

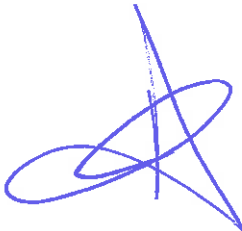
Worksheet  
Leasing

Suite: 325 Tower: PSV Date: Apr. 24/17 Completed by: Silvi

Jun Cong

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to <sup>20%</sup> 25% payable to Blaney McMurtry LLP in Trust \$38,380 Draft No. 2787 1477 9
- ✓ ● 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). \$1,000 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 20,000.
- ✓ ● 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:

Joe (Agent) 416-998-3100

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

JUN CONG (the "Purchaser")

Suite 325 Tower ONE Unit 24 Level 3 (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 One Thousand Dollars (\$1,000.00) 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 2 day of February 2017.

Witness:

Purchaser: JUN CONG

THE UNDERSIGNED hereby accepts this offer.

DATED at MISSISSAUGA this 3 day of February 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation

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

**TENANT (Lessee),** Alexandra Eva Tarr  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Jun Cong  
(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:  
#325 - 4011 Brickstone Mews Mississauga LSB 0J7

2. **TERM OF LEASE:** The lease shall be for a term of One year commencing April 29 2017

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of .....  
One Thousand Five Hundred Fifty ..... Canadian Dollars (CDN\$ 1,550.00),  
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 Jun Cong ..... "Deposit Holder"  
in the amount of Three Thousand One Hundred

Canadian Dollars (CDN\$ 3,100.00) 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: .....  
Single family residence

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Phone &amp; Internet</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>

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

INITIALS OF TENANT(S): AT

INITIALS OF LANDLORD(S): JC



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7. **PARKING:** One underground parking and One locker

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**

10. **IRREVOCABILITY:** This offer shall be irrevocable by **Landlord** until **11** p.m. on the **18** day of **April**, 20**17** 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: **tarr.ally@gmail.com** Email Address: **joe.tcx@gmail.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.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):

AI

INITIALS OF LANDLORD(S):

Handwritten signature/initials of the Landlord.



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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) \_\_\_\_\_

(Witness) \_\_\_\_\_

(Witness) \_\_\_\_\_

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

(Tenant or Authorized Representative) \_\_\_\_\_

(Tenant or Authorized Representative) \_\_\_\_\_

(Guarantor) \_\_\_\_\_

(Seal) DATE 04/18/17

(Seal) DATE \_\_\_\_\_

(Seal) DATE \_\_\_\_\_

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) \_\_\_\_\_

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

(Landlord or Authorized Representative) \_\_\_\_\_

(Landlord or Authorized Representative) \_\_\_\_\_

(Seal) DATE 04/18/2017

(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 acceptance by all parties at 12 00 p.m. on April 18, 2017 \_\_\_\_\_  
(Signature of Landlord or Tenant)

**INFORMATION ON BROKERAGE(S)**

Listing Brokerage \_\_\_\_\_ Tel.No. \_\_\_\_\_

(Salesperson / Broker Name)

Co-op/Tenant Brokerage \_\_\_\_\_ Tel.No. \_\_\_\_\_

(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 04/18/2017

(Landlord) \_\_\_\_\_ DATE \_\_\_\_\_

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 04/18/17

(Tenant) \_\_\_\_\_ DATE \_\_\_\_\_

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.

Acknowledged by:

(Authorized to bind the Listing Brokerage) \_\_\_\_\_

(Authorized to bind the Co-operating Brokerage) \_\_\_\_\_

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

**TENANT (Lessee),** Alexandra Eva Tarr....., and

**LANDLORD (Lessor),** Jun Cong.....

for the lease of #325 - 4011 Brickstone Mews Mississauga

L5B 0J7 dated the 18 day of April, 2017

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

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Refrigerator, Stove/Oven, Built-in-Dishwasher, Washer and Dryer, Microwave, All Electric Light Fixtures, All Window Blinds.

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. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

Tenant covenants and agrees that neither tenant nor tenant's guests will SMOKE in the rented premises, In the event this stipulation is breached the tenant agrees to indemnify the landlord from any and all damages and losses suffered consequently therefrom.

Tenant agrees that no PETS will be allowed in or on the rented premises. In the event this stipulation is breached the tenant agrees to indemnify the landlord from any and all damages and losses suffered consequently therefrom.

Tenant will not assign or sublet the premises without the landlord's written permission, such permission not to be arbitrary or unreasonably withheld.

The Landlord shall not in any event whatsoever be liable for or responsible for any personal injury or death that may be suffered or sustained by the tenant or any member of the tenant's family/guests, or to any other person during the lease.

In the event Tenant not intend to renew the lease after the term, or any extension thereof, Tenant must inform the Landlord in writing at lease sixty (60) days prior to the expiry of the lease. Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving Tenant at lease twenty four (24) hours notice.

Tenant agrees to maintain at his own expense an insurance policy to be in force and effective upon occupancy, covering the contents of the premises and liabilities of the tenant for the entire term of the lease or any extension thereof. Copy of the aforesaid policy shall be delivered to the landlord or his agent on or before closing.

Tenant agrees to perform regular minor maintenance such as replace bulbs, remove lint waste for clothes dryer, replace air filter. Tenant agrees to promptly notify the Landlord of any repairs to be made by the Landlord.

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

**INITIALS OF TENANT(S):**



**INITIALS OF LANDLORD(S):**





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

**TENANT (Lessee),** Alexandra Eva Tarr....., and

**LANDLORD (Lessor),** Jun Cong.....

for the lease of #325 - 4011 Brickstone Mews..... Mississauga.....

LSB 0J7..... dated the 18 day of April....., 2017.....

For mutual convenience, Tenant agrees to provide the Landlord before the commencement of the Lease TEN(10) post-dated cheques. In the event that any of the Tenant's cheques are not honored when presented for payments to the bank on which they are drawn, the Tenant shall pay the Landlord for each returned cheque the sum of \$35.00 to the Landlord per occurrence as administration cost in addition to replacing the cheque.

In case if repair is needed, tenant agrees to provide prior notice to the landlord. Tenant agrees to pay the cost of any necessary repairs up to \$60 per incident. Landlord agrees to pay for the remaining cost.

The Tenant voluntarily agrees to provide \$200 as key deposit on the day the Tenant receives the key. The deposit amount is refundable when all the keys and remote are returned to Landlord and no damages on the property upon the lease agreement is expired, normal wear-and-tear are acceptable.

Tenant agrees to comply with all the Rules and Regulations, By-Laws of the Condominium Corporation.

Tenant agrees to change the hydro bill to his/her own name before closing.

Tenant agrees to return the premises to Landlord in the same state of cleanliness as at the commencement of the lease failing which tenant agrees to pay for the cleaning cost.

Quiet Enjoyment: Tenant agrees that neither their own acts or those of their families/guests, will do anything upon the premises or its environs that is objectionable, or which might injure the reputation of the premises, or substantially interferes with the reasonable enjoyment of the premises by other tenants.

The said rental premises shall be tenanted only by the following person(s): Alexandra Eva Tarr

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

**INITIALS OF TENANT(S):**

AT

**INITIALS OF LANDLORD(S):**

[Signature]



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NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA  
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA  
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

5523 9611 1 27-43248

04922 - ERIN MILLS TOWN CENTRE  
BANKING CENTRE  
MISSISSAUGA, ON

2017-04-25

JUN CONG

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

PAY TO THE  
ORDER OF

PAYEZ À  
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$\*\*\*\*\*1,130.00

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND ONE HUNDRED THIRTY

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 FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

*Handwritten signature*

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈552396111⑈ ⑆09502⑈010⑆ 04922⑈2743248⑈



BANK DRAFT / TRAITE DE BANQUE

2787 1477 9 27-43345

04922 - ERIN MILLS TOWN CENTRE  
BANKING CENTRE  
MISSISSAUGA, ON

2017-04-25

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

PAY TO THE  
ORDER OF  
PAYEZ À  
L'ORDRE DE

BLANEY MCMURTRY LLP IN TRUST\*\*\*\*\*

\$\*\*\*\*\*38,380.00

THE SUM OF  
LA SOMME DE

\*\*\*\*\*THIRTY EIGHT THOUSAND THREE HUNDRED EIGHTY

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

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

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA



*Handwritten signature*  
AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE  
COUNTERSIGNED / CONTRESIGNÉ

⑈278714779⑈ ⑆09502⑈010⑆ 04922⑈2743345⑈





ALEXANDRA TARR  
22-800 FOND VIEW RD  
LONDON ON N5Z 4L7  
(519) 709-0413

031  
DATE 2017-04-18  
Y Y Y Y M M D D

PAY TO THE ORDER OF  
Jen Long  
Three Thousand and one Hundred  
400 DOLLARS

\$ 3,100.00

CIBC  
CANADIAN IMPERIAL BANK OF COMMERCE  
WHITE OAKS MALL  
1105 WELLINGTON RD. S.  
LONDON, ONTARIO N6E 1V4

MEMO  
First/Last Month Rent

Aug T-

#031# ⑆07382⑉010⑆ 84⑉69237⑈

⑈0000310000⑈

- 1 -



Thursday March 16<sup>th</sup>, 2017

Ally Tarr  
32-900 Pondview Road  
London, Ontario  
N5Z 4L7

Dear Ally:

It is a pleasure to extend to you this offer of employment with The Pepsi Bottling Group (Canada), ULC which carries on business as PepsiCo Beverages Canada (the "Company"), with an effective employment date of **Monday May 1<sup>st</sup>, 2017**. This offer is contingent on a number of items, noted below, and is subject to the other terms and conditions set out in this letter.

**Role**

The position will be **Relief Sales Representative**, reporting directly to **Mackenzie Gore Territory Sales Manager**, but the Company reserves the right to change your duties and reporting relationships as required from time to time.

**Pay Level**

The pay band for your position is Level 4.

**Salary**

For each work week that you cover a route for the full week, you will be paid in accordance with the Company's Volume Incentive Plan (ViP) program. The program consists of (1) a base salary, plus (2) commissions based on volume of sales. Your target pay as a Relief Sales Representative is **\$49,700** per year. If you achieve your volume plan (annual plan pro-rated for the week), your base salary and commissions for that week will equal your weekly target pay. The ratio of base salary to commissions is determined by your assigned customer mix (large format, small format, or a combination of large and small format).

When you are not covering a route for a full week, you will be paid your weekly target pay of **\$955.77**.

All earnings are payable in weekly installments (less all statutory deductions) via direct deposit. Please bring your SIN, and either a void cheque or your banking information (Name of bank, branch/transit # & account #) on your first day so you can get set up for direct deposit.

---

The Pepsi Bottling Group (Canada), ULC c/o as PepsiCo Beverages Canada

# Equifax Credit Report and Score™ as of 04/12/2017

Name: Alexandra Eva Tarr

Confirmation Number: 3987254657

## Credit Score Summary

811
Excellent

### Where You Stand

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

Range	300 - 559	560 - 659	660 - 724	725 - 759	760 +
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	14%	57%

## What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- Total number of telco inquiries.
- Utilization for open trades.
- Total balance for open trades.

## Your Loan Risk Rating

811
Excellent

Your credit score of 811 is better than 76% of Canadian consumers.

## The Bottom Line :

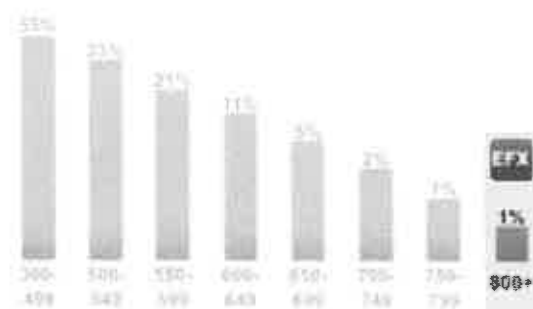
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

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

- You may be able to obtain high credit limits on your credit card.
- Many lenders may offer you their most attractive interest rates and offers.
- Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.

### Delinquency Rates\*



\* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

## CREDIT REPORT

### Personal Information

#### Personal Data

Name: ALEXANDRA EVA TARR  
 SIN: [REDACTED]  
 Date of Birth: 1992-02-XX

#### Current Address

Address: 900 POND VIEW RD  
 LONDON, ON  
 Date Reported: 2013-08

### Special Services

No Special Services Message

PRELIMINARY MORTGAGE APPROVAL NOTICE

PSV 325

BMO  Bank of Montreal

ADVISOR'S ADVANTAGE TRUST  
250 YONGE STREET 9TH FLOOR  
TORONTO  
ONTARIO M5B 2M8

JUN CONG

Date 02/07/2017

3352 CHIEF MBULU WAY.  
MISSISSAUGA, ONTARIO  
L5M 0H7

Mortgage Loan No.:

Application No.: 98170381458280

We are pleased to advise approval<sup>1</sup> of your request for a mortgage on the following property:

325-465 BURNHAMTHORPE RD. W. MISSISSAUGA ON L5B 0E3

Loan details are as follows:

Total Loan Amount:	\$ 189,735.00	Term of the Loan: 2 years
Default Insurance Premium:	\$ 0.00	Amortization period: 30 years
Instalment (principal and interest):	\$ 817.33	Kind of Term: <sup>5</sup> Closed
Posted Fixed Interest Rate: <sup>2</sup>	3.190 % per year	Payment Frequency: every month
Your Discount: <sup>3</sup>	0.800 %	

Your Fixed Interest Rate: <sup>4</sup> 2.390 % per year

Rate Guarantee Start Date: 02/07/2017

Rate Guarantee Expiry Date: 05/17/2017

Date funds are to be advanced: 05/17/2017

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is \_\_\_\_\_ %.

The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:

(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

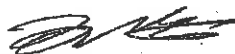
This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you "Our Commitment to Lend and Disclosure Statement" specifying the terms of your mortgage and all closing conditions.<sup>6</sup>

Thank you for your mortgage business.



Signature

Relationship Manager/Financial Services Manager

(877) 469-2020

Telephone No.

<sup>1</sup> This replaces any Preliminary Mortgage Approval Notices previously provided to you.

<sup>2</sup> This is the Bank's posted interest rate for the type of mortgage product you have selected, effective on the date of your interest rate guarantee. The interest rate is calculated half-yearly, not in advance.

<sup>3</sup> This is the discount applied to the Bank's posted interest rate at the time of your new mortgage request, for the type of mortgage product you have selected. The interest rate guarantee may reduce the amount of the discount because the discount is calculated based on the posted rate shown above.

<sup>4</sup> Your interest rate is calculated half-yearly not in advance. Your fixed interest rate is guaranteed from the Rate Guarantee Start Date to the Rate Guarantee Expiry Date (the "rate guarantee period"), if we make the loan within the rate guarantee period. However, we will set a new rate guarantee period if (a) you and we agree to a different type of mortgage product, or (b) your rate guarantee period is longer than 90 days and you change the date funds are to be advanced to a new date that is more than 90 days after the Rate Guarantee Start Date.

<sup>5</sup> An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at [www.bmo.com](http://www.bmo.com) to learn more about prepaying your mortgage.

<sup>6</sup> By this time, an appraisal would have been completed and the applicable fee would be payable by you, even in the event where we do not make the loan.