

## Worksheet Leasing

Suite: 4807 Tower: 1 Date: 8/21/2017 Completed by: Nikolina  
LPH 7

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- N/A ☐ Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berls 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).
- ☒ Agreement must be in good standing. Funds in Trust: \$ 110,123.45 (includes upgrade & additional parking deposit and occupancy deposit).
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☒ Copy of Tenant's employment letter or paystub (N/A)
- ☒ Copy of Credit Check (N/A)
- ☒ 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:

~~Empty~~  
Missing employment letter and credit check → sent e-mail to  
Medlin

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and  
HANNA AL-KHOULANI (the "Purchaser")

Suite 4807 Tower ONE Unit 7 Level 47 (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:

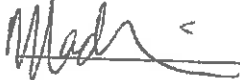
Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Aird and Berlis, 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 Zero Dollars (\$0.00) 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 21<sup>st</sup> day of August 2017.

  
Witness.

  
Purchaser: Hanna Al-Khoulani

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 21<sup>st</sup> day of August 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Form 801

for use in the Province of Ontario

## Offer Summary Document

For use with Agreement of Purchase and Sale

Toronto  
Real Estate  
Board

### For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: #Lph7 -4011 BRICKSTONE MEWS Mississauga L5B 0J7 (the "property")  
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 19 day of June 2017 (offer)

This offer was submitted by: BROKERAGE: BAY STREET REALTY POINT

SALES REPRESENTATIVE/BROKER: DONNA LI

I/We, Qiqi Lin and Jiaxin Zheng

DocuSigned by:  01206F8D3EBE Buyer signature	Name of Buyer(s) 6/19/2017 Dated	DocuSigned by:  086784EB860 Buyer signature	2017/6/19 Dated
---	--	---	--------------------

This offer was submitted, by email to the Listing Brokerage at 11:59 a.m. on the 19 day of June 2017 (by fax, by email or in person)

June 2017 Irrevocable until 11:59 a.m. on the 20 day of June 2017

(For Buyer counter offer - complete the following)

I/We, Qiqi Lin and Jiaxin Zheng

Name of Buyer(s) have signed an offer for the property.

DocuSignature	Date	Buyer signature	Date
An offer was submitted		to the Listing Brokerage at	on the day of
(by fax, by email or in person)			
20	Irrevocable until	on the day of	20

### For Listing Brokerage receiving the offer:

SELLER(S): Khouani Management Inc.

SELLER(S) CONTACT:

(ie phone / email / fax)

LISTING BROKERAGE: KELLER WILLIAMS REALTY SOLUTIONS

SALES REPRESENTATIVE/BROKER: HANNA AL-KHOULANI

This offer was received, by the Listing Brokerage at on the day of 2017 (by fax, by email or in person)

This offer was presented, to the Seller(s) at on the day of 2017 (by fax, by email or in person)

☒ Confirmed ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments:



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Form 801 Revised Sept 2015 Page 1 of 1

WEBForms® Dec/2016

**Agreement to Lease**  
**Residential**

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

**TENANT (Lessee),** Qiqi Lin and Jiaxin Zheng  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Khoulani Management Inc.  
(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  
#Lph7-4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of 1 Year commencing July 1st 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 Four Hundred Canadian Dollars (CDN\$ 2,400.00)  
payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance  
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to KELLER WILLIAMS REALTY SOLUTIONS, BROKERAGE "Deposit Holder"  
in the amount of Four Thousand Eight Hundred

Canadian Dollars (CDN\$ 4,800.00) 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: Residential

DS  
QQL

DS  
JZ

MR  
06/19/17  
3:30PM EDT

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 checked="" 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 checked="" type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input checked="" 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):

DS  
LU DS  
JZ

INITIALS OF LANDLORD(S):

MR  
06/19/17  
3:30PM EDT

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7. **PARKING:** .....  
One Parking Included(Level 3 #45)

8. **ADDITIONAL TERMS:** N/A

DS  
QQL

DS  
J2

MR  
06/19/17  
3:00PM EDT

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59am on the 20 day of June, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No 905-949-6262

(For delivery of Documents to Landlord)

FAX No: 416-987-5955

(For delivery of Documents to Tenant)

Email Address: team@khoulani.com

(For delivery of Documents to Landlord)

Email Address: realtordonnali@gmail.com

(For delivery of Documents to Tenant)

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

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

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

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

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

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

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


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

INITIALS OF TENANT(S):

DS  
LW J2



INITIALS OF LANDLORD(S):

MR  
06/19/17  
3:00PM EDT




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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)  DocuSigned by: 2A9078D0573C4C0  
(Witness)  2A9078D0573C4C0  
(Witness) \_\_\_\_\_

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

 DATE 6/19/2017  
(Tenant or Authorized Representative) (Seal)  
 DATE 2017/6/19  
(Tenant or Authorized Representative) (Seal)  
 DATE \_\_\_\_\_  
(Guarantor) (Seal)

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) \_\_\_\_\_  
(Landlord or Authorized Representative)  DATE 06/19/2017  
(Seal) (Seal)

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

(Witness) \_\_\_\_\_ (Spouse) \_\_\_\_\_ DATE \_\_\_\_\_ (Seal)

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.


(Signature of Landlord or Tenant)

**INFORMATION ON BROKERAGE(S)**



Listing Brokerage **KELLER WILLIAMS REALTY SOLUTIONS** Tel.No. (905) 949-8866  
**HANNA AL-KHOULANI**  
(Salesperson / Broker Name)  
Co-op/Tenant Brokerage **BAY STREET REALTY POINT** Tel.No. (416) 668-6600  
**DONNA LI**  
(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.

 DATE \_\_\_\_\_  
(Landlord) (Seal)  
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.

 DATE 6/19/2017  
(Tenant) (Seal)  
 DATE 2017/6/19  
(Tenant) (Seal)  
Address for Service \_\_\_\_\_  
Tel.No. \_\_\_\_\_  
Tenant's Lawyer \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Tel.No. \_\_\_\_\_ FAX No. \_\_\_\_\_

**FOR OFFICE USE ONLY**

**COMMISSION TRUST AGREEMENT**

To Co-operating Brokerage shown on the foregoing Agreement to Lease  
In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all 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.

 agreement to Lease  
(Authorized to bind the Listing Brokerage) (Seal)  
Acknowledged by:  DocuSigned by: \_\_\_\_\_  
(Authorized to bind the Co-operating Brokerage) (Seal)

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**Schedule A**  
**Agreement to Lease - Residential**

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

**TENANT (Lessee),** Qiqi Lin and Jiaxin Zheng

and

**LANDLORD (Lessor),** Khoulani Management Inc.

for the lease of #Lph7 -4011 BRICKSTONE MEWS

Mississauga

LSB 0J7

dated the 19

day of June

20 17

The following chattels belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer, Dryer, All Electric Light Fixtures, One Parking & One Locker included.

For the convenience of the Tenant, the Tenant has offered and the Landlord has agreed to accept 6 post-dated cheques payable to the Landlord.

Tenant agrees to pay \$50.00 service charge to Landlord for any returned cheques.

Tenant agrees to leave all fixtures and chattels in good working condition, subject to normal wear and tear.

Tenant agrees not to assign or sublet the subject premises without the written consent of the Landlord.

Tenant covenants and agrees to abide by the rules and regulations of the condominium corporation as amended from time to time, and all requirements of the declaration/or by-laws thereof, if applicable.

Tenant agrees to perform minor maintenance of the premises at their own expense, such as replacing burnt light bulbs and rubber washer of water faucet.

Tenant acknowledges that the Corporation may eliminate the recreational and other facilities, or any part thereof at any time without notice to the Tenant and without reduction or abatement of rent hereunder.

Tenant acknowledges that no pets and no smoking is allowed in the premises.

If the Tenant wishes to terminate the tenancy at the end of the term created by this Agreement, any extension or renewal thereof, then the tenant will give notice to the landlord in writing not less than sixty [60] days prior to the expiration of the agreement. Tenant acknowledges that the Lease cannot be terminated prematurely before the end of the lease term.

The Landlord or the agent shall have the right to show the premises during the last sixty [60] days of the term of the lease, to prospective Tenants or Buyers upon giving the Tenant 24 hours prior notice.

Tenant shall maintain the premises in a proper state of cleanliness and order and shall return to the Landlord at the end of the lease term in the same condition as received, save and except for that which shall be regarded as normal wear and tear.

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

INITIALS OF TENANT(S):

DS  
LV DS  
JZ

INITIALS OF LANDLORD(S):

MR  
06/13/17  
3:00PM EST

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**Form 400**  
for use in the Province of Ontario

## Schedule A

### Agreement to Lease - Residential

**Toronto  
Real Estate  
Board**

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

**TENANT (Lessee),** Qiqi Lin and Jiaxin Zheng

, and

**LANDLORD (Lessor),** Khoulani Management Inc.

for the lease of: #Lph7 -4011 BRICKSTONE MEWS

Mississauga

L5B 0J7

dated the 19

day of June

20.17

The Tenant agrees that it is his/her sole responsibility to reserve the elevator for moving in and out and to pay for all related deposit or charges as stipulated by the condominium corporation.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] 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 shall obtain sufficient contents insurance and personal liability insurance for said unit and provide proof of such to the Landlord prior to the commencement of the lease term.

The Landlord shall not in any event whatsoever be liable or responsible for any damage, loss, personal injury, or death that may be suffered or sustained by the Tenant or any other person who may be upon the rented premise. The Tenant agrees and covenants to indemnify, save harmless, and fully release the Landlord from any and all liability caused or arisen from the above.

Tenant agrees to provide \$200.00 as a key and access card deposit. The Tenant agrees that the \$200.00 deposit may be used to deduct against any damages or garbage removal from the premises at the end of the lease term should it be required. The deposit shall be fully refunded without interest provided the Tenant returns all keys and access cards to the Landlord upon completion of the Lease

The Tenant agrees to pay the cost of all utilities which not included in the maintenance fee and Landlord pays realty tax and maintenance fee only during the term of the lease and any extension thereof.

The Tenant agrees that when vacating the premises will be left in broom-swept condition and all appliances will be cleaned and includes all electric light fixtures, fridge, stove, build-in dishwasher, washer, dryer, all window coverings, and all other permanent fixtures attached to the property and belonging to the Landlord and removed all garbage.

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

INITIALS OF TENANT(S):

DL  
LQ  
JZ

INITIALS OF LANDLORD(S):

MR  
06/19/17  
3:00PM EDT



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Form 400  
for use in the Province of Ontario

## Schedule A Agreement to Lease - Residential

Toronto  
Real Estate  
Board

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

TENANT (Lessee), Qiqi Lin and Jiaxin Zheng

and

LANDLORD (Lessor), Khouani Management Inc.

for the lease of #Lph7 -4011 BRICKSTONE MEWS

Mississauga

LSB 0J7

dated the 19

day of June

2017

The Tenant voluntarily agrees to give the Landlord Four [4] more month rent up front on top of first and last month rent in bank draft or money order payable to the landlord on or before closing which will applied towards 8th to 11th month of the lease term.

The Tenant voluntarily agrees to give \$2,400 as Security Deposit in bank draft or money order payable to the landlord on or before closing. If there is any damage caused to the house except for normal wear and tear, the Landlord will keep the Security Deposit to repair the damage. The Security Deposit may also be used to deduct against any unpaid utilities and related fines for the lease term. If there is no Damage caused and unpaid utilities and fines for the lease term, then Security Deposit will be returned to the Tenant at the end of the lease term without interest.

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

INITIALS OF TENANT(S):

DB  
LB JZ

INITIALS OF LANDLORD(S):

MR  
05-19-17  
2:12PM EST



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**Schedule B**  
**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),** Qiqi Lin & Jiixin Zheng

**LANDLORD (Lessor),** Khoulani Management Inc.

for the lease of 4011 Brickstone Mews LPH7

dated the 19 day of June, 2017

The Tenant agrees to provide the deposit as agreed upon in the offer as a certified cheque or bank draft payable to the listing brokerage. The Tenant also agrees to voluntarily provide the remainder of the rent as post-dated cheques payable to the landlord.

This Offer to Lease is conditional upon the Landlord satisfying the Landlord concerning the personal and/or credit worthiness of the Tenant. The Tenant hereby consents to having the Landlord conduct or cause to be conducted a personal and/or credit investigation in respect to the Tenant. Unless the Landlord gives notice in writing delivered to the Tenant personally or in accordance with any other provisions for the delivery of notice in this Agreement to Lease or any Schedule thereto not later then TWO (2) days following acceptance of this, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Tenant in full without deduction. This condition is included for the benefit of the Landlord and may be waived at the Landlord's sole option by notice in writing to the Tenant as aforesaid within the time period stated herein.

Tenant agrees to pay the landlord a service charge of \$50.00 for each and every cheque which the tenant's bank or depository refused to honour.

Landlord's fire insurance on the premises provides NO coverage on the tenant's personal property. The tenant agrees to purchase and maintain fire insurance on his personal contents and liability insurance for the said property to be in force and effect as of the first day of occupancy. Tenant agrees to provide a copy of the insurance policy to the landlord before occupancy. Tenant also agrees that should he/she decide to extend his/her lease at the end of the term, that he must also renew his insurance policy and provide the landlord a copy of the renewed policy.

The tenant agrees to provide the landlord a \$200 key deposit before receiving the keys. Once all the keys are returned to the owner in good working condition, the deposit will be returned to the tenant.

Tenant agrees to contact the hydro company and transfer the account to the tenant's name. The tenant agrees to provide the landlord proof that the hydro account has been transferred prior to the commencement date.

Tenant agrees not to make any decorating changes to the premises without the express or written consent of the landlord or his authorized agent. Tenant agrees to be financially responsible for any replacement or repair cost due to these changes.

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 acknowledges that the property is as unless it is otherwise specified in this agreement.

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

INITIALS OF TENANTS:

DS  
QQL  
DS  
JZ

INITIALS OF LANDLORD(S):

DS  
ML  
DS  
2017



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Schedule B  
Agreement to Lease – Residential

Form 401  
Lease in the Province of Ontario

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

TENANT (Lessee), Qiqi Lin & Jiaxin Zheng and

LANDLORD (Lessor), Khoulani Management Inc.

for the lease of 4011 Brickstone Mews LPH7

dated this 19 day of june 2017

Tenant hereby covenants with the landlord and with the condominium corporation that the tenant, members of the household and guests will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The tenant agrees that any damage caused by the tenant's negligence or willful damage shall be fully covered and paid in full by the tenant.

The landlord represents and warrants that the appliances as listed in this agreement to lease will in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the tenant's cost.

Tenant agrees that Smoking is NOT allowed on the premises and that absolutely NO pets are to be kept on the premises at any time.

The tenant agrees to keep the landlord informed of their updated contact information during the term of the lease.

Landlord agrees to pay for and be responsible for any major repairs such as plumbing, electrical, etc. Major repairs include any repairs over \$75. The Tenant shall notify the landlord immediately of any such problems and the landlord shall have the problem rectified as soon as possible.

Tenant agrees to pay for and be responsible for any minor repairs such as light bulbs, tap washers, etc., considered as normal wear and tear. Minor repairs include any repairs under \$75.

The tenant agrees not to sublet during the term of the lease without the written approval of the landlord.

Tenant agrees to use the premises only for residential purposes. Tenant agrees not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal, provincial laws, bylaws and/or regulations.

Landlord retains the right to inspect and to do repairs inside or outside the premises if necessary, provided the tenant is giving 24 hours written or verbal notice.

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

INITIALS OF TENANTS:

QQL SJZ

INITIALS OF LANDLORD(S):

MR

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Schedule B  
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), Qiqi Lin & Jiaxin Zheng, and

LANDLORD (Lessor), Khoulani Management Inc.

for the lease of 4011 Brickstone Mews LPH7

dated the 19 day of JUNE, 2017

Landlord agrees to remove all furniture and belongings in the house and leave the premises clean and in broom swept condition prior to the commencement of the lease. Tenant also agrees to remove all furniture and belongings in the house and leave the premises clean and in broom swept condition prior to vacating the premises at the end of the lease.

Only the tenant and his immediate family of not more than the people identified in the rental application shall occupy the premises. The tenant agrees to provide the landlord copies of driver's license or passports of all occupants of the said property before receiving the keys.

Tenant, if not in default hereunder shall have the option, by written notice, given to the landlord at least sixty (60) days before the end of the lease term, to renew the lease for a further one (1) year on the following terms and conditions; in accordance with the guidelines established under the applicable rent review legislation. Should the tenant decide not to exercise his option to renew the lease, the tenant will allow the owner or his agent to show the property within reasonable hours, with twenty-four (24) hours notice, during the last sixty (60) days of the said lease.

The tenant acknowledges that Khoulani Management Inc. been authorized to act on behalf of the owner. All cheques pertaining to the said property shall be made payable to Khoulani Management Inc. In addition, any complaints or concerns during the term of the lease shall be directed to Khoulani Management Inc.

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

INITIALS OF TENANTS: QQL SZ

INITIALS OF LANDLORD(S): MA

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Schedule B  
Agreement to Lease – Residential



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

TENANT (Lessee), Qiqi Lin and Jiaxin Zheng

LANDLORD (Lessor), Khoulani Management Inc.

for the lease of #Lph7 -4011 BRICKSTONE MEWS

Mississauga

L5B 0J7

dated the 19

day of June

2017

Tenant hereby covenants with the landlord and with the condominium corporation that the tenant, members of the household and guests will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The tenant agrees that any damage caused by the tenant's negligence or willful damage shall be fully covered and paid in full by the tenant.

The landlord represents and warrants that the appliances as listed in this agreement to lease will in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the tenant's cost.

Tenant agrees that Smoking is NOT allowed on the premises and that absolutely NO pets are to be kept on the premises at any time.

The tenant agrees to keep the landlord informed of their updated contact information during the term of the lease. Landlord agrees to pay for and be responsible for any major repairs such as plumbing, electrical, etc. Major repairs include any repairs over \$75. The Tenant shall notify the landlord immediately of any such problems and the landlord shall have the problem rectified as soon as possible.

Tenant agrees to pay for and be responsible for any minor repairs such as light bulbs, tap washers, etc., considered as normal wear and tear. Minor repairs include any repairs under \$75.

The tenant agrees not to sublet during the term of the lease without the written approval of the landlord.

Tenant agrees to use the premises only for residential purposes. Tenant agrees not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal, provincial laws, bylaws and/or regulations.

Landlord retains the right to inspect and to do repairs inside or outside the premises if necessary, provided the tenant is giving 24 hours written or verbal notice.

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

INITIALS OF TENANTS:

DS  
LV DS  
KRS

INITIALS OF LANDLORD(S):

DS  
MR  
06-19-17  
5-00PM EDT



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Schedule B  
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), Qiqi Lin and Jiaxin Zheng, and

LANDLORD (Lessor), Khoulani Management Inc.

for the lease of #Lph7 -4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 19 day of June 2017

Landlord agrees to remove all furniture and belongings in the house and leave the premises clean and in broom swept condition prior to the commencement of the lease. Tenant also agrees to remove all furniture and belongings in the house and leave the premises clean and in broom swept condition prior to vacating the premises at the end of the lease.

Only the tenant and his immediate family of not more than the people identified in the rental application shall occupy the premises. The tenant agrees to provide the landlord copies of driver's license or passports of all occupants of the said property before receiving the keys.

Tenant, if not in default hereunder shall have the option, by written notice, given to the landlord at lease sixty (60) days before the end of the lease term, to renew the lease for a further one (1) year on the following terms and conditions; in accordance with the guidelines established under the applicable rent review legislation. Should the tenant decide not to exercise his option to renew the lease, the tenant will allow the owner or his agent to show the property within reasonable hours, with twenty-four (24) hours notice, during the last sixty (60) days of the said lease. The tenant acknowledges that Khoulani Management Inc. been authorized to act on behalf of the owner. All cheques pertaining to the said property shall be made payable to Khoulani Management Inc. In addition, any complaints or concerns during the term of the lease shall be directed to Khoulani Management Inc.

IT IS UNDERSTOOD AND ACCEPTED BY THE LANDLORD AND THE TENANT THAT GAS AND WATER ARE CURRENTLY METERED SEPARATELY AND TO BE PAID BY THE TENANT. FURTHERMORE, IF GAS AND WATER COULD IN THE FUTURE BECOME THE RESPONSIBILITY OF THE CONDOMINIUM CORPORATION THE LANDLORD WILL INFORM THE TENANT IMMEDIATELY.



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

INITIALS OF TENANTS:

LD

QJ

INITIALS OF LANDLORD(S):



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**Confirmation of Co-operation and Representation**

**BUYER:** Qiqi Lin and Jiaxin Zheng

**SELLER:** Khoulani Management Inc.

For the transaction on the property known as: **#Lph7-4011 BRICKSTONE MEWS** **Mississauga** **L5B 0J7**

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

The following information is confirmed by the undersigned salesperson/broker representatives 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
- 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)**

DS  
LQ  
BUYER

DS  
KRS  
CO-OPERATING/BUYER BROKERAGE

DS  
MR  
06/19/17  
2:58PM EDT  
SELLER

DS  
MR  
06/19/17  
2:58PM EDT  
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  
(Commission As Indicated In MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage  
b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

BAY STREET REALTY POINT

(Name of Co-operating Brokerage)

240 DUNCAN MILL ROAD #403E TORONTO

Tel: (416) 668-6600

DocuSigned by:

Fax: (416) 987-5955

Date: 6/18/2017

I agree to bind the Co-operating/Buyer Brokerage

A9B:BD8573C4C0

DONNA LI

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

KELLER WILLIAMS REALTY SOLUTIONS

(Name of Listing Brokerage)

1270 CENTRAL PKWY W #101 MISSISSAUGA

Tel: (905) 949-8866

Fax: (905) 949-6262

Hanna Al-Khoufani

DocuSign verified  
06/19/17 2:58PM EDT  
2MUA-SALW-HUGU-ODAJ

Date: 06/19/2017

HANNA AL-KHOULANI

(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.

DocuSigned by:

Lin D. Qi

Date: 6/19/2017

(Signature of Buyer)

(Signature of Buyer)

Date: 2017/6/19

096784EB96D11AF

Hanna Al-Khoufani

DocuSign verified  
06/19/17 3:00PM EDT  
FAMN-3HUY-5TXL-UNPW

Date: 06/19/2017

(Signature of Seller)

(Signature of Seller)

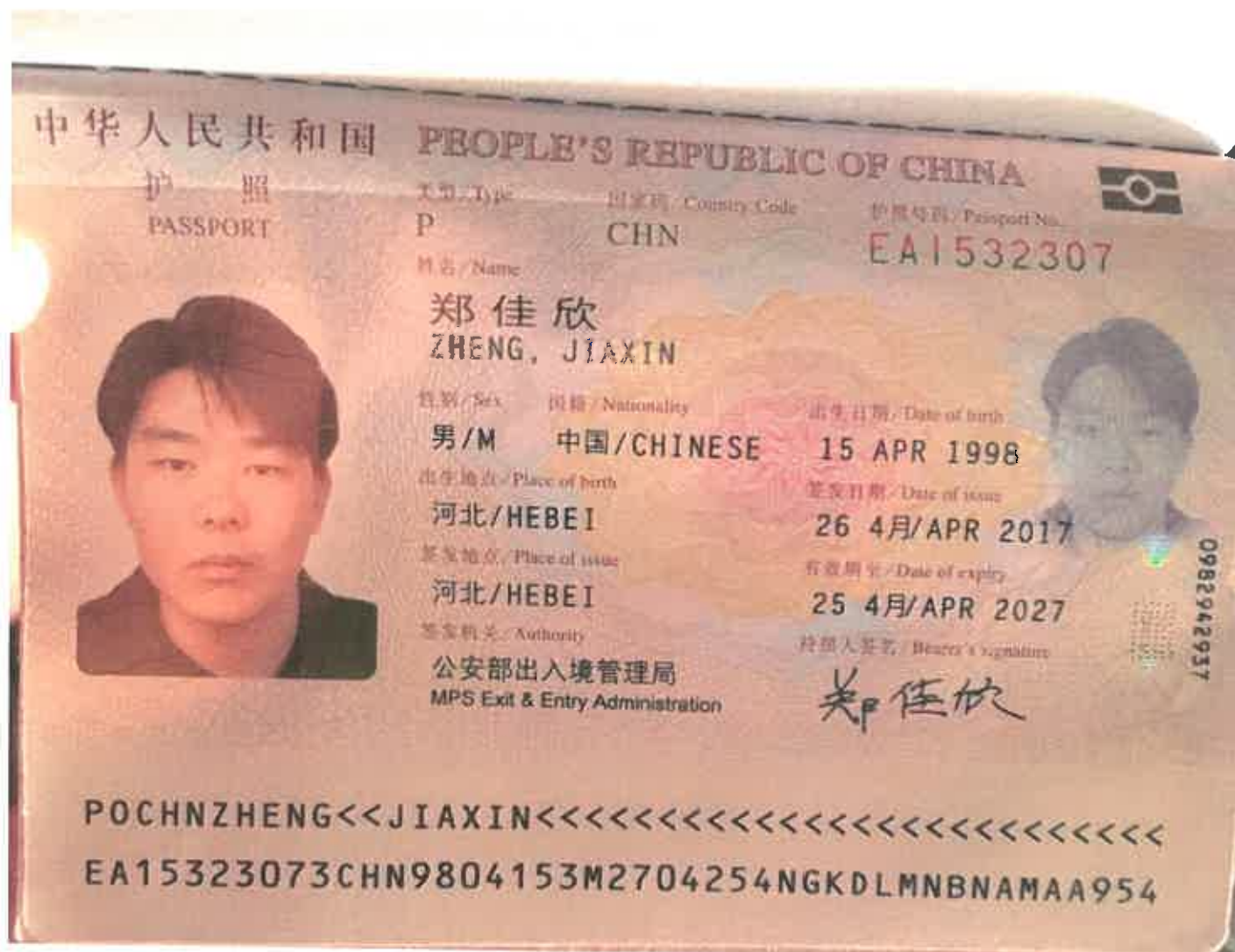
Date



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KELLER WILLIAMS

RECEIPT

KELLER WILLIAMS REALTY SOLUTIONS, BROKERAGE  
103 LAKESHORE ROAD EAST, MISSISSAUGA, ONTARIO L5G 1E2  
OFFICE 905.278.8866 FAX 905.278.8881

DATE: 21-Jun-17

RECEIVED FROM:

VINCENT LIU

NAME

COMPANY

FOUR THOUSAND EIGHT HUNDRED DOLLARS

97 / 100 DOLLARS

\$4,800.00

4011 BRICKSTONE MEWS #LPH7



BANK DRAFT



WIRE TRANSFER



CERTIFIED CHEQUE



MONEY ORDER

\*\*\*In the event conditions in your Agreement of Purchase and Sale are not satisfied and a Mutual Release directs return of deposit, funds will not be returned until 20 full business days have passed;

Wire transfers and bank drafts will require 5 business days to be returned, personal cheques require 21 business days to be returned, \*\*\*

KRISTIN GENOVA

SIGNATURE



NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE IN CANADA  
NEGOCIABLE AU COURS ACTUEL EN VIGUEUR SUR EFFETS A VUE PAYABLES AU CANADA  
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

5552 8949 5 27-43248

2017-06-21

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

DATE Y/A M/M D/J

PAY TO THE  
ORDER OF  
PAYEZ À  
L'ORDRE DE

KELLER WILLIAMS REALTY SOLUTIONS BROKERAGE IN TRUST\*

\$4,800.00

THE SUM OF  
LA SOMME DE

FOUR THOUSAND EIGHT HUNDRED

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

NOT OVER - NE DOIT PAS EXCÉDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

NOT OVER ONE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

2 635522  
770 896-2015001

TO  
TIRÉ

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

VKSK

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

5552894950 0950200101 00422002743248

August 1, 2017

Hanna Al-Khoulani  
225 Webb Drive #3701  
Mississauga (Ontario) L5B4P2

**Subject: Conditional approval of your application for Mortgage Financing**

Dear Hanna Al-Khoulani,

We are pleased to confirm that your mortgage financing application for the amount indicated below has been approved by National Bank (the "Bank").

---

**Total amount of authorized financing:** \$ 371 365 **Progressive disbursement:** ☐ Yes ☒ No  
**Type of financing:** ☒ CMHC Insured Loan ☐ Non-Insured Loan (conventional) ☐ Genworth Insured Loan ☐ NBC All-In-One

**Property (Address of property):**

401 Brickstone Mews Suite 4807 (LPH7) , Mississauga, Ontario L5B0J7  
(No., Street, Apt., City, Province, Postal code)

**Mortgage Bank:**

**First Bank**

**New construction (if applicable):**

National Bank

**First and last name of the Real Estate Agent/Broker (if applicable):** Purchase Price: \$436900

**This Commitment is also conditional upon the following:**

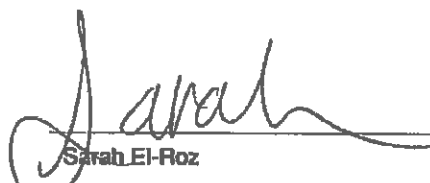
- ☒ Verification of income satisfactory of the Bank  
☒ Appraisal of the Property satisfactory to the Bank  
☒ Down payment confirmation  
☐ Copies of leases  
☐ Other conditions: 5 Years fixed, 4.64% Interest Rate, 360 Months Amortization

---

This approval is valid until December 21 2021, being the anticipated closing date for the financing agreement. After this date, the conditions of financing could be revised by the Bank.

Please take note that all mortgage financing approvals are subject to the usual policies of the Bank and the mortgage insurer, where applicable.

We thank you for having chosen National Bank for your mortgage financing. For any further information please don't hesitate to contact me by calling the number below.

  
\_\_\_\_\_  
Sarah El-Roz  
Personal Banking Advisor  
905-858-2390 Ex. 85148