

Worksheet
Leasing

Suite: 2403 Tower: PSV Date: Apr. 10/17 Completed by: Silvana
Alfred Salib

Please mark if completed:

- ✓ ☒ Copy of 'Lease Prior to Closing' Amendment
- ✓ ☒ Copy of Lease Agreement
- ✓ ☒ Certified Deposit Cheque for Top up Deposit to ^{20%}25% payable to Blaney McMurtry LLP in Trust \$25,900 Draft
80817772
- ✓ ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. N/A Lease Amendment @ \$0.00
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 30,311.
- ✓ ☒ 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:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

ALFRED SALIB (the "Purchaser")

Suite 2403 Tower ONE Unit 3 Level 23 (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 Zero Dollars (\$0.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 26 day of May 2015.

Witness:

Purchaser: ALFRED SALIB

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 02 day of July 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Confirmation of Co-operation and Representation

BUYER: Jonathan Tyndale

Author: Alfred Salib

For the transaction on the property known as **#2403 - 4011 BRICKSTONE MEWS** **Mississauga** **L5B 0J7**

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Incorporation and Representation, the following definitions shall apply:

"Seller" includes a vendor, a landlord, a proprietor, a lessor, a transferor and "Buyer" includes a purchaser, a tenant, or a transferee, as the case may be, and "Sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. No definition shall be deemed to include other real estate.

The following information is confirmed by the undersigned salesperson/broker representative of the Brokerage(s). If a Co-operating Brokerage is involved in this 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.

LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is hereby 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 Cooperating Brokerage, Section 3 is to be completed by Cooperating 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 material 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 practices;
 - 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 offer or offer.
- However, it is understood that material 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 in making their own conclusions.

Additional comments and/or disclosures by rating broker(s): *See the rating package set it was more than one copy submitted on this property.*

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Seller agrees to deliver the property in compliance with any local, state or federal laws. The Seller agrees to be paid by the Seller in accordance with a Seller's Standard Service Agreement.

Additional comment and/or disclosure by Buyer Brokerage: (e.g. The Buyer Brokerage represents and warrants that the Buyer is acting on his own behalf)

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)



CO-OPERATING/ENTER STORAGE

5844

LISTING BROKERAGE

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to 1994, the Commission has been working to improve the quality of the data and to ensure that the data are comparable across countries. The Commission has also been working to improve the quality of the data and to ensure that the data are comparable across countries.

3. Co-operating Brokerage complies Section 3 and Listing Brokerage complies Section 1.

CO-OPERATING BROKERAGE- REPRESENTATION:

- a) ☒ The Co-operating Brokerage represents the interest 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 to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

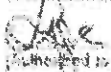
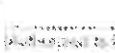
- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
Half Month's Rent plus HST to be paid from the amount paid by the Seller to the Listing Brokerage.
 (Commission As indicated in MLS® information)
 b) ☐ The Co-operating 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 who is not properly):

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 providing 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 trust of the Listing Brokerage's local real estate board. If the local board's MLS® rules and regulations so provide. Otherwise, the provision of the CREA 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 stated in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade that 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)

RE/MAX REALTY SPECIALISTS INC. (Name of Co-operating Brokerage)	WEST-100 METRO VIEW REALTY LTD. (Name of Listing Brokerage)
4310 SHERWOODTOWNE BLVD. MISSISSAUGA	129 FAIRVIEW ROAD WEST MISSISSAUGA
tel. (905) 272-3434 Fax: (905) 272-3833	tel. (905) 238-8336 Fax: (905) 238-0020
 (Authorized to bind the Co-operating Brokerage)	 (Authorized to bind the Listing Brokerage)
STEPHANIE LONGMORE (Print Name of Broker/Salesperson Representative of the Brokerage)	OMAR KANAAN SHAATH (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)

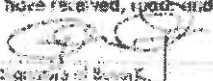
The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read and understood the above information.

 Date: 04/09/2017
 (Signature of Buyer)
 Date: 09-04-2017
 (Signature of Seller)

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Agreement to Lease Residential

Form 400

for use in the Province of Ontario

This Agreement to Lease is made this 9 day of April, 2017

TENANT (Lessee): Jonathan Tyndale

LANDLORD (Lessor): Alfred Salib

ADDRESS OF LANDLORD: _____

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 wishes, to use, the tenant hereby offers to lease, premises located at #2403 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** the lease shall be for a term of One Year commencing April 15, 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 Six Hundred Canadian Dollars (\$1,600.00) payable in advance on the first day of each and every month during the currency of the said term, first and last month's rent to be paid in advance upon completion or date of occupancy, whichever occurs first.

4. **DEPOSIT AND PREPAID RENT:** The tenant delivers, upon acceptance by negotiable cheque payable to West-100 Metro View Realty Ltd. in the amount of Three Thousand Two Hundred Canadian Dollars (\$3,200.00) 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 last month's rent. If the Agreement is not completed, 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 hereby, only the tenant named above and any person named as a Rental Application completed prior to this Agreement will occupy the premises. Premises to be used only for Residential Use.

6. **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	☒	☐	Cleaning	☐	☐
Water and Sewerage Charges	☒	☐	Children	☐	☐

The landlord will pay the property taxes, but if the tenant is registered as a Separate School Supporter, tenant will pay to the landlord a sum sufficient to cover the amount of the Separate School Tax over the Public School Tax, if any, for a full calendar year, and until the estimated 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):

JT

INITIALS OF LANDLORD(S):

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PARKING:

8. **ADDITIONAL TERMS:** _____

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of the contract and shall be read in conjunction with the contract.

10. IRREVOCABILITY is the fact that it is irrevocable by Tenant 400 part page 10

day of April 1967. The above information was obtained from a review of the file of the above named individual and is not a copy of the original document. The above information was obtained from a review of the file of the above named individual and is not a copy of the original document. The above information was obtained from a review of the file of the above named individual and is not a copy of the original document.

17. **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. Whereas a Brokerage (hereinafter "Broker") has entered into a representation agreement with the Landlord, the Broker hereby appoints the Listing Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Whereas a Brokerage represents both the Landlord and the Tenant (hereinafter "representing"), the Brokerage shall not be appointed or authorized to be used for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice (including hereby) to be provided for herein shall be in writing. In addition to any provision contained herein and in any between parties, this notice, if electronically, notice of acceptance/denial of any notice to be given or received pursuant to this Agreement or any Schedule hereto may be made. "Transmission" shall be deemed given and received when delivered physically or hand-delivered to the Address for Service provided in the Appendix (Agreement below), or where it is made to either an email address is provided herein, when transmitted electronically to that electronic address or email address, respectively, in which case, the signature(s) of the party (ies) shall be deemed to be original.

POLYMER: POLYETHYLENE TEREPHTHALATE (PET) **PACKING:** 25 KG BAGS

FOR DELIVERY OF DOCUMENTATION TO BUREAU: YES **FOR DELIVERY OF DOCUMENTATION TO REGIONAL OFFICE:** NO

Email Address: omar.said@uklogistics.com mislongmore@yahoo.co.uk
 For delivery of documents to customers

12. **EXECUTION OF LEASE:** Lease will be drawn by the landlord or the landlord's designated agent or agent, and shall include the provisions on such lease heretofore in any standard lease, and shall be executed by both parties before possession of the premises is given. The landlord shall provide in concert with their notices relating to the rights and obligations of the tenant and information on the role of the Tenant and Tenant Agent and how to contact the Board. Information for New Tenants on lease obligations by the landlord and Tenant Agent and available at www.cpa.com and

- 13. ACCESS:** The landlord shall have the right, at reasonable times to enter and show the chemical 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 chemical premises.

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

13. **RESIDENCY:** The landholder shall, both with respect to the land and in connection with the export and import of the land, be, at the time of recording this application, or becomes during the term of the tenancy, a bona fide resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (S49) as amended from time to time, and in such case the landholder shall be eligible to compete with the non-resident/foreign companies of the IFA.

- 15. USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The lender reserves the right to use and distribute all the lender's personal information by the lender and/or representative of the lender, from time to time, for the purpose of determining the creditworthiness of the lender for financing, selling or financing of the premises or the land property, or otherwise such other use of the personal information as the lender may deem appropriate.

- 12. CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision stated in this Agreement including any Schedule attached hereto, and any provision in the standard printed portion thereof, the printed provision shall supersede the attached provision to the extent of such conflict or discrepancy. This Agreement, including any Schedules attached hereto, shall constitute the entire Agreement between Vendor and Buyer. There is no representation, warranty, condition or second or condition, which affects this Agreement other than as expressed herein. This Agreement shall be void with all changes of goods or services supplied by the product.

18. **FAMILY LAW ACT:** husband was not the special case as not necessary to fit in protection under the provisions of the Family Law Act, 2 S.C.R. 1040 unless the spouse of the landlady has sustained the onus as mentioned 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:

INITIALS OF LABORER: 

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[illegible]

20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to execute and to deliver to the Lessor of the Premises and to comply by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

(Witness)

OF SAINT SE where I have hereunto set my hand and seal:

(Signature of Landlord)

(Printed or Printed and Representative)

(Signature)

DATE 04/09/2017

(Seal)

DATE

(Seal)

DATE

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable GST (and any other fee or any amount for applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission (herein).

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

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

(Signature of Agent)

(Printed or Printed and Representative)

(Seal)

DATE 04-04-2017

(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 required documents to give full force and effect to the sale evidenced herein.

(Witness)

(Signature)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: I have read and agree to the contents of this Agreement and I hereby accept and agree to the terms and conditions herein contained and I hereby agree to execute all necessary or required documents to give full force and effect to the sale evidenced herein.

Indicating acceptance by all parties at _____ a.m./p.m. on _____ day of _____, 20____.

INFORMATION ON BROKERAGE(S)

Listing Brokerage: **WEST-100 METRO VIEW REALTY LTD.**

OMAR KANAAN SHAATH

Phone: (905) 248-8336

Cooperating Brokerage: **RE MAX REALTY SPECIALISTS INC.**

STEPHANIE LONGMORE

Phone: (905) 272-3434

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.

(Signature)

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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.

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DATE 04/09/2017

(Seal)

DATE

(Seal)

DATE

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

In consideration of the Commission Brokerage Agreement, the Commission Brokerage shall be responsible and held in trust for the Commission Trust Agreement as defined in the Act and shall be subject to and governed by the Act and the Commission Trust Agreement.

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

(Signature of Landlord)

(Signature of Agent)

(Signature of Agent)

1.3 The Seller and Buyer, Agent and the Commission Brokerage shall be bound by the Commission Trust Agreement. The Commission Brokerage shall be responsible and held in trust for the Commission Trust Agreement as defined in the Act and shall be subject to and governed by the Act and the Commission Trust Agreement.

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

TENANT (Lessee): Jonathan Tyndale

LANDLORD (Lessor): Alfred Salih

for the lease of 22403 - 4011 BRICKSTONE MEWS

Mississauga

LSB 007

dated the 9

day of April

2017

THE TENANT SHALL pay his/her own hydro in the leased premises and shall maintain an account in his/her own name with TORONTO HYDRO regarding the use of hydro effective from the commencement of tenancy.

THE TENANT COVENANTS with the Landlord to pay rents and to keep the leased premises in an orderly state of cleanliness. The leased premises, and the fixtures and chattels therein shall be cared for as a prudent owner would, and left in a clean and tidy condition free of any garbage or debris at the termination of the tenancy, save and except the normal wear and tear.

THE TENANT ACKNOWLEDGES that the following existing chattels belonging to the Landlord are included in the rental for the Tenant's use: fridge, stove, built-in dishwasher, built-in microwave, washer, dryer, electric light fixtures and all permanent fixtures.

THE TENANT SHALL pay for the first \$75.00 per item in repair cost to the fixtures and appliances unless such repair was necessitated by his/her willful neglect or misuse in which event he/she shall be responsible for the entire cost.

THE TENANT SHALL instantaneously notify the Landlord of any damage or pressing need for repair, and the Landlord shall have access to the leased premises at all reasonable hours to effect repairs.

THE TENANT SHALL pay the full cost of repairs against damages to the leased premises, appliances, fixtures, chattels or other parts of the property under the Tenant's control, which are caused by his/her willful or negligent conduct, or that of the persons permitted or invited by him/her.

THE TENANT ACKNOWLEDGES that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, or liabilities on behalf of the Tenant. The Tenant shall not do anything on the premises for which the Landlord's insurance premium, if applicable, may be increased. Further, the Tenant shall hold the Landlord harmless from damages of any kind, and/or liabilities from injury to anyone whatsoever regardless of fault during this lease term and renewal thereof. The Tenant shall provide to the Landlord, on or before the commencement of tenancy, a standard tenancy package of insurance policy. No possession shall be given unless such insurance policy is obtained and in effect, and a copy of said policy has been received by the Landlord. The Tenant further agrees with the Landlord and covenants to retain such insurance policy throughout the lease term and extension thereof.

THE TENANT AGREES to pay \$300 as electronic device/keys deposit, which shall be refunded upon the

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

INITIALS OF TENANT(S):

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]

The Ontario Real Estate Association (OREA) and the Real Estate Council of Ontario (RECO) are not responsible for the content of this form. The Ontario Real Estate Association (OREA) and the Real Estate Council of Ontario (RECO) are not responsible for the content of this form.

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

TENANT (Lessee): Jonathan Tyndale

LANDLORD (Lessor): Alfred Salib

for the lease of **#2403 - 4011 BRICKSTONE MILLS**

Mississauga

LSB 017

dated the **9**

day of **April**

2017

return of, all the keys, electronic entry cards, and a garage entry remote unit, in a damage-free condition and the proof of no outstanding payment of the hydro account.

THE TENANT SHALL, for the convenience of both parties, voluntarily provide ten post-dated cheques to the Landlord upon occupancy.

THE TENANT SHALL pay a service and administration charge of \$50.00 to the Landlord for each N.S.F. cheque. **THE REGULAR OCCUPANTS IN THE LEASED PREMISES SHALL** only be those persons whose names are provided in the Rental Application.

The Tenant acknowledges that the leased premises are only for single family residential use.

THE TENANT SHALL not keep any pet in the leased premises.

THE TENANT SHALL keep the leased premises in a smoke-free (cigar and/or cigarette) environment.

THE TENANT SHALL not use this unit to run the AIRBNB business during the lease term.

THE TENANT SHALL not assign or sublet all or any part of the leased premises without the prior written consent of the Landlord.

THE TENANT SHALL cooperate with the Landlord to provide access for the Landlord's agent to show the property to prospective purchasers or tenants, during the 60 days prior to the expiration of the lease term. 24 hours notice shall be given and the showing appointment shall be at a time convenient to all parties.

THE TENANT AGREES to clean the entire suite professionally before vacating the suite at the end of the lease.

THE TENANT SHALL submit the offer together with the rental application, employment letter, and credit check report.

THIS AGREEMENT SHALL, once accepted and executed, become the actual Lease.

The parties herein agree and covenant that this Agreement and any agreement, notice or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. Further, any such electronic copy shall be deemed to have the same force and effect as an executed original.

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

INITIALS OF TENANT(S):

JT

INITIALS OF LANDLORD(S):

OK RA

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

TENANT (lessee), Jonathan Tyndale

LANDLORD (lessor), Alfred Salto

for the lease of **#2403 - 4011 BRICKSTONE MEWS**

Mississauga

LSB 017

dated the **9**

day of **April**

2017

THE TENANT agrees to pay the administration fee, if applicable, for booking the elevator to move in.

THE TENANT SHALL comply with all the Bylaws of the Condominium Corporation.

THE LANDLORD REPRESENTS AND WARRANTS that the appliances as listed in this Agreement to Lease shall be in good working order at the commencement of the lease term.

THE TENANT agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

THE TENANT agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

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

INITIALS OF TENANT(S):

(Handwritten initials)

INITIALS OF LANDLORD(S):

(Handwritten initials: EK, PCA)



This Agreement (Form 400), its Addendum and the Schedule have been reviewed by the Canadian Real Estate Association (CREA) and Ontario Real Estate Association (OREA) and their members have agreed to provide this form to their members.

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I/We hereby make application to rent 4001 Brickstone Meadows 2062 Mississauga L7W 0J8

on or after 15 day of April 2017 at a monthly rental of \$ 1,000.00

to become due and payable in advance on the 15th day of each and every month during my tenancy.

1. Name Jonathan Germaine Tyndale Date of birth 02/23/1986 Sex No. (Optional)

Driver's license No. Occupation Barber and Shop Manager

2. Name Date of birth Sex No. (Optional)

Driver's license No. Occupation

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? No If so, describe

Why are you leaving your present place of residence? Landlord is moving into unit.

LAST TWO PLACES OF RESIDENCE

Address 609-55 Eglinton ave Address

Mississauga, on Address

From 2016 to Present From to

Name of landlord Michael Fraser Name of landlord

Telephone Telephone

PRESENT EMPLOYMENT

Employer Ace of Fades Employer

Business address 1310 Dundas st e 210 Business address

Business telephone 647-637-4663 Business telephone

Position held Barber/ Shop Manager Position held

Length of employment 3.5 years Length of employment

Name of supervisor Paul Singh Name of supervisor

Current salary range: Monthly \$ 5,400.00 Current salary range: Monthly

PRIOR EMPLOYMENT

DISCLAIMER The contents of this form, and all other forms and materials provided by the Ontario Real Estate Association (OREA) are intended for use by members and affiliates of OREA who are licensed by the Real Estate Council of Ontario (RECO) and are not to be used by anyone who is not a member or affiliate of OREA.

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SPOUSE'S PRESENT EMPLOYMENT

Employer _____
 Business address _____
 Business telephone _____
 Position held _____
 Length of employment _____
 Name of supervisor _____
 Current salary (range, monthly) _____

PRIOR EMPLOYMENT

1. _____
 2. _____
 3. _____
 4. _____
 5. _____

Name of Bank _____ Branch _____ Address _____
 Checking Account # _____ Savings Account # _____

FINANCIAL OBLIGATIONS

Payments to Fido _____ Amount \$ 90.00
 Payments to Car Insurance _____ Amount \$ 212.00

PERSONAL REFERENCES

Name Alejandro _____ Address _____
 Telephone 437-999-5214 _____ Length of Acquaintance Over 5 years _____ Occupation Realtor _____
 Name Medina _____ Address _____
 Telephone 647-334-0445 _____ Length of Acquaintance Over 5 years _____ Occupation Dental Assistant _____

AUTOMOBILE(S)

Model _____ Year _____ Make _____ License Yes _____
 Make _____ Model _____ Year _____ License No _____

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the landlord only or agent of the landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant 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 may require of the landlord's usual operations.

The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the collection of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that the application is not accepted, any deposit submitted by the Applicant shall be refunded.

Signature of Applicant _____ Date 04.05.2017 _____ Signature of Applicant _____ Date _____
 Telephone _____ Address _____

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10358 (1215)

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The Toronto-Dominion Bank

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

80817772

DATE

2017-03-22

YTMMD

Transit-Serial No.

1878-80817772

Pay to the BLANEY MCMURTRY L.L.B. IN TRUST
Order of

\$ *****25,900.00

TWENTY FIVE THOUSAND NINE HUNDRED**00/100

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

Re PSN 2403 - Alfred Salib

The Toronto-Dominion Bank

Toronto, Ontario
Canada M5K 1A2

Authorized Officer

2017/2

Courtesy signed

Canadian Dollars

P2961
Number

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

⑈80817772⑈ ⑈09612004⑈

⑈3808⑈



April 3rd, 2017

To Whom It May Concern:

Jonathan Tynanle is a full time Barber and the Shop Manager with Ace of Fades Barbershop Inc., Mississauga location. He has been employed with Ace of Fades since June 4th, 2013. Jonathan earns \$2700.00 Bi-Weekly after chair rental fees. He is considered a Senior Stylist with a consistent customer base. Should you require any additional information please feel free to contact the undersigned.

Best Regards,

Paul Singh
Owner

Equifax Credit Report and Score SM as of 03/22/2017

Name: **Jonathan Derraine Tyndale**

Confirmation Number: 3462106572

Credit Score Summary

723

Good

Where You Stand

The Equifax Credit ScoreSM ranges from 300-900; higher scores are viewed more favourably than lower scores. Score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score good. Based on the score, you should be able to qualify for credit with average interest rates and offers.

Range	300 - 359	360 - 409	410 - 459	460 - 509	510 - 559	560 - 609	610 - 659	660 - 709	710 - 759	760 - 809	810 - 859	860 - 909
Canada Population	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

What's Impacting Your Score

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

- Number of Records in last 12 months
- Number of records in last 6 months
- Number of hard credit pulls in last 6 months

Your Loan Risk Rating

723

Good

Your credit score of 723 is better than 29% of Canadian consumers.

The Equifax Credit ScoreSM ranges from 300-900. Higher scores are viewed more favourably.

The Bottom Line :

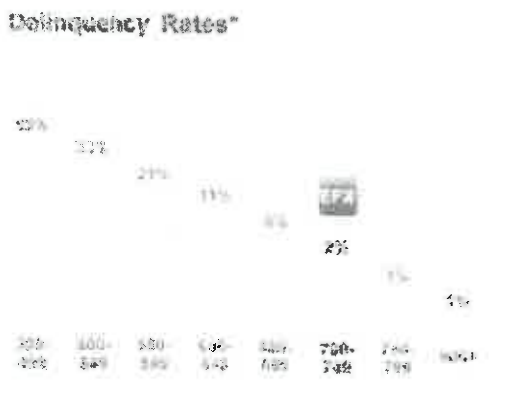
Lenders consider many factors aside from your score when making credit decisions. Therefore, many lenders would consider you to be a moderate risk. You may not qualify for credit with all lenders. When you do qualify for credit, you may pay higher interest rates and be subject to more restrictive loan terms than those with higher scores. If you're in the market for credit, this is what you need to expect.

You may not qualify for high credit limits on your credit card.

You may have to pay higher interest rates on all types of loans than those with higher scores.

The loan terms you receive can be very good or average.

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



This report is prepared for the purpose of providing information only. It is not to be used for any other purpose. It is not to be used for any other purpose.

CREDIT REPORT

Personal Information

Personal Data

Name: JOHNATHAN GERMANE TYNDALF
SSN: 574200788
Date of Birth: 1986-02-01

Current Address

Address: 609-15 FULLINGM AVE
MIDDLEBURGH, ON
Date Reported: 2016-08-2016-10

Previous Address

Address: 1011 FULTON ST
MIDDLEBURGH, ON
Date Reported: 2016-08-2016-10

Current Employment

Employer: ACE OF FADES
Occupation: BARBER

Previous Employment

Employer: UEA VINO
Occupation: BARBER

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement (0)

Credit Information

The credit history information on each account that you've specified in the past, is reflected in our database for not more than 6 years from the date of last activity. An installment loan is a fixed payment loan in which the scheduled payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but it is not used to calculate your credit score. A revolving loan is a loan in which the balance is without fixed changes from month to month, such as a credit card.

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

Bank of AMSTERDAM

Phone Number	1800295-2353	High Credit/Credit Limit	\$10,000.00
Account Number	XXXX-1234	Payment Amount	\$424.90
Associated to Account	Individual	Balance	\$421.90
Type of Account	Revolving	Paid Due	\$0.00
Date Opened	2012-01	Date of Last Activity	2017-02
Status	Paid as agreed and up to date	Date Reported	2017-02
Monthly Payment	40		
Payment History	No payment 30 days late No payment 60 days late No payment 90 days late		

Prior Payment History

Comments: Monthly payment

* This item is not displayed for all credit products. Not all data displayed credit score.

CAPITAL ONE FICO 21

Phone Number	1800646-7856	High Credit/Credit Limit	\$15,000.00
Account Number	XXXX-1234	Payment Amount	\$424.90
Associated to Account	Individual	Balance	\$421.90
Type of Account	Revolving	Paid Due	\$0.00
Date Opened	2011-09	Date of Last Activity	2017-02
Status	Paid as agreed and up to date	Date Reported	2017-02
Monthly Payment	65		

Payment history:	No payment 30 days late No payment 60 days late No payment 90 days late		
Other Paying History:	Amount in the account or credit limit		
Comments:	Monthly payments		
TDOT 433A			
Phone Number:	(800)883-4472	Full CreditCheck Limit	10,000.00
Account Number:	XXX - 123	Payment Amount:	100.00
Association or Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Post Date:	\$0.00
Date Opened:	2013-01	Date of Last Activity:	2015-09
Status:	Payment up to date	Date Reported:	2017-03
Account Renewal:	Yes		
Payment history:	No payment 30 days late No payment 60 days late No payment 90 days late		
Other Paying History:	Amount in the account or credit limit		
Comments:	Monthly payments		

Credit History and Banking Information

A credit transaction will automatically purge from the system on 10 years from the date of last activity. All banking information (checking or savings accounts) will automatically purge from the system on 10 years from the date of last payment.

No banking information on file

Please contact us at 1-800-883-4472 or Equifax@equifax.com for more information.

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges on 10 years from the date of discharge or the date of a court bankruptcy. If the consumer declares federal bankruptcy, the system will keep each bankruptcy on file for 10 years from the date of each discharge. All bankruptcies reported to a bankruptcy report or the relevant included in bankruptcy. And will purge on 10 years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debt, Credit Counseling

When voluntary deposit - Orderly Payment Of Debt, Credit Counseling is paid, it will automatically purge from the system on 10 years from the date paid.

Registered Governor Proposals

When a registered Governor proposal is paid, it will automatically purge from the system on 10 years from the date paid.

Registered, State Of Maryland Information, Government Of Texas

The state will automatically purge from the system on 10 years from the date paid.

Registered Users

A record then will automatically purge from the system on 10 years from the date paid. (Section 4.1, Public Records section 17) or 10 years (10 years).

Collection Accounts

A collection account under public records will automatically purge from the system on 10 years from the date of last activity.

No Collection information on file

Credit Inquiries to the File

The following inquiries were generated because the listed user only requested a copy of your credit report. An inquiry made by a Credit user is different from inquiry to credit report from the date of the inquiry. The system will keep a maximum of two (2) inquiries.

2016-03-10	TDOT 1003280 1200
2014-03-27	CAPITAL 0200 1000 0000 0000
2014-12-11	WAL 0000000 2000
2011-02-01	TDOT 0000000 0000

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

Complete and submit a Complete Credit Report Request Form to Equifax.

By mail:

Equifax Canada Inc.
Consumer Relations Department
Box 1960 Saint John's Station
Montreal, Québec H3Y 3Z7

By fax: 1-877-550-5502

Equifax will review any new details you provide and complete it on the information in our files. If our credit review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source confirms no and the information is incorrect or incomplete, they will send Equifax corrected information and our file changes will be accordingly. If the source confirms that the information is correct, we will not make any changes in our file. In either case, you may add a statement to our file explaining circumstances you state. Equifax will update your statement on its credit report within 30 days of receipt of a written statement.

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 one or two creditors who received data within 60 days before the change was made.



Dear Alfred Salib,

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 2403, Unit 3 Level 23, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$280,900.
Down Payment: \$70,225
Mortgage Amount: \$210,675
Capped Interest rate: 3.79%
Term: 5 years
Amortization: 30 years
Total Payment: \$995.83

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements


(For Street Capital)
Sukhdeep Lamba

27/08/2016
(Date)