Worksheet
Leasing

Suite: 4402 **Tower:** PSV **Date:** _____ **Completed by:** _____

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment
- ✓ Copy of Lease Agreement
- ✓ ~~Certified Deposit Cheque for Top-up Deposit to 20% payable to Aird and Berlis LLP in Trust~~ N/A
- ✓ 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). $1,695 Draft # 82952041
- ✓ Agreement must be in good standing. Funds in Trust: $ 74,380
- ✓ 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:

(416) 294-5414 - Chanan Sidhu
chanansidhu50@gmail.com

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the **"Vendor"**) and
KULWANT KAUR SIDHU (the **"Purchaser"**)

Suite **4402** Tower **ONE** Unit **2** Level **43** (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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses(including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;

(d) the Vendor shall have the right in its sole discretion to pre approve the sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars ($1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 20th day of August **2017.**

Witness: _____

Purchaser: **Kulwant Kaur Sidhu**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 21 day of August **2017.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

2

NANCY FAX 905 812 9609

OREA Ontario Real Estate Association

Agreement to Lease
Residential

Form 400
For use in the Province of Ontario

Toronto Real Estate Board

This Agreement to Lease dated this 31st day of May, 2017

TENANT (Lessee), All Ranguwala and Aziz Sheikh
[Full legal names of all Tenants]

LANDLORD (Lessor), Kulwant Kaur Sidhu
[Full legal name of Landlord]

ADDRESS OF LANDLORD 4011 Brickstone Mews #4402
[Legal address of the Landlord's residence, if applicable]

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: 4011 Brickstone Mews #4402

2. **TERM OF LEASE:** The lease shall be for a term of 1 year, commencing June 10, 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 Two Thousand Canadian Dollars (CDN$ 2,000.00), 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 [Payable upon acceptance or otherwise described in this Agreement] by negotiable cheque payable to Royal Lepage Terrequity Realty Brokerage [Deposit Holder] in the amount of Twelve Thousand TWELVE THOUSAND Canadian Dollars (CDN$ ~~[illegible]~~ 12,000) 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 & last month's rent. If the Agreement is not completed, the deposit is to be returned to the Tenant without interest or deduction. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

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

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

	LANDLORD	TENANT
Gas	☐	☐
Oil	☐	☐
Electricity	☐	☐
Hot water heater rental	☐	☐
Water and Sewerage Charges	☐	☐

	LANDLORD	TENANT
Cable TV	☐	☐
Condominium/Cooperative fees	☐	☐
Garbage Removal	☐	☐
Other:	☐	☐
Other:	☐	☐

The landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax. If any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S): [illegible]

INITIALS OF LANDLORD(S): C.S.

Kingsway Real Estate Brokerage

7. **PARKING:** 1 Parking Spot

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, A2, B

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Tenant/Landlord) until 9:30 (a.m./p.m.) on the 1st 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, the Brokerage shall be deemed to be the agent of both the Landlord and the Tenant for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant, the Brokerage shall be deemed to be agent for either the Tenant or the Landlord for the purposes of giving and receiving notices pursuant to any notice, waiver, consent, confirmation or other communication required or permitted to be given or received by either the Tenant or the Landlord under this Agreement or any amendment hereto, or any notice, waiver, consent, confirmation or other communication required or permitted to be given or received under any provision contained herein and to any other agreement, document or instrument relating hereto as provided for herein, shall be in writing. In addition to any provision contained herein and in any other agreement, document or instrument relating hereto as provided for herein, shall be in writing. In addition to any provision contained herein and in any other agreement, document or instrument relating hereto as provided for herein, shall be in writing. In addition to any pursuant to this Agreement or any amendment hereto (any "Document") shall be deemed given and received when delivered personally or faxed delivered to the Address for Service provided in the Address provided below, or sent to the facsimile number or email address provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party hereto shall be deemed to be original.

FAX No.: (905) 812-8609 (For Delivery of Documents to Landlord) FAX No.: (905) 237-0020 (For Delivery of Documents to Tenant)

Email Address: (For Delivery of Documents to Landlord) Email Address: (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 Landlord as set out in the Landlord and Tenant Board and how to contact the Board. (Information for New Tenants on rights available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

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

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that such 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 (5th) 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): **INITIALS OF LANDLORD(S):**

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) ..... (Witness) ..... (Witness) .....

ALI RANGWALA (Seal) DATE 31/05/2017

(Seal) DATE .....

AZIZ SHEIKH (Seal) DATE 31/05/2017

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) ..... (Witness) .....

(Seal) DATE June 1, 2017

(Seal) DATE .....

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

(Witness) ..... (Spouse) ..... (Seal) DATE .....

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 3 p.m. this 1 day of June, 20 17

INFORMATION ON BROKERAGE(S)

Listing Brokerage Royal Lepage Terrequity Realty, Brokerage Tel.No.(905) 812-9000

Mandy Mendes and Nancy Mendes

Co-op/Tenant Brokerage Kingsway Real Estate Brokerage Tel.No.(905) 288-1000

Huma Masood

ACKNOWLEDGEMENT

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

(Landlord) ..... DATE June 1 '17

(Landlord) ..... DATE .....

Address for Service 4011 Brickstone Mews #4402

..... Tel.No.(.....)

Landlord's Lawyer .....

Address .....

Email .....

(.....) Tel.No. (.....) FAX No.

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

(Tenant) ..... DATE 1st June 2017

(Tenant) ..... DATE 1st June 2017

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 cooperating in the procuring of the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the transaction as contemplated by the MLS System 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.

(Authorized to bind the Listing Brokerage) ..... Acknowledged by: (Authorized to bind the Co-operating Brokerage) .....

OREA Ontario Real Estate Association

Form 400
for use in the Province of Ontario

Schedule A
Agreement to Lease - Residential

Toronto Real Estate Board

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

TENANT (Lessee), Afi Bangwala and Aziz Sheikh

LANDLORD (Lessor), Kulwant Kaur Sidhu, and

for the lease of 4011 Brickstone Mews #1402

dated the 31st day of May, 20 17

The Tenant submits with this Offer, the first and last (four) 2 (two) months rent and will provide on or before occupancy, 6 post dated cheques for the balance of the lease.

The Tenant(s) agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer and gas, or other fuel. The Tenant(s) 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.

The Landlord agrees to have the carpets professionally cleaned prior to the commencement of the lease at the Landlord's cost.

The 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(s) covenants with the Landlord that the Tenant(s) will not keep any pets nor smoke in the leased premises.

The Tenant(s) agrees to be responsible for any repair or replacement cost due to the presence of any pets on the premises. The Tenant(s) further agrees that if pets are kept on the premises, the Tenants shall, at lease termination, have the carpets professionally cleaned and make any repairs that may be necessary to restore any damages caused by pets.

The Landlord agrees that ONE (1) parking space is included in the rent.

The Landlord agrees that one locker is included in the rent.

The Tenant(s) shall have the option if not in default, by written notice, given to the Landlord at least sixty (60) days before the end of the lease term, to renew the Lease on a month to month basis, at the same terms and conditions.

The Tenant(s) agree that during the last sixty (60) days of the term or any extension thereof, the premises may be shown at reasonable times, with twenty-four (24) hours notice by appointment to prospective purchasers or tenants. Further, a "For Rent or For Sale" sign may be displayed on the premises.

Continued on next page...

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

INITIALS OF TENANT(S): INITIALS OF LANDLORD(S):

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule - A2
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), Ali Rangwala and Aziz Sheikh, and

LANDLORD (Lessor), Kulwant Kaur Sidhu,

for the lease of 4011 Brickstone Mews #4402

dated the 31st day of May, 20 17

Landlord shall pay real estate taxes on the premises, (condominium fees and parking, if applicable) and maintain fire insurance on the premises. The Tenant(s) acknowledges that the Landlord's fire insurance on the premises provides no coverage for the Tenant's personal property. The Tenant agrees to purchase and maintain fire and liability insurance for personal property to be in force and effect as of the first day of occupancy.

The Landlord will provide the blinds in the property before the commencing of the lease.

Nagulyah Rangwala will be a second occupant living in the property. (Sin # 546 284 241)

C.S.

6 Month rent will be provided as Deposit amount ($12,000)

C.S.

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

INITIALS OF TENANTS: + INITIALS OF LANDLORD(S): C.S.

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 .... 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:
Half Months Rent

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 trust of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

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

Kingsway Real Estate Brokerage
(Name of Co-operating/Buyer Brokerage)

151 City Centre Drive #300, Mississauga L5...

Tel.: (905) 268-1000 Fax: (905) 277-0020

Date: 31/05/2017
(Authorized to bind the Co-operating/Buyer Brokerage)

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

Royal Lepage Terrequity Realty, Brokerage
(Name of Listing Brokerage)

Tel.: (905) 812-8000 Fax: (905) 812-9608

Date: June 1st 2017
(Authorized to bind the Listing Brokerage)

Maxim Mendes and Nancy Mendes
(Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

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

BUYER'S INITIALS ○ SELLER'S INITIALS ○

ACKNOWLEDGEMENT

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

(Signature of Buyer) Date: 31/05/2017

(Signature of Seller) Date: June 1st 2017

(Signature of Buyer) Date: 31/05/2017

(Signature of Seller) Date:

OREA

Schedule
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee),
LANDLORD (Lessor), , and
for the lease of
Agreement to Lease dated .

The parties to this Agreement acknowledge having been advised that Royal LePage Terrequity Realty ("the Brokerage") maintains an Interest Bearing Standard Trust Account for the benefit of all parties to the transaction. The account earns interest calculated as the Prime Rate for Trust Funds (Prime Rate) minus 2.0% calculated on a daily basis, for each full calendar day the money is deposited. In the event Prime rate falls below 2.0% no interest will be earned or paid.

The Brokerage calculates and disburses all interest earned to the beneficial owner of the trust money (the "Recipient"). Unless otherwise indicated in the Agreement to Lease, the Recipient of any interest on trust monies is the Tenant in the transaction. The interest earned is paid to the Recipient minus an Administrative Fee as follows:

The interest earned on all deposits for a transaction is subject to one Administrative Fee of ninety five dollars ($95.00) per transaction;

In the event interest earned equals or does not exceed the Administrative Fee the Administrative Fee will not be charged to the Recipient and, no interest will be paid and no statement of accounting will be provided;

In the event the interest exceeds the Administrative Fee, the Recipient will be paid the amount of interest earned less the Administrative Fee and the Recipient will be provided with a statement of accounting;

Where the deposit is from a private individual (not a corporation) no interest will be paid to the Recipient unless the Recipient provides the Brokerage with a Social Insurance Number and mailing address for Income Tax purposes, not less than 14 days prior to the transaction closing. This information must be delivered in writing to 211 Consumers Road, Toronto, Ontario M2J 4G8

All interest on deposit cheques not cashed within six (6) months shall become stale dated and will only be released subject to an additional Administrative Fee (i.e. $95.00). Should the Administrative Fee exceed the amount of the stale dated cheque, no amount will be owing or payable to the Recipient;

The Tenant acknowledges that all references to interest on deposit refer only to the deposit being held in the Broker's Real Estate Trust Account and not to the last months rent held by the Landlord as Security Deposit, the interest on which is as provided for by the Residential Tenancies Act.

The Parties to this Agreement acknowledge that no information provided by the Real Estate Broker(s) named in this Agreement is to be construed as expert legal, tax or environmental advice.

The Landlord and Tenant hereby give permission to both the Real Estate Brokerages as named in this agreement to use information relating to the Lease of the subject property, including the rent, in future marketing materials and for the purposes of Market Evaluations.

Business days, for purposes of this Agreement, shall be any day on which Registry offices are open.

The Landlord and Tenant agree that the deposit herein must be made by means of a Certified Cheque or Bank Draft delivered to and made payable to Royal LePage Terrequity Realty.

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

INITIALS OF TENANT(S): X NS INITIALS OF LANDLORD(S): A.S.

OREA Ontario Real Estate Association

Form 320
For use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: Ali Rangwala and Aviz Sheikh

SELLER: Kulwant Kaur Sidhu

For the transaction on the property known as: 4011 Brickstone Mews #1402

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation:
"Seller" includes a vendor, a landlord, or a prospective seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerage agrees to co-operate, 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 licensed 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.

2) ☐ The Listing Brokerage is providing Customer Service to the Buyer. (If the Buyer is working with a Co-operating Brokerage, Section 2 is to be completed by Co-operating Brokerage)

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 express 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;
- The price the Buyer should offer or the price the Seller should accept; and
- Any other information the Buyer or Seller may instruct the Brokerage in writing not to disclose, unless such information is required to be disclosed by law or governmental regulation.

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 _____ (Name of the Brokerage) represents 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

Kingsway Real Estate Brokerage

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

CO-OPERATING BROKERAGE: REPRESENTATION

a) [X] 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.

[Commission As Indicated in MLS® Information] to be paid from the amount paid by the Seller to the Listing Brokerage.

b) [X] The Co-operating Brokerage will be paid as follows:

Half Months Rent

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 herein is a Commission Trust Agreement, the monies paid for which is the Co-operating Brokerage's property on after the receipt of the payment, constitute in the trust. This Agreement shall be subject to and governed by the MLS® rules and regulations governing a common trust fund of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, pertaining to common trust fund of the Listing Brokerage's local real estate board, if the local board's MLS® Agreement. For the purposes of this Commission Trust Agreement, the Co-operating Brokerage hereby agrees that all monies received pursuant to this Agreement shall be held in trust and shall be the property of the Co-operating Brokerage hereby declares that all monies received pursuant to this Agreement shall be held in trust and shall be the property of the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

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

Kingsway Real Estate Brokerage [Name of Co-operating Buyer Brokerage]	Royal Lepage Terrequity Realty, Brokerage [Name of Listing Brokerage]
151 City Centre Drive #300, Mississauga L5 Tel: (905) 268-1000 Fax: (905) 277-0020	Tel: (905) 812-8000 Fax: (905) 812-8809
[Signature of Co-operating Buyer Brokerage] Date: 31/05/2017	[Authorized to bind the Listing Brokerage] Date: June 1 '17
Huma Masood [Print Name of Broker/Salesperson Representative of the Brokerage]	Maedm Mendes and Nancy Mendes [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 reviewed, accepted, and understand the above information.

[Signature of Buyer] Date: 31/05/2017 [Signature of Seller] Date: June 1 '17

X [Signature of Buyer] Date: 31/05/2017 [Signature of Seller] Date: .....

[X] The Buyer/Seller acknowledges that receipt and its contents have been explained to him/her by the Brokerage and that he/she has received a copy of this form.

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OREA

Form 401 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), AZIZ SHEIKH , ALI PANGIDALA, and

LANDLORD (Lessor), KULWANT KAUR SIDHU

for the lease of 4011 BRICKSTONE MEWS # 4402

dated the 31st day of MAY 20 17

[redacted]

The Tenant agrees to pay the cost of all utilities required on the premises during the term of the lease and any extensions thereof, including but not limited to electricity, water, heat, hot water tank rental and gas or other fuel. The 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.

The Tenant agrees to rent the premises in its present condition. The Tenant agrees to repair/restore the premises to its present condition, at no cost to the Landlord at the end of the lease period, normal wear and tear excepted.

The Tenant acknowledges the Landlord's insurance provides no coverage on the Tenant's personal property. The Tenant agrees to obtain and maintain in full force at all times a standard Tenant's liability insurance policy protecting the Tenant against loss, damages or theft of any tenant property and provide proof prior to the occupancy.

The Tenant agrees to advance 10 post-dated cheques payable to the Landlord before commencement of the initial Lease term.

The Landlord shall pay all real estate taxes, municipal charges of any kind, and maintain fire insurance for the premises.....

The Landlord shall be permitted to inspect the property at any time during the daylight hours provided that a minimum of 24 hours written notice is given to the Tenant.

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

The Tenant agrees to allow Landlord or his/her agent to show the property to potential tenants/Buyers by appointment between 9:00 a.m. and 9:00 p.m. upon twenty four (24) hours notice two months prior to termination of the Lease.

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

INITIALS OF TENANT(S): INITIALS OF LANDLORD(S): C.S.

OREA Ontario Real Estate Association

Schedule A
Agreement to Lease – Residential

Form 401 for use in the Province of Ontario

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

TENANT (Lessee), ALI RANGWALA & AZIZ SHEIKH, and

LANDLORD (Lessor), KULWANT KAUR SIDHU

for the lease of 4011 BRICKSTONE MEWS #4402,

dated the 31st day of MAY, 2017.

The Tenant covenants with the Landlord, upon the termination of this Lease pursuant to the terms of the Tenant Protection Act, to deliver up possession of the premises to the Landlord or his/her authorized agent, and further to surrender all keys or entrance devices relating to the premises, entrance doors or other doors to the building, mailbox keys, and any other entrance device to the premises of the building.

The following items are included in the rental: stove, fridge, dishwasher, clothes washer and dryer, blinds, broadloom where laid, and the Landlord warrants that the aforesaid appliances will be in good working order at commencement of the Lease provided that the Tenant will pay the first $150 per occurrence, of the cost of repairs to said appliances and the Tenant will pay the full cost of those repairs if damage is caused by Tenant's negligence or willful damage, in addition to the monthly rental.

Tenant warrants that they will be responsible for the replacement furnace filters, light bulbs and all other minor maintenance situations at the Tenant's expense.

Tenant warrants that there will be no smoking on the premises during the term of the lease.

Tenant warrants that there will be not be any pets on the premises during the term of the lease.

Tenant warrants that they will be responsible for the replacement furnace filters, light bulbs and all other minor maintenance situations at the Tenant's expense.

Tenant shall pay $50.00 service charge for each N.S.F. or returned cheque and Tenant also agrees to pay a charge of 1% interest per month on late payments.

Tenant agrees to give a refundable key and/or FOB deposit of $350 prior to the occupancy. The deposit shall be refunded on the termination of the lease and return of all keys and/or Fobs to the landlord or it's representatives.

Tenant will hand over the property with professional cleaning done at the end/termination of the lease.

Rent for Month of October will be on pro-rated basis

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

INITIALS OF TENANT(S): **INITIALS OF LANDLORD(S):** C.S.

10358 (1215)

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

82952041

The Toronto-Dominion Bank

4555 HURONTARIO STREET UNIT C10
MISSISSAUGA, ON L4Z 3M1

DATE 2017-08-21
YYYYMMDD

Transit-Serial No. 1309-82952041

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP $ ******1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE*******00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re PSV #4402 (Reissue Amendment)

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

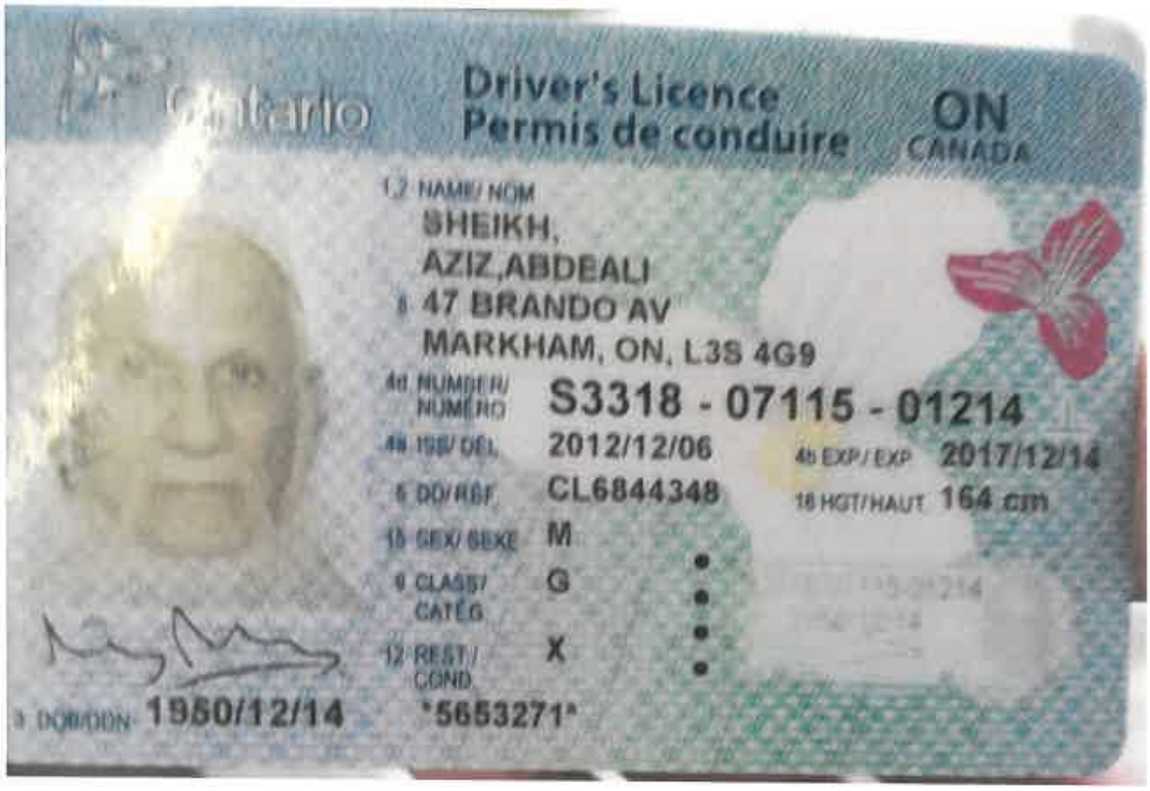
Authorized Officer

Number

Countersigned

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

⑈82952041⑈ ⑆09612⑈004⑆ ⑈3808⑈



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM
SHEIKH,
AZIZ,ABDEALI

8 47 BRANDO AV
MARKHAM, ON, L3S 4G9

4d NUMBER/ NUMÉRO S3318 - 07115 - 01214

4a ISS/ DÉL 2012/12/06

4b EXP/ EXP 2017/12/14

5 DD/ RÉF CL6844348

16 HGT/HAUT 164 cm

15 SEX/ SEXE M

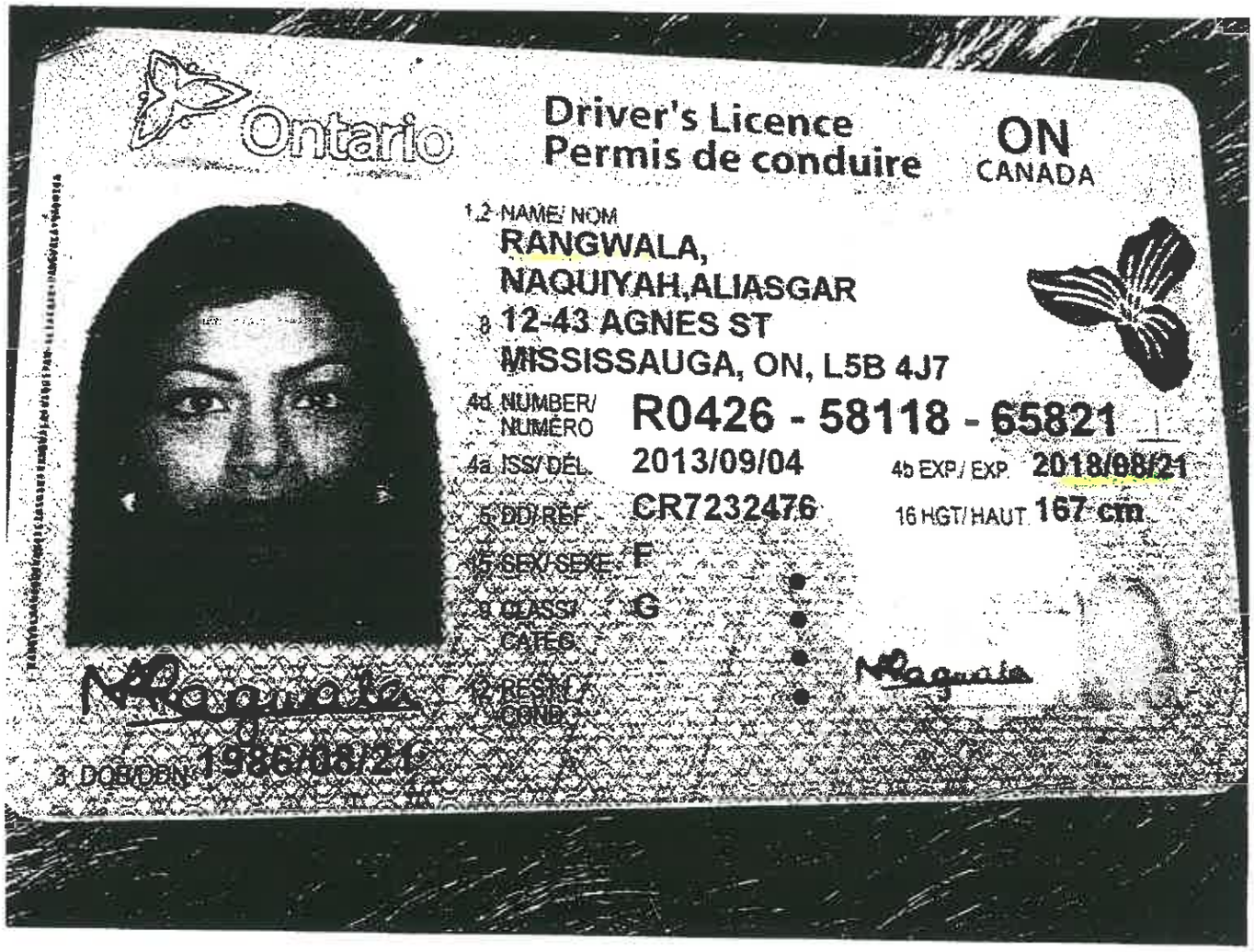
9 CLASS/ CATÉG G

12 REST/ COND X

3 DOB/DDN 1950/12/14

5653271

PSV 4402 Tenant 6



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM
RANGWALA,
NAQUIYAH,ALIASGAR
8 12-43 AGNES ST
MISSISSAUGA, ON, L5B 4J7

4d NUMBER/ NUMÉRO R0426 - 58118 - 65821

4a ISS/ DÉL. 2013/09/04 4b EXP/ EXP 2018/08/21

5 DD/ REF CR7232476 16 HGT/ HAUT 167 cm

15 SEX/ SEXE F

9 CLASS/ CATEG G

12 REST/ COND

3 DOB/DDN 1986/08/21

PSV #4402

7.

RECEIPT

MISS – 57247048

ROYAL LEPAGE
Terrequity Realty
BROKERAGE
Independently Owned and Operated

Date: 6/2/2017 Time: 3:27

Received from: Huma Masood
Company Name Rep Name

Item: ☐ Certified Cheque ☐ Cheque ☑ Bank Draft ☐ Other

Amount $ 12 000

Payable to: ☑ ***ROYAL LEPAGE Terrequity Realty, Brokerage***

or ☐

RE: Property Address: 4011 Brickstone Mews # 4402

☑ Rental ☐ Sale

TRI Rep: Max / Nancy Mendes Admin. Staff: AKO

UNCERTIFIED DEPOSIT CHEQUES WILL BE HELD FOR ***28 DAYS*** COMMENCING THE NEXT BUSINESS DAY AFTER THE DATE THE DEPOSIT IS RECEIVED

☐ _____ Rep/Buyer

☐ _____ TRI Admin Initials

☐ 211 CONSUMERS RD., SUITE 105 TORONTO, ON M2J 4G8

☐ 10 YONGE ST., Unit 113-115 TORONTO, ON M5E 1R4

☑ 95 QUEEN ST. SOUTH, Unit A MISSISSAUGA, ON L5M 1K7

☐ 3082 BLOOR STREET WEST ETOBICOKE, ON M8X 1C8

☐ 10 ROYAL ORCHARD BLVD., SUITE 1 THORNHILL, ON L3T 3C3

☐ 293 EGLINTON AVENUE EAST TORONTO, ON M4P 1L3

☐ _____

☐ _____

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The Toronto-Dominion Bank

81282633

7670 MARKHAM ROAD
MARKHAM, ON L3S 4S1

DATE 2017-06-02
YYYYMMDD

Transit-Serial No. 1289-81282633

Pay to the Order of ROYAL LEPAGE TERREQUITY REALTY, BROKERAGE $ *****12,000.00

TWELVE THOUSAND*******00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re

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

Authorized Officer

Countersigned

G1765
Number

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

⑈81282633⑈ ⑆09612⑉004⑆ ⑉3808⑈

KINGSWAY

Huma Masood

Sales Representative

Direct 416 939 3946
Bus 905 268 1000

PSV #4402

8

Rainbow Travel and Tours, Inc.
your destination - a click away
www.rainbowtravelandtours.ca

May 30th 2017

TO WHOMSOEVER IT MAY CONCERN

I, Aziz Sheikh hereby confirm that I am self employed and the owner of the company - Rainbow Travel & Tours Inc. The business is located at 47 Brando Avenue, Markham, ON L3S4K9.

My gross income for the previous year was $60,000

If you have any questions regarding these details please feel free to contact me at the below numbers.

Thank You

Aziz Sheikh

47 Brando Avenue,
Markham, Ontario L3S 4K9
TICO Reg No: 50012942

Tel: 416.291.0500
Cell: 416.841.8786
rainbowtravel.tour@gmail.com

G.S.T. No. 85835 6348 RT

PSV #4402

9

TransUnion Credit Monitoring

My TransUnion Credit Report
Updated on 05/28/2017

I WANT TO VIEW CREDIT REPORT GO TO DISPUTE CENTRE

Expanded View

ACCOUNTS SUMMARY

Credit Score	806		Credit Accounts	10	View
Balances	$2,354		Open Accounts	7	
Payments	$115		Closed Accounts	3	
Delinquent	0		Derogatory	0	
Inquiries (6 years)	0	View	Public Records	0	View

PERSONAL INFORMATION

How to Dispute

		Reported
Name	ABDEALI A SHEIKH	05/28/2017
Also Known As	AZIZ ABDEALI SHEIKH	05/28/2017
Date of Birth	12/14/1950	05/28/2017
Current Address	47 STELLA DR MARKHAM ON L3S4G9	08/27/2014
Telephone #	905 2019813	05/28/2017
Previous Address	2245 KENNEDY RD SCARBOROUGH ON M1T3G8	05/01/2006
	47 BRANDO AVE MARKHAM ON L3S4K9	10/01/2004
Employer	OWNER	
	RAINBOW TRAVEL & TOURS INC	
Previous Employer		
Consumer Statement		

INQUIRIES

These inquiries are made by companies with whom you have applied for a loan or credit in the past six years.
These inquiries can impact your credit rating.

How to Dispute

A request for your credit history is called an inquiry.

Creditor Name	Date of Inquiry	Creditor Name	Date of Inquiry
CITI CARDS CANADA INC	05/10/2015	ROYAL BANK VISA NEW GOLD	06/19/2007
CANADIAN TIRE BANK	08/13/2014	MAZDA CANADA CREDIT LEAS	02/15/2007
AMERICAN EXPRESS CANADA	10/22/2010	VANCOUVER TELEPHONE COMP	10/12/2006

TD Canada Trust KULWANT KAUR SIDHU Portfolio Details | B-Web | Logout

- Portfolio Details
- Create BOAT
- BOAT History
- Administrative Request

Account Activity

There has been no activity in your account for the selected period.[AA119]

LINE OF CREDIT - HOME EQUITY - 1309 4059554 $18,700.00 OK

Last 10 Days

Balance as of Aug 22, 2017:	$18,700.00
Credit Limit:	$330,537.00
Credit Available:*	$311,837.00

* Includes any funds subject to a hold

PSV 44 C2 10

Royal Bank

July -17

Royal Bank of Canada
Hwy 10 & Eglinton Branch
4557 Hurontario St. Unit B2
Mississauga, ON L4Z 3M2

Tel.: 905-712-8388
Fax: 905-712-8396

Mrs. Kulwant Sidhu
5252 Heritage Hills Blvd
Mississauga, Ontario
L5R 3G9

Dear Mrs. Kulwant Sidhu,

This letter is to confirm that you have been a client with RBC Royal Bank since April 2007. All accounts are up to date and in good standing.
You have a combined total asset of $4254.00

Please be advised that this letter is prepared with the understanding that neither the writer nor RBC Royal Bank shall be held liable in the event its content is inaccurate or incomplete. If you have any further questions please do not hesitate to contact us.

We do appreciate your business and thank you once again for choosing Royal Bank for your banking needs.

Yours truly,

Lisa Lem
Client Care Advisor
905-712-8231

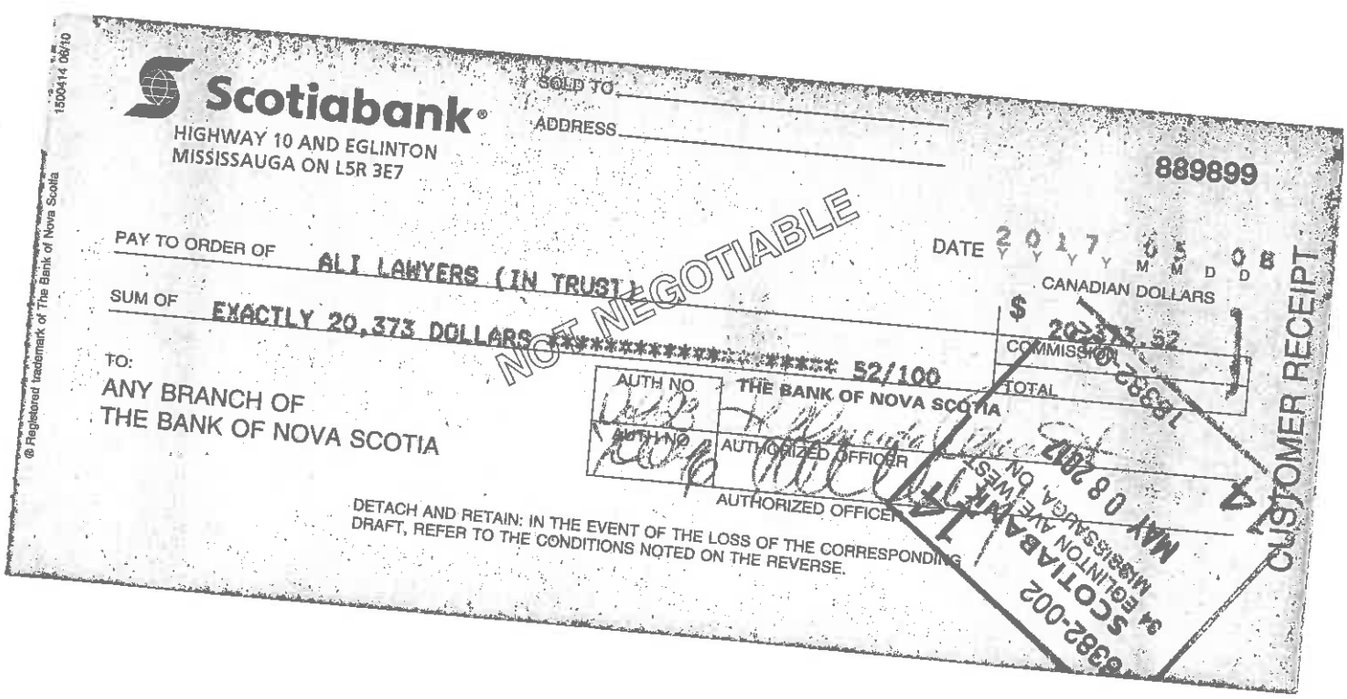
PSV 4402 2

FUNDS SUMMARY

RE: Sidhu purchase from Amacon Development (City Centre) Corp.
Suite 4402 – 4011 Brickstone Mews, Mississauga
Occupancy: May 8, 2017
My File No.: 12-03189

To vendor on closing		$19,887.62
Legal Fees	$375.00	
HST (13%)	48.75	
DISBURSEMENTS:		
Subject to HST		
Bank charge	$20.00	
Couriers	35.00	
	55.00	
HST (13%)	7.15	
Total Legal Fees, Disbursements and HST		485.90
Client to bring in certified cheque payable to Ali Lawyers, *in trust* in the amount of:		**$20,373.52**

E. & O. E.


Scotiabank®
HIGHWAY 10 AND EGLINTON
MISSISSAUGA ON L5R 3E7
SOLD TO
ADDRESS
889899
PAY TO ORDER OF ALI LAWYERS (IN TRUST)
DATE 2017 05 08
SUM OF EXACTLY 20,373 DOLLARS ********** 52/100
CANADIAN DOLLARS
$ 20,373.52
COMMISSION
TOTAL
TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA
AUTH NO
THE BANK OF NOVA SCOTIA
AUTHORIZED OFFICER
AUTHORIZED OFFICER
NOT NEGOTIABLE
DETACH AND RETAIN: IN THE EVENT OF THE LOSS OF THE CORRESPONDING DRAFT, REFER TO THE CONDITIONS NOTED ON THE REVERSE.
CUSTOMER RECEIPT
MAY 08 2017
SCOTIABANK 6382-002
34 EGLINTON AVE WEST
MISSISSAUGA ON
® Registered trademark of The Bank of Nova Scotia
1500414 06/10