

eve –REALTOR COOPERATION AGREEMENT Big Save Incentive Event – 5% Commission

THIS AGREEMENT is made between: Amacon Development (Huronario) Corp., the Vendor and **Sutton Group – Summit Realty Inc., Brokerage**, the Co-operating Brokerage for selling a unit at (Pt Lot 16, Conc 1, NDS, Mississauga-3515 Kariya Drive, Mississauga).

This will confirm our Agreement that the Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of **Five percent (5%)** of the Net Purchase Price of the Unit sold to the Purchaser (**the Purchase Price less applicable GST, and excluding extras, upgrades & incentives**) on this sale as a full co-operating fee in consideration for the first physical introduction of the Purchaser to and on successful completion of this transaction plus applicable GST on such Fee. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Broker (or a Salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to the **EVE Sales Center** and both the Purchaser and the Co-Operating Broker or Salesperson must register at the Vendor's receptionist at such time and the Purchaser shall not have previously registered with the Vendor and the Purchaser shall enter into a firm and binding Agreement of Purchase and Sale with the Vendor. Without limiting the foregoing:

- (i) **telephone registrations will not be valid;**
- (ii) the registration will be valid for 60 days only from the clients first visit to the sales office;
- (iii) the Co-Operating Broker and/or Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale;

failing which, the parties agree that the Fee shall not be payable

Notwithstanding any provisions contained herein, including payments, the Fee is not earned until the final closing of this transaction on the Unit Transfer Date.

The Co-Operating Brokerage must submit invoice for the commission, accompanied by a copy of the Realtor Co-Operation Agreement and the first two pages of the Agreement of Purchase and Sales. **Please note that the Vendor requires original invoice. No commission will be paid on faxed invoice. Please mail original invoice to: Amacon Development (Huronario) Corp. Accounts Payable, 300-911 Homer Street, Vancouver, B.C V6B 2W6.** All questions and invoices regarding commission should be directed to the Vendor Tel. 416-369-9069.

The Co-Operating Brokerage acknowledges and agrees that neither the Co-Operating Brokerage nor any sales agent employed by the Co-Operating Brokerage is authorized by the Vendor to make any representations or promises to the Purchaser regarding **eve** or the sale of the Unit. In this regard, the Co-Operating Brokerage covenants and agrees to indemnify and save the Vendor harmless from and against any actions, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentation made by the Co-Operating Brokerage (or any sales agent employed by the Co-Operating Brokerage) to the Purchaser with respect to project or the sale of the Unit. The Co-Operating Brokerage acknowledges and agrees that the Vendor shall have the right of set-off against the Fee and any other amount payable by the Vendor to the Co-Operating Brokerage.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co-Operating Brokerage agree to the terms and conditions expressed in this Agreement.

NAME OF PURCHASER(S): Kevin Christopher -George

Suite No: 1005

Purchase Price:	<u>\$299,900.00</u>
Less Big Save Incentive (\$ 27,500.00)	<u>\$ 272,400.00</u>
Net Purchase Price	<u>\$263,953.48</u>
Fee (Net Commission)	<u>\$13,197.67</u>

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

DATED at Mississauga, Ontario this 4th day of July, 2009.

Danisha A. Dizon
Witness

Signature: *[Signature]*
Co-operating Broker / Salesperson

Name: Stephen Pointer
(Print)



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**sutton group-
summit realty inc.**
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Office: (905) 897-9555
Fax: (905) 897-9610
E-mail: stephen@stephenpointer.com

STEPHEN POINTER
Sales Representative
Condominium Specialist

AMACON DEVELOPMENT (HURONTARIO) CORP.

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

Date: JULY 22, 2009