer directly

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

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

O.O
BUYER

S
CO-OPERATING/BUYER BROKERAGE

DS
SELLER

OS
LISTING BROKERAGE(S)

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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
(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: (s.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)

SUTTON GROUP CENTRAL REALTY INC.
(Name of Co-operating/Buyer Brokerage)

60 GILLINGHAM DR STE 400B BEAMPTON

Tel: (905) 455-7979 Fax: (905) 458-1030

Date: 5/12/17
(Authorized Agent for Co-operating/Buyer Brokerage)

SAMANTHA SMITH

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

WEST-100 METRO VIEW REALTY LTD
(Name of Listing Brokerage)

129 Fairview Rd West MISSISSAUGA

Tel: (905) 238-8336 Fax: (905) 238-0020

Date: May 12, 17
(Authorized Agent for 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

SENDER'S INITIALS

ACKNOWLEDGEMENT

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

Signature of Buyer: Date: 5/12/17

Signature of Buyer: Date:

Signature of Seller: Date: May 12, 17

Signature of Seller: Date:

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CAD ***48,135.00***

4780 - GULF MALL BRANCH

Date 09/08/2017

التاريخ

CAD *****48,135.00

(Amount)

Against this cheque please pay
No duplicate issued

To the order of AIRD AND BERLIS LLP, IN TRUST

لأمر

Amount CANADIAN DOLLARS FORTY EIGHT THOUSAND ONE HUNDRED THIRTY FIVE ONLY

3704-4011 Brickstone Mews

BANK OF MONTREAL
250 Yonge Street 17th Floor Toronto
Ontario M5B2M8 Transit No 31442-001
Account No. 1044-270

Hashim Mohammed
Emp No.0808

القيمة

Authorised Signature(s)

VALID FOR SIX MONTHS ONLY

PSV # 3704 Leasing Top-Up

The Toronto-Dominion Bank

82886465

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-08-22
YYYYMMDD

Transit-Serial No. 1878-82886465

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

\$ *****282.00

TWO HUNDRED EIGHTY TWO**00/100 Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re 3704 - RSV 1

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

Authorized Officer _____ Number _____

Countersigned _____

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

⑈82886465⑈ ⑆09612⑈004⑆ ⑈3808⑈



These
are to request and
require in the name of the
President and Commander-in-
Chief of the Armed Forces of the
Federal Republic of Nigeria all those
whom it may concern to allow the
bearer to pass freely without let or
hindrance and to afford him or her
every assistance and protection
of which he or she may
stand in need.

FEDERAL REPUBLIC OF NIGERIA

Type / Type	Country Code / Code du pays
P	NGA

OYEKUNLE

Sex / Race: Male / Black / Age: 25 / Height: 5'10" / Weight: 170 lbs / Eyes: Brown / Hair: Black / Birthdate: 01/15/1968 / Place of Birth: Chicago, IL / Last date of residence: 01/15/1968 / OSOGBO

Date of issue / Date de diffusion
30 OCT / OCT 14

Date of Expiry / Date d'expiration
29 OCT / OCT 19

John

P<NGAOYEKUNLE<<OYENIYI<<<<<<<<<<<<<<<<<<<<
AD61580992NGA9301227M1910290<<<<<<<<<<<<<04

WEST-100 METRO VIEW REALTY

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

DEPOSIT RECEIPT

DATE: May 15, 2017

RECEIVED FROM: Oyeniyi Oyekunle (tenant)

PAYMENT METHOD: CIBC Bank Draft

DEPOSIT AMOUNT: \$4,025.00 first and last month plus May 15-May31
Key Deposit received: \$300 10 Post dated rent chqs received

PROPERTY: #3704-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

CIBC		NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA NEGOCIABLES AU COURS ACHETERIE EN VIGUEUR SUR DEBETS A VUE PAYABLES AU CANADA		5575 4121 6 27-43248	
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL		01882 - HWY #10 & STEELES BANKING CENTRE BRAMPTON, ON		DATE 2017-05-15	
NAME OF REMITTER / DONNEUR D'ORDRE OYENKIYI OYENKUNLE		TRANSIT NO. N° D'IDENTIFICATION		BRANCH CENTRE BANCAIRE	
PAY TO THE ORDER OF PAYER À L'ORDRE DE THE SUM OF LA SOMME DE		WEST-100 METRO VIEW REALTY*****		\$*****4,025.00	
		*****FOUR THOUSAND TWENTY FIVE		CANADIAN DOLLARS DOLLARS CANADIENS CAD	
		NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS		NOT OVER / NE DOIT PAS EXCÉDER \$5,000	
TO TIRE:		CANADIAN IMPERIAL BANK OF COMMERCE TORONTO CANADA		FOR CANADIAN IMPERIAL BANK OF COMMERCE POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE	
				CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION	

⑈557541216⑈ ⑆09502⑈010⑆ 01652⑈2743248⑈

April 26, 2017

To Whom It May Concern;

This letter is to confirm the employment of Oyeniyi Oyekunle with Rockwood Optical.
Mr.Oyekunle has been employed as a Store Manager on a full time permanent basis since May 16, 2016.

He earns an annual salary of \$56,850.00.

Should you require any further information regarding Mr.Oyekunle's employment, please contact our office at (905) 625-6444.

Sincerely



Viena Orere
Human Resources Manager

ROCKWOOD OPTICAL
4141 Dixie Road, Rockwood Mall
Mississauga, Ontario
L4W 1V5 (905) 625-6444

Tel: 905-625-6444, Fax: 905-625-2990, rockwoodoptical@rogers.com, www.rockwoodoptical.com
4141 Dixie Road, Rockwood Mall, Mississauga ON L4W 1V5

Equifax Credit Report and Score™ as of 04/22/2017

Name: **OYENIYI OYEKUNLE**
Confirmation Number: 7604216853

Credit Score Summary

721 Good

Where You Stand

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

Range
Canada Population

EFX
660 - 724
Good
15%

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 most recent derogatory public record.
- Number of public records within the last year
- Average utilization for open trades

Your Loan Risk Rating

721 Good

Your credit score of 721 is better than 61% of Canadian consumers.
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

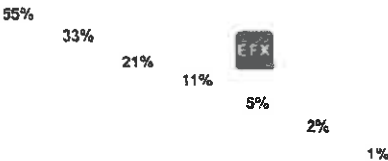
Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a very low risk. You may qualify for a variety of loan and credit offers at some of the lowest interest rates available. If you're in the market for credit, this is what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

expect:

- You may have be able to obtain high credit limits on your credit cards
- 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.

Delinquency Rates*



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.

300-499	500-549	550-599	600-649	650-699	700-749	750-799
---------	---------	---------	---------	---------	---------	---------

1%

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: OYENIYI OYEKUNLE
SIN: 541-XXX-152
Date of Birth: 1993-01-XX

Current Address

Address: 130 DAFFODIL PLACE
BRAMPTON
Date Reported: 2015-08 2013-12

Current Employment

Employer: ROCKWOOD OPTICAL
Occupation: MANAGER

Previous Employment

Employer: STUDENT
Occupation:

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

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

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

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

CAPITAL ONE HBC PL

Phone Number:	(866)640-7858	High Credit/Credit Limit:	\$4,000.00
Account Number:	XXX...654	Payment Amount:	\$10.00
Association to Account:	Individual	Balance:	\$279.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2009-04	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	35		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Amount in h/c column is credit limit Monthly payments		

CIBC CARD SERVICES

Phone Number:	(800)728-3277	High Credit/Credit Limit:	\$5,500.00
Account Number:	XXX...355	Payment Amount:	\$21.00
Association to Account:	Individual	Balance:	\$700.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2011-12	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	43		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Amount in h/c column is credit limit Monthly payments		

CDN TIRE BANKCARE

Phone Number:	Not Available	High Credit/Credit Limit:	\$1,500.00
Account Number:	XXX...147	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	Not Available
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2009-09	Date of Last Activity:	2012-05
Status:	Paid as agreed and up to date	Date Reported:	2012-06
Months Reviewed:	35		
Payment History:	No payments 30 days late No payments 60 days late No payments 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account Paid		

ROGERS COMMUNICATION

Phone Number:	(877)764-3772	High Credit/Credit Limit:	
Account Number:	XXX...160	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$55.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2007-03	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	28		
Payment History:	No payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			

Comments.

TDCT

Phone Number:	(866)222-3456	High Credit/Credit Limit:	\$13,140.00
Account Number:	XXX. 901	Payment Amount:	\$286.00
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2012-09	Date of Last Activity:	2013-07
Status:	Paid as agreed and up to date	Date Reported:	2013-08
Months Reviewed:	20		
Payment History:	No payments 30 days late No payments 60 days late No payments 90 days late		
Prior Paying History			
Comments:	Account paid Monthly payments		

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 Account

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.



Dear Katia Youssef Abboud,

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 3704, Unit 4 Level 36, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$300,900.
Down Payment: \$75,225
Mortgage Amount: \$225,675.
Capped Interest rate: 3.79%
Term : 5 years
Amortization: 30 years
Total Payment : \$1066.74.

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 charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements


(For Street Capital)
Sukhdeep Lamba


(Date)