

Worksheet

Leasing

Suite: 3504 Tower: PSV Date: _____ Completed by: Dilvine

Please mark if completed:

- ☒ ● Copy of 'Lease Prior to Closing' Amendment
- ☒ ● Copy of Lease Agreement
- ☐ ● Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berlis LLP in Trust
- ☒ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☐ ● Agreement must be in good standing. Funds in Trust: \$ _____.
- ☒ ● 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:

Terminated Leasing
Tenants are new in the country. They can't
provide credit check or employment letter, They paid
16 months in advance

PSV - TOWER ONE
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
NAZIKH AL AGBAR and SAYD NAZIKH AL AGBAR (the "Purchaser")
Suite **3504 Tower ONE** Unit **4** Level **34** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Two Hundred Fifty Dollars (\$250.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 1 day of March 2017.

Witness:

Purchaser: **NAZIKH AL AGBAR**

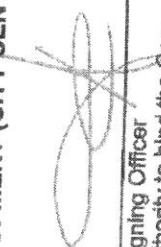
Witness:

Purchaser: **SAYD NAZIKH AL AGBAR**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 1st day of March 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

The Toronto-Dominion Bank

925 RATHBURN ROAD EAST
MISSISSAUGA, ON L4W 4C3

81493804

2017-06-07

YYYYMMDD

DATE

334-81493804

Transit-Serial No.

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****282.50

TWO HUNDRED EIGHTY TWO**50/100

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

Re 3504-4011 Brockton Ave

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

Canadian Dollars

Authorized Officer

Countersigned

Number

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

⑈81493804⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV # 3504 Leasing fee



Termination of Agreement by Buyer

Form 125

for use in the Province of Ontario



BETWEEN: Osman Heggi

BUYER:

AND

SELLER: Nazih Al Agbar

RE: Agreement of Purchase and Sale between the Seller and Buyer dated the 6 day of June

20 17 concerning the property known as: #3504 -4011 BRICKSTONE MEWS

Mississauga L5B 0J7

as more particularly described in the aforementioned Agreement of Purchase and Sale.

In accordance with the terms and conditions of the above Agreement of Purchase and Sale, I/we hereby advise that it has not been possible to fulfill the condition(s) pertaining to:

The Current rental lease for 3504-4011 Brickstone Mews between the Landlord (Seller) and Tenant (Buyer) is hereby terminated and voided.

contained therein, and I/we hereby terminate the said Agreement.

The Buyer also agrees to execute the Mutual Release form attached hereto.

For the purposes of this Termination of Agreement by Buyer, "Buyer" includes purchaser, tenant, and lessee, and "Seller" includes vendor, landlord, and lessor, and "Agreement of Purchase and Sale" includes an Agreement to Lease.

SIGNED, SEALED AND DELIVERED in the presence of:

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

DocuSigned by:
[Signature]
[Buyer] 8390410B49A9468

(Witness) DATE 10/17/2017
(Seal)

(Witness)

DATE
(Seal)

The Seller hereby acknowledges having today received a copy of the above Termination of Agreement.

The Seller also agrees to execute the Mutual Release form attached hereto.

SIGNED, SEALED AND DELIVERED in the presence of:

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

[Signature]
(Seller) DATE 10/18/2017
(Seal)

(Witness)

DATE

(Witness)

DATE



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Ontario Real Estate Association

Agreement to Lease Residential

Form 400

for use in the Province of Ontario



Brantford Real Estate Board
The REALTOR, Ontario & B.C. Member

This Agreement to Lease dated this 25 day of October, 2017

TENANT (Lessee), Alawia Hashim Mohamed

Nazki

(Full legal names of all Tenants)

LANDLORD (Lessor), Nazki Al Agbar

(Full legal name of Landlord)

ADDRESS OF LANDLORD

(legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
#3504 -4011 BRICKSTONE MEWS Mississauga L5B 0J7
- TERM OF LEASE:** The lease shall be for a term of 1 Year commencing October 26, 2017
- RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of
One Thousand Six Hundred Fifty Canadian Dollars (CDN\$ 1,650.00),
payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder"
in the amount of Six Thousand Six Hundred

Canadian Dollars (CDN\$ 6,600.00) 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 3 Months month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☒	☐	Cable TV	☐	☒
Oil	☒	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☐	☐
Hot water heater rental	☒	☐	Other:	☐	☐
Water and Sewerage Charges	☒	☐	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.

DS
[Signature]

INITIALS OF TENANT(S):

[Signature]

INITIALS OF LANDLORD(S):

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7. **PARKING:** 1 Underground Parking
8. **ADDITIONAL TERMS:** 1 Locker

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by **Tenant** (Landlord/Tenant) until **11:59** p.m. on the **25** day of **October**, **2017**, after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No.: (for delivery of Documents to Landlord) FAX No.: (for delivery of Documents to Tenant)

Email Address: **omar.s@rokslogistics.com** Email Address: **omar.s@rokslogistics.com**

(for delivery of Documents to Landlord) (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.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 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.

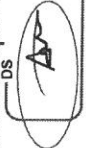
15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to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

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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:

~~I, the undersigned, hereby~~ I have hereunto set my hand and seal:

(Witness) DATE 10/24/2017
(Seal)
(Witness) DATE
(Seal)
(Witness) DATE
(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:

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

(Witness) DATE Oct 25, 2017
(Seal)
(Witness) DATE
(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) 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 12 am /p m this 25 day of October 2017
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)	
Listing Brokerage OMAR KANAAN SHAAATH	Tel.No. (905) 238-8336
(Salesperson / Broker Name)	
Co-op/Tenant Brokerage OMAR KANAAN SHAAATH	Tel.No. (905) 238-8336
(Salesperson / Broker Name)	

ACKNOWLEDGEMENT

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

(Landlord) DATE Oct 25, 2017
(Landlord)
Address for Service Tel.No.
Landlord's Lawyer
Address
Email
Tel.No. FAX No.

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

(Tenant) DATE 10/24/2017
(Tenant)
Address for Service Tel.No.
Tenant's Lawyer
Address
Email
Tel.No. FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

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

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Confirmation of Co-operation and Representation



Form 320

for use in the Province of Ontario

BUYER: Alawia Hashim Mohamed

Alawia Hashim Mohamed

SELLER: Nazir Ali Agbar

NA

For the transaction on the property known as:

#3504 -4011 BRICKSTONE MEWS

Mississauga

LSB 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) ☐ 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)

DS
Alawia Hashim Mohamed
BUYER

OS

CO-OPERATING/BUYER BROKERAGE

NA

SELLER

OS

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's 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)

WEST-100 METRO VIEW REALTY LTD.
(Name of Co-operating/Buyer Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

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

 Date: Oct 25, 2017
(Authorized to Sign as Co-operating/Buyer Brokerage)

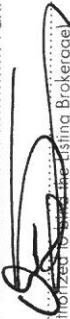
OMAR KANAAN SHAAATH

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

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

129 FAIRVIEW ROAD WEST MISSISSAUGA

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

 Date: October 25, 2017
(Authorized to Sign as Listing Brokerage)

OMAR KANAAN SHAAATH

(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.

 Date: 10/24/2017
(Signature of Buyer)

 Date: Oct 25, 2017
(Signature of Seller)

Date: _____
(Signature of Buyer)

Date: _____
(Signature of Seller)

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Schedule A
Agreement to Lease - Residential

Form 400

for use in the Province of Ontario



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

TENANT (Lessee), Alawia Hashim Mohamed

LANDLORD (Lessor), Nazih Al Agbar

for the lease of #3504-4011 BRICKSTONE MEWS

Mississauga

L5B 0J7

dated the 25 day of October

2017

The Tenant submits with this offer, the first and last month's rent and will provide on or before occupancy, 8 post dated cheques for the balance of the lease.

The Tenant and landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the parties.

The Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. The Tenant agrees to maintain the said appliances in a state of ordinary cleanliness, save for normal wear and tear.

The Tenant agrees to report promptly any required repairs or breakdown of appliances, plumbing electrical etc. and the Landlord shall have the problem rectified as soon as possible.

The Tenant agrees to pay for and be responsible for such minor repairs up to and including the first \$75.00 such as light bulbs, tab washers etc., considered as normal wear and tear.

The Tenant agree that during the last sixty days (60) 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 premises.

Landlord shall pay real estate taxes on the premises, (condominium fees and parking, if applicable) and maintain fire insurance on the premises. The tenant 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 effects as of the first day of occupancy.

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

INITIALS OF TENANT(S):

DS

INITIALS OF LANDLORD(S):

NA

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Ontario

Photo Card
Carte - photo

1.2 NAME/NOM

MOHAMED,
ALAWIA HASHIM

2705-3880 DUKE OF YORK BL

MISSISSAUGA, ON

L5B 4M7

10 NUMBER/

175 - SQ00 - 98686

NUMERO

13 ISS/DEL

2014/08/28

4b EXP/EXP

2019/08

5 DO/REF

KA2814319

16 SEX/SEXE

F

18 HGT/HAUT

152 cm

1961/03/18

1 DOB/DOB

[Signature]

[Signature]

1-800-387-9868

1961/03/18

ON
CANADA



Royal Bank of Canada
Banque Royale du Canada

2955 HAZELTON PLACE
MISSISSAUGA, ON

59748488 0-516

DATE 20171102
Y/A M/M D/J

PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE WEST-100 METRO VIEW REALTY LTD

\$9,900.00

E285144 \$9,900.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET 3504-4011 Brickstone Mews

PURCHASER NAME Alawia Hashim Mohamed

NOM DE L'ACHETEUR

Alawia Hashim Mohamed

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

TIMBRE DE SIGNATURE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

Karim El Jawawi

COUNTERSIGNED / CONTRESIGNÉ

SIGNATURE STAMP
TIMBRE DE SIGNATURE

DETACH BEFORE CASHING
DÉTACHER AVANT D'ENCAISSER

FORM 16516 (09-2016)

0102688

FORM 16516 (09-2016)

⑈ 59748488 ⑈ ⑆00144⑈003⑆ 099⑈013⑈5⑈

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

February 1st, 2016

Nazikh Al Agbar
621 Hassall Rd
Mississauga, ON
L5A 2E4

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 3504 - 4011 Brickstone Mews, Mississauga, Ontario, PSV – Tower One (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Nazikh Al Agbar
Principal Amount:	\$298,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	May 1 st , 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option:	Closed to prepayment privileges, subject to terms of mortgage
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	April 13 th , 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until April 24th, 2017.

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;
528322 (0212)
- Valid First Mortgage Security to be provided on the Property.
528322

Nikolina Spehar

From: Andrea Alsip
Sent: Thursday, November 02, 2017 10:12 PM
To: Stephanie Babineau
Cc: Dragana Marjanovic; Nikolina Spehar; Moni Grewal
Subject: Re: PSV 3504 Default

Thank you Steph!

ANDREA ALSIP COTNAM
SITE MANAGER



465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772
LIFEATPARKSIDE.COM



On Nov 2, 2017, at 9:54 PM, Stephanie Babineau <sbabineau@amacon.com> wrote:

Andrea

Ok we will put a note in the file to waive the fee

STEPHANIE BABINEAU (BUTLER)
VICE PRESIDENT, MARKETING AND SALES
AMACON

On Nov 2, 2017, at 12:01 PM, Andrea Alsip <aalsip@lifeatparkside.com> wrote:

Stephanie and Dragana,

Omar's client had an unfortunate experience with one of his tenants that decided to rent it out as an Air B&B. He receive a letter from Amacon to cease and desist. The Purchase has taken action to evict the tenant from the unit and is looking at finding a more suitable tenant. Attached is the default letter that amacon sent as well as the termination notice to remove the tenant.

Omar is requesting that we waive the default fee.

Please advise

ANDREA ALSIP COTNAM

SITE MANAGER

<image001.jpg>

465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772

LIFEATPARKSIDE.COM

<image002.png> <image003.png> <image004.png>

From: Silvi Niksic
Sent: Wednesday, October 25, 2017 5:21 PM
To: Andrea Alsip <aalsip@lifeatparkside.com>
Cc: Moni Grewal <moni@lifeatparkside.com>; Nikolina Spehar <nikolina@lifeatparkside.com>
Subject: PSV 3504 Default

Hi Andrea,

Omar's client received the attached letter for PSV 3504. Omar's client (the landlord) is claiming that he had no idea that the tenant was going to list the unit on Air B&B. They have evicted the tenant and are seeking a new tenant. Omar has a termination that was signed by both the tenant and landlord dated October 20, 2017. He would like to have this default penalty of \$1,500 waived because his client was not involved in the Air B&B and has taken action to remove this tenant.

Please advise.

Thank you,
SILVI NIKSIC
SITE ADMINISTRATOR

<image001.jpg>

465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772
Silvi@lifeatparkside.com

LIFEATPARKSIDE.COM

<image002.png> <image003.png> <image004.png>

<PSV 3504 lease default .pdf>
<3504-PSV1 termination lease.pdf>