

Worksheet Leasing

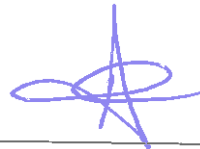
Suite: 1607 Tower: One Date: April 12th 2017 Completed by: Dragana

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement ✓
- ☒ Certified Deposit Cheque for Top up Deposit to 25% payable to Bianey McMurtry LLP in Trust 20% due on occupancy Amazon to verify
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amazon City Centre Seven New Development Partnership 1500 + HST ✓
- ☒ Agreement must be in good standing. Funds in Trust: \$ 55,860. Amazon to verify
- ☒ 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 Amazon to verify
- ☐ The elevator will not be allowed to be booked until all of the Above Items have been completed and submitted

Administration Notes:

Closing April 18, 2017



PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

ABIR ABDUL ZAYANI and MOUNIR AGHA (the "Purchaser")

Suite 1607 Tower ONE Unit 7 Level 15 (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. *2017 M.A. A.Z.*
- (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 Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 20 day of March *2017 M.A. A.Z.* 2012.

Witness:

Witness:

Mounir Agha
Purchaser: MOUNIR AGHA

Abir Zayani
Purchaser: ABIR ABDUL ZAYANI

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of March *2017 M.A. A.Z.* 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

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

Agreement to Lease Residential

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 10 day of April, 2017

TENANT (Lessee), Stig Erenbjerg
(Full legal names of all Tenants)

LANDLORD (Lessor), Abir Abdul Zayani And Mounir Agha
(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:
#1607 - 4011 BRICKSTONE MEWS Mississauga LSB 017

2. **TERM OF LEASE:** The lease shall be for a term of 12 Months + 13 DAYS commencing 18 APRIL 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 Two Hundred Canadian Dollars (CDN\$ 2,200.00), 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
(Herein/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE "Deposit Holder"

In the amount of Four Thousand Four Hundred FIVE THOUSAND THREE HUNDRED & FORTY AND

Canadian Dollars (CDN\$ 4,400.00 - 5,340.27) 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 + Pro Rate 13 days 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 Residential

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Internet</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>A/C</u>	<input type="checkbox"/>	<input checked="" 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): SE

INITIALS OF LANDLORD(S): M.A. A.Z.

7. **PARKING:** Exclusive Use of Owners 1 Car Underground Parking

8. **ADDITIONAL TERMS:** Exclusive Use of Owners Storage 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 (Landlord/Tenant) until 6 a.m. on the 12th day of April, 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.: 905-286-5271

(For delivery of Documents to Landlord)

FAX No.: 905-997-6303

(For delivery of Documents to Tenant)

Email Address:

(For delivery of Documents to Landlord)

Email Address: miko@parksidenvillage.ca

(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.tlb.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, of 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):

SE

INITIALS OF LANDLORD(S):

M.A. A-2

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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) [Signature]

(Witness) _____

(Witness) _____

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

(Tenant or Authorized Representative) [Signature] (Seal) DATE APRIL 10TH 17

(Tenant or Authorized Representative) _____ (Seal) DATE _____

(Guarantor) _____ (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) D Nestorovski

(Witness) D Nestorovski

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

(Landlord or Authorized Representative) Mounir Agha (Seal) DATE April 10 - 2017

(Landlord or Authorized Representative) Abir Zayani (Seal) DATE April 10 2017

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 11:30 am on this 11TH day of APRIL 17TH, 2017 [Signature]
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)	
Listing Brokerage ORION REALTY CORPORATION	Tel.No. (416) 733-7784
DRAGANA NESTOROVSKI	(Salesperson / Broker Name)
Co-op/Tenant Brokerage CLOUD REALTY	Tel.No. (905) 997-6000
MIKO NALEPA	(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) Mounir Agha DATE April 10 2017

(Landlord) Abir Zayani DATE April 10 2017

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) [Signature] DATE APRIL 10TH 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.

D Nestorovski
(Authorized to bind the Listing Brokerage)

[Signature]
(Authorized to bind the Co-operating Brokerage)

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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), Stig Erenbjerg, and

LANDLORD (Lessor), Abir Abdul Zayani And Mounir Agha

for the lease of #1607 - 4011 BRICKSTONE MEWS

Mississauga

LSB 0J7

dated the 10 day of April, 2017

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost. The Tenant agrees to abide by the rules and regulations of the condominium corporation.


The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges being responsible for own elevator booking arrangements.

The Tenant acknowledges that the landlord's fire insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

THE TENANT agrees that no other than STIG ERENBJERG  will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld. The Tenant shall pay the Landlord reasonable expenses incurred thereby.

Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

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

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):



Schedule A

Agreement to Lease - Residential

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

TENANT (Lessee), Stig Erenbjerg

LANDLORD (Lessor), Abir Abdul Zayani And Mounir Agha

for the lease of #1607 - 4011 BRICKSTONE MEWS

Mississauga

LSB 0J7

dated the 10

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 Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to Abir Abdul Zayani And Mounir Agha, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew).

THE TENANT agrees with THE LANDLORD to pay rent, leave the premises in an ordinary state of cleanliness, and repaid any damage caused to the premises by his wilful or negligent conduct or that of persons who are permitted on the premises by him. The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the Province of Ontario, once every twelve (12) months.

The Tenant agrees to provide the landlord with \$200 security cheque for the use of keys and fobs. Such deposit will be returned to the tenant in full without interest upon the return of all keys and fobs (in good working order) to the Landlord upon expiration of the lease.

The Tenant agrees to allow the Landlord or Landlord's Agent access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Tenant agrees not to smoke in the apartment.

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

INITIALS OF TENANT(S):

SE

INITIALS OF LANDLORD(S):

MA / AZ



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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), Stig Erenbjerg, and

LANDLORD (Lessor), Abir Abdul Zayani And Mounir Agha

for the lease of #1607 - 4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 10 day of April, 2017

~~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 than 48 hours after acceptance of this offer, 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.~~

Pro-rated amount on the 1st page of this agreement to lease is calculated as follows

$\$2200 \times 12 \text{ month} \div 365 \text{ days} \times 13 \text{ days}$

The Deposit as per the first page of this agreement to lease must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

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

INITIALS OF TENANT(S):

SE

INITIALS OF LANDLORD(S):

M.A. / A.Z.

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Confirmation of Co-operation and Representation

BUYER: Stig Brenbjerg

SELLER: Abir Abdul Zayani And Mounir Agha

For the transaction on the property known as: #1607 - 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, "sole" 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 represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- 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)

SB

BUYER

MN

CO-OPERATING/BUYER BROKERAGE

M.A. A.Z.

SELLER

JW

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
1/2 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)

CLOUD REALTY

(Name of Co-operating/Buyer Brokerage)

3180 RIDGEWAY DRIVE #36 MISSISSAUGA

Tel.: (905) 997-6000 Fax: (905) 997-6303

Miko Nalepa Date: Apr 10/17
 (Authorized to bind the Co-operating/Buyer Brokerage)

MIKO NALEPA

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

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

Tel.: (416) 733-7784 Fax: (905) 286-5271

D Nestorovski Date: April 10, 2017
 (Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

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

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

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

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

[Signature]
 (Signature of Buyer)

Date: APRIL 10 2017 *Mounir Agha*

(Signature of Seller)

Date: April 10 - 2017

(Signature of Buyer)

Date:

Abir Zayani
 (Signature of Seller)

Date: April 10-2017



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Royal Bank of Canada
Banque Royale du Canada

2 DUNDAS ST. W
MISSISSAUGA, ON

58103636 5-516

DATE 2017-04-12
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE AMACON CITY CENTRE 7 NEW DEV PART

\$1,695.00

~~1695.00~~ \$1,695.00

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 UNIT 1607 PSV1

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

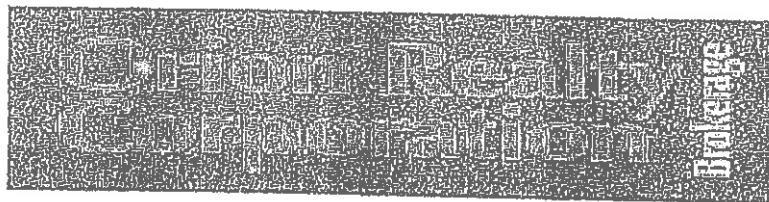
ADRESSE DE L'ACHETEUR

N. Chandoo
COUNTERSIGNED / CONTRESIGNÉ

N. CHANDOO

FORM 18518 (05-2010)

⑈58103636⑈ ⑆010620003⑆ 09900135⑈



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801

Toronto, ON, M3C 3E5

Ph. 416-733-7784

Fax. 416-499-1844

DATE: 4/11/17 TIME: 3:45 pm

RECEIVED FROM: Stig Erenbjerg

ITEMS: ☐ CERTIFIED CHEQUE ☐ CHEQUE ☒ BANK DRAFT ☐ OTHER

AMOUNT \$ 5,340.27

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 4011 Brickstone news 1607
(PROPERTY ADDRESS)

RECEIVED BY: Becky

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT

The Toronto-Dominion Bank

80975121

20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

DATE 2017-04-11
YYMMDD

Transit-Serial No. 1275-80975121

Pay to the ORION REALTY CORPORATION BROKERAGE
Order of

\$ *****5,340.27

FIVE THOUSAND THREE HUNDRED FORTY27/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re The Toronto-Dominion Bank

Authorized Officer

Number

Toronto, Ontario
Canada M5K 1A2

Countrysigned

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

⑈80975121⑈ ⑈09812004⑈

⑈3808⑈



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1. NAME / NOM

ERENBJERG,
STIG

2. ADDRESS / ADRESSE
439 COUNTRY CLUB CRES
MISSISSAUGA, ON, L5J 2P9

4. NUMBER /
NUMERO

E7337 - 72506 - 60415

5. EXPIRATION DATE /
DATE D'EXPIRATION

2017/03/24

6. EXPIRATION DATE /
DATE D'EXPIRATION

2022/04/15

6. SEX / SEXE

DT3357402

7. HEIGHT / HAUTEUR

177 cm

8. CLASS / CLASSE

M

9. CLASS / CLASSE

G

10. BEST / MEILLEUR

COND

11. BEST / MEILLEUR

COND

12. BEST / MEILLEUR

COND

13. EXPIRATION DATE /
DATE D'EXPIRATION

1966/04/15

Canada Inc.

March 31st, 2017.

Dear Sir/Madam:

Employment Letter

This letter is to confirm that Stig Erenbjerg has been employed as the General Manager of AKR Consulting Canada since 2009. Stig earned \$92,000 for the year ended 2016. AKR has found Stig to be an asset to our company. AKR is a growing company, and we do not foresee any downsizing or layoffs in the foreseeable future.

Should you require any additional information please contact the undersigned at 416-996-4759.

Sincerely,



Bonny Koabel CPA, CGA
President



Equifax Credit Report and Score™ as of 03/31/2017

Name: Stig Erenbjerg

Confirmation Number: 3773540350

Credit Score Summary

751 | Very Good

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 very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of 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.

- Average utilization for open revolving trades.
- Worst rating ever on national credit cards trades.
- Average decrease in rating in last 24 months.

Your Loan Risk Rating

751 | Very Good

Your credit score of 751 is better than 40% of Canadian consumers.

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

The Bottom Line :

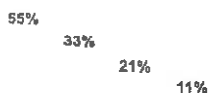
Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for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

Delinquency Rates*

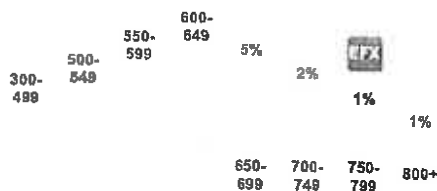
You may be able to obtain higher than average credit limits on your credit card.

Many lenders may offer you attractive interest rates and offers.

You may qualify for some special incentives and rewards that aren't always offered to the general public.



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 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: STIG ERENBJERG
SIN:
Date of Birth: 1966-04-XX

Current Address

Address: 7270 TORBRAM RD #200
MISSISSAUGA, ON

Date Reported: 2015-12 2014-12 2010-06

Previous Address

Address: 151 COURTNEY PARK DR W
#10
MISSISSAUGA, ON

Date Reported: 2015-12 2014-12 2010-06

Current Employment

Employer: ARK CONSULTING
Occupation: BUSINESS OWNER

Previous Employment

Employer: FLEXOMARK
Occupation: EUROPEAN SALES MANAGER
Employer: NEW BUSINESS MARKETING
Occupation: OPERATING MANAGER

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

Such loans are a liability of a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	\$6,000.00
Account Number:	XXX...341	Payment Amount:	\$11.00
Association to Account:	Individual	Balance:	\$3,374.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2010-05	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	72		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

MERCEDES BENZ FINSER

Phone Number:	(888)532-7362	High Credit/Credit Limit:	\$62,368.00
Account Number:	XXX...001	Payment Amount:	\$1,377.00
Association to Account:	Joint	Balance:	\$54,985.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2016-08	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	06		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Auto Monthly payments		

BELL MOBILITY

Phone Number:	(800)361-2613	High Credit/Credit Limit:	\$332.00
Account Number:	XXX...338	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$154.00
Type of Account:	Open	Past Due:	Not Available
Date Opened:	2015-10	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	16		
Payment History:	01 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	One payment past due (2017-01)		
Comments:	Monthly payments		

TDCT TR0535

Phone Number:	(866)222-3456	High Credit/Credit Limit:	\$53,625.00
Account Number:	XXX...101	Payment Amount:	\$1,006.00
Association to Account:	Joint	Balance:	\$16,367.00
Type of Account:	Installment	Past Due:	Not Available
Date Opened:	2013-07	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	44		

Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

Comments: Monthly payments

AMERICAN EXPRESS

Phone Number: (800)668-6500
Account Number: XXX...200
Association to Account: Individual
Type of Account: Open
Date Opened: 2014-11
Status: Paid as agreed and up to date
Months Reviewed: 13
Payment History: 01 payments 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit: \$5,124.00
Payment Amount: Not Available
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2015-11
Date Reported: 2016-02

Prior Paying History:

Comments: One payment past due (2016-01)
Closed at consumer request
Account paid

CAPITAL ONE HBC

Phone Number: (866)640-7858
Account Number: XXX...108
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2012-05
Status: Paid as agreed and up to date
Months Reviewed: 41
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit: \$2,000.00
Payment Amount: Not Available
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2014-01
Date Reported: 2015-10

Prior Paying History:

Comments: Closed at consumer request
Account paid

TD CREDIT CARDS

Phone Number: (800)983-8472
Account Number: XXX...691
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2009-02
Status: Paid as agreed and up to date
Months Reviewed: 12
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit: \$5,000.00
Payment Amount: Not Available
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2013-10
Date Reported: 2014-09

Prior Paying History:

Comments: Closed at consumer request
Monthly payments

TDCT TR0535

Phone Number: (866)222-3456
Account Number: XXX...101
Association to Account: Joint
Type of Account: Installment
Date Opened: 2010-05
Status: Paid as agreed and up to date

High Credit/Credit Limit: \$50,443.00
Payment Amount: \$714.00
Balance: \$0.00
Past Due: Not Available
Date of Last Activity: 2013-07
Date Reported: 2013-07

Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

Comments: Account paid
Monthly payments

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3906

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit - OPD - credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

Secured Loans

Court Name:	MINISTRY GOVT SERV	Date Filed:	2016-08
Industry Class:		Creditor's Name and Amount:	720161019 MERCEDES-BENZ FINANCIAL SERVICES CAN
Maturity Date:	2020-08		
Comments:	Security Deposit Unknown		

Secured Loans

Court Name:	MINISTRY GOVT SERV	Date Filed:	2013-07
Industry Class:		Creditor's Name and Amount:	688903326 THE TORONTO- DOMINION BANK - 34722 \$64350
Maturity Date:			
Comments:	Security Deposit Unknown		

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2016-08-16	MERCEDES BENZ FINSER (888)532-7362
2016-08-15	MERCEDES BENZ FINSER (888)532-7362
2014-11-10	AMER EXPRESS (800)575-2273

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Soft inquiries are logged internally, however only the most current is retained for each month.

2017-03-31	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-03-09	TDCT (866)222-3456

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.

