Worksheet
Leasing

Suite: 2810 Tower: PSV Date: May 28 17 Completed by: Ante

Qing Nong + Xing Liang

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment – must be executed by builder * attached
- ✓ Copy of Lease Agreement
- ~~Certified Deposit Cheque for Top up~~ Deposit to ~~25%~~ 28% payable to Blaney McMurtry LLP in Trust
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1500 + HST = \$1695.00
- Agreement must be in good standing. Funds in Trust: \$ 56,685.00 as of May 15/17 report! – 15%
- ✓ 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 Letter of sufficient funds
- 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

QING NONG and XING LIANG (the **"Purchaser"**)

Suite **2810** Tower **ONE** Unit **10** Level **27** (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~~%) 20 of the Purchase Price by the Occupancy Date; QN XL

(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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee 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 sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(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

QN XL

DATED at **Mississauga, Ontario** this 13th day of May 201~~2~~7.

Witness: _______________ Purchaser: **QING NONG**

Witness: _______________ Purchaser: **XING LIANG**

QN XL

THE UNDERSIGNED hereby accepts this offer.

DATED at _______________ this _______ day of _______________ 201~~2~~7.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

RESIDENTIAL CONDO LEASE AGREEMENT

THIS RENTAL LEASE AGREEMENT (hereinafter "Agreement") is entered, on: **May 21, 2017**, by and between:

The lessors: Qing Nong
Xing Liang
(Hereinafter"Landlord")

And the lessees: Mai Ahmed Mohan Farag
Hassan Kamel
(Hereinafter "Tenant")

In regards to the property:

4011 BRICKSTONE Mews, unit 2810
Mississauga, Ontario
L5B 0J7
(Hereinafter"Condo")

The Landlord and tenant do hereby agree to abide by the terms set out in this Agreement. The terms in this Agreement are as follows:

1. **THE CONDO**:

In consideration of the rent to be paid by the Tenant and of other covenants and agreements herein contained, the Landlord rents to Tenant the Condo:

The Tenant shall use the condo only for residential purpose.

The tenant agrees that the condo shall be a non-smoking and no-pets environment. No smoking is allowed anywhere in the Condo.

The Tenant agrees that no more than two residents are allowed in the Condo.

The rent covers the cost of water and condominium maintenance fee.

MF HK

XL QN

2. PAYMENT SCHEDULE AND DETAILS

The Tenant agrees to pay: $ 2100 monthly, payments are preferred in form of post-dated cheques, or online bank payment arrangement, ON or BEFORE the 24th day of the MONTH. The first and last month payments are due upon signing of this lease.

A **$200** deposit is required for each key-less access(the remote) to the premise on the day of move-in. The deposit will be returned to the tenant in full at end of the lease, provided that the remote is in good working order.

Should Tenant's payment be returned for insufficient fund, the Tenant shall be liable to the Landlord for the amount of penalty charged by the bank.

The Tenent is responsible to request and terminate electricity, cable, internet, and phone services under their name and to pay all the associated fees incurred.

3. LENGTH OF AGREENENT

This Agreement shall begin on the 29 May 2017, and will remain effective until the 28 May 2018, unless renewed or extended pursuant to the terms herein and shall be based on a monthly term.

4. TENANT(S) RESPINSIBILITIES

The Tenant agrees to the following responsibilities:

The Tenant shall inform the Landlord of any condition that may cause damages to the Condo. If the Condo or part of the Condo is partially damaged by fire or other casualty not due to the negligence or willful act of the Tenant or an agent of Tenant, the Condo will be immediately repaired by the Landlord and there will be an abatement of rent corresponding with the time during which the Condo was untreatable.

Upon the termination of expiration of this Agreement, the Tenant shall deliver the properties, amenities, appliances and any other aspects of the Condo in as good condition as at the commence of this Agreement or as maybe put in during the Agreement. Furthermore, the Landlord retains a landlord lien on all personal properties placed upon the premise to secure the payment of rent and any damages to the Condo.

The Tenant agrees to provide the Landlord with a written notice in advance no less than SIXTY (60) days should he/she decides to move prior to the end of this Agreement. The Tenant also agrees to pay one more month rent than the actual occupany period in case of earlier termination of this agreement.

XL QN HF HK

5. CONDO ALTERATIONS

The Tenant shall make no alterations, additions or improvement to the Condo (including the application of paints, stain, nails and screws on the woodwork, walls, floors or furnishing) without first obtaining express written consent of the Landlord.

6. INSURANCE

The Tenant acknowledges that the Landlord insurance doesn't cover Tenant's personal properties by fire, rain, war, act of others, or any other causes. The Landlord is not held liable for such losses. The Tenant hereby is advised to obtain their own insurance policy to cover any personal losses.

7. ENTRY FOR REPAIR OR SHOW

In addition to the rights provided by the law applicable to Province of Ontario, the Landlord shall have the right to enter the Condo at all reasonable times for the purpose of inspecting, repairing or showing to prospective tenants or purchasers. The Landlord shall give the Tenant a reasonable notice of intent before entering the Condo except in the case of an emergency.

8. WAIVER

The Landlord's failure to enforce or insist on the compliance with any provisions of this Agreement shall not be deemed as waiver nor a limitation of the Landlord's right to enforce or insist on the compliance with the provisions of this Agreement.

XL QN MF HK

9. ASSIGNMENT, SUB-LET AND LICENCE

The Tennant shall not assign, sub-let or grant license of using the Condo or any part thereof without prior written consent of the Landlord.

The parties hereby indicate by the signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

Landlord: Qing Nong
Signature:
Date: May 23, 2017

Tenant: Xing Liang
Signature:
Date: May 23, 2017

Tenant: Mai Ahmed Mohan Farag
Signature:
Date: 05/23/17

Tenant : Hassan Kamel
Signature:
Date: 05/23/17

ADDENDUM:

- Washer and dryer shall be installed before beginning of June 2017
- One underground parking spot and a storage locker are included with the unit

XL QN
XL QN

HpK MF
HK MF

BMO Bank of Montreal · Banque de Montréal

889691

100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

DATE 20170523
Y/A M/M D/J

CTI

Canadian Dollar Money Order - not exceeding $2,500 Cdn
Mandat en dollars Canadiens - n'excédant pas

Pay to the order of / Payez à l'ordre de AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

$ 1695 00/XX

BANK OF CAD 1695.00
MONTREAL

/100 Canadian Dollars Canadiens

for Bank of Montreal/pour la Banque de Montréal
Montreal, Canada/Montréal, Canada

QING NONG
Purchaser's Name/Nom de l'acheteur

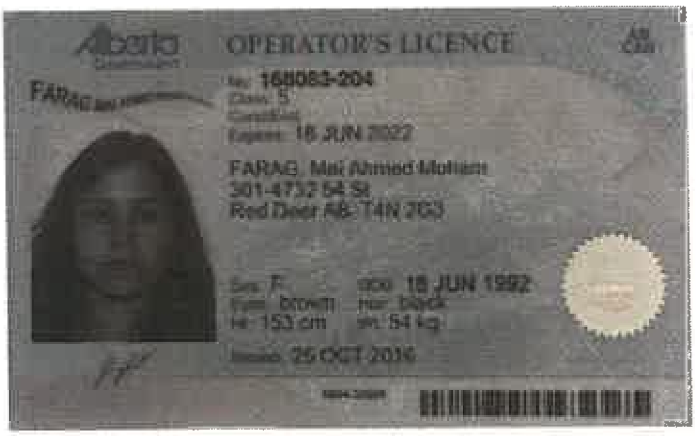
XING LIANG
Purchaser's Address/Adresse de l'acheteur
6151 Hardesty Cres, Mississauga, ONT L5V1B4

William A. Downe
"President and Chief Executive Officer, BMO Financial Group"
"Président et chef de la direction, BMO Groupe Financier"

Prod. 1065412 - Form 873 BL (05/07)

⑆06952⑈001⑆ 04940188969171⑈ 90

Received by Anita
May 23 1 17


OPERATOR'S LICENCE
No: 168083-204
Class: 5
Expires: 18 JUN 2022
FARAG, Mai Ahmed Mohan
301-4732 54 St
Red Deer AB T4N 2G3
Sex: F
DOB: 18 JUN 1992
Eyes: brown
Hair: black
Ht: 153 cm
Wt: 54 kg
Issued: 25 OCT 2016

118

HASSAN HUSSEIN KAMEL
NEVINE HOSNY EL GAMAL
APT 1215 4000 MAISONNEUVE W.
MONTREAL PQ H3Z 1J9
(514) 933-0458

DATE 29 MAY 2017

PAY TO THE ORDER OF QING NONG $ 2100.00

TWO THOUSAND ONE HUNDRED/ /100 DOLLARS

Security features included. Details on back.

STYLE 133

RBC

ROYAL BANK OF CANADA
2157, GUY STREET
MONTREAL, QUEBEC H3H 2L9

MEMO JUNE 2017 RENT

⑈118⑈ ⑆05981⑉003⑆510⑉371⑉8⑈

119

HASSAN HUSSEIN KAMEL
NEVINE HOSNY EL GAMAL
APT 1215 4000 MAISONNEUVE W.
MONTREAL PQ H3Z 1J9
(514) 933-0458

DATE 29 MAY 2017

PAY TO THE ORDER OF QING NONG $ 2100.00

TWO THOUSAND ONE HUNDRED/ /100 DOLLARS

Security features included. Details on back.

STYLE 133

RBC

ROYAL BANK OF CANADA
2157, GUY STREET
MONTREAL, QUEBEC H3H 2L9

MEMO ~~JUNE~~ MAY 2018 RENT

⑈119⑈ ⑆05981⑉003⑆510⑉371⑉8⑈

ClosetsbyDesign

May 23, 2017

To whom it may concern;

This is to confirm that Mai Farag, is an employee of Closets By Design. She is employed as a Sales/Designer since April 10th, 2017.

If you have any questions, or need additional information please don't hesitate to call me.

Regards

Sylvia Lehman

Sales Manager

Closets By Design

416-742-3197 Tel
705-727-1100 Tel
800-293-3744 Toll Free
73 Saunders Road
Barrie, Ontario L4N 9A7
www.closetsbydesign.ca
independently owned and operated

My Latest Claim

HASSAN KAMEL

Did you know...

- if you do not receive email alerts when new important Employment Insurance (EI) claim information is available in your My Service Canada Account, go to View my status and correspondence and select "Register for Alert Me" from the left-hand menu to register now!
- additional information on your latest claim may be available on the View my status and correspondence page.
- to prevent any delays, you must complete your report within three weeks of its due date.

No Employment Insurance benefits are payable to you from December 19, 2016 to January 26, 2017 because you are not considered available for work during this period.

If you have any additional information which could change this decision, or would like more details, please contact us at either 1-800-206-7218 or at a Service Canada Centre. For faster service, always give us your Social Insurance Number. When you call us, you will also be required to provide your Access Code.

Our decisions are based on the Employment Insurance Act and its Regulations. If you disagree with this (these) decision(s), a request for a reconsideration of that decision must be made in writing to the Commission within 30 days of the date the decision was initially communicated to you.

For more information on how to request a reconsideration and to obtain a “Request for Reconsideration” form, please visit www.ei.gc.ca.

No Employment Insurance benefits are payable to you from December 19, 2016 to January 26, 2017 due to your absence from Canada during this period.

If you have any additional information which could change this decision, or would like more details, please contact us at either 1-800-206-7218 or at a Service Canada Centre. For faster service, always give us your Social Insurance Number. When you call us, you will also be required to provide your Access Code.

Our decisions are based on the Employment Insurance Act and its Regulations. If you disagree with this (these) decision(s), a request for a reconsideration of that decision must be made in writing to the Commission within 30 days of the date the decision was initially communicated to you.

For more information on how to request a reconsideration and to obtain a "Request for Reconsideration" form, please visit www.ei.gc.ca.

Start Date of Claim:	November 27, 2016
Waiting Period:	January 22, 2017 to February 04, 2017
Type of Benefit:	Regular benefits
Total Insurable Earnings:	$18,561
Benefit Rate:	$537
Federal Tax:	$24
Total Insurable Hours:	1820
Total Weeks of Regular Entitlement:	47
Weeks of Regular Benefits Paid:	14
Total Weeks Paid:	14
End Date of Claim:	April 28, 2018 [1]
Last Report Processed:	April 30, 2017 to May 13, 2017
Last Report Processed on:	May 15, 2017
Other Monies:	
Severence pay and vacation pay:	November 27, 2016 to January 07, 2017
Weekly Amount:	$1,222
Last Week Amount:	$273

▼ Please note that the date provided in the "End Date of Claim" does not necessarily mean that

EI benefits will be paid up to that date. (show or hide details)

You will stop receiving benefits once one of the following 2 conditions has occurred:

- All the weeks of benefits to which you were entitled to have been paid. This occurs when the number of weeks displayed in the "Weeks of Regular Benefits Paid" row is equal to the number of weeks displayed in the "Total Weeks of Regular Entitlement".
  OR
- The "End Date of Claim" has been reached.

Note: In certain situations, the "End Date of Claim" may be extended. Consult the Service Canada website "For how long will I receive benefits?" for additional information.

Return to My Service Canada Account home page

Date modified:

2017-05-06

Feedbac

HASSAN HUSSEIN KAMEL
Sign Out

Products & Services | My Accounts | Customer Service | May 20, 20

Accounts Summary

Welcome, Hassan

Alerts | (19) Messages | eBills | Documents | Offers | Prir

Bank Accounts

+ Open a Bank Account

RBC VIP Banking™ [redacted]	$19,088.22
U.S. Personal Account [redacted]	USD $17,985.00
RBC High Interest eSavings™ [redacted]	$33,627.70
Total:	$52,715.92 USD $17,985.00

Quick Payments & Transfers

From: Chequing 05981-510371

To: Select...

$ 0.00 CAD

Submit

ank

Feedba

HASSAN HUSSEIN KAMEL

My Accounts | Customer Service

g™ (3718) ▾

Alerts (19) Messages eBills Documents Offe

TM, CAD

Current Balance ⓘ	**$19,088.22**	Transfer Funds
Available Balance ⓘ	$20,688.22	Pay Bills
Authorized Overdraft ⓘ	**$1,600.00**	*Interac*† e-Transfer
View Statements		Set Up Alerts

r Transfer

ng 05981-51037 ▾ To: Select Account ▾ $ 0.00 CAD ▾ Submit

Month ▾ Year ▾ View Display : 30 days 14 days Search

As of May 20, 2017 Download Transactions

DESCRIPTION	WITHDRAWALS	DEPOSIT	BALANCE
EI -CANADA		$2,052.00	$7,578.43

Need Help?

Enter your question here

Top 5 FAQs for this page

What would you like to do

Manage Pre-Authorized Contrib

Daily Transaction Limits

Transfer Pre-Authorized Payme

International Money Transfer

EQUIFAX

▸ Print This Page ▸ Close Window

Equifax Credit Report and Score ™ as of 05/18/2017

Name: **Hassan h H. Kamel**

Confirmation Number: **3534058817**

Credit Score Summary

770

Excellent

Where You Stand

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

EFX

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

What's Impacting Your Score

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

Total number of other inquiries.
Total number of telco inquiries.
Most recent telco Inquiry.

Your Loan Risk Rating

770

Excellent

Your credit score of 770 is better than 50% of Canadian consumers.

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

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

The Bottom Line :

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.

An installment loan is a fixed-payment loan in which the monthly 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 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.

CAPITAL ONE HBC

Phone Number:	(866)640-7858	High Credit/Credit Limit:	$3,000.00
Account Number:	XXX...821	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$2.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2015-11	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-05
Months Reviewed:	18		
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		

TELUS MOBILITY

Phone Number:	(800)777-1888	High Credit/Credit Limit:	$362.00
Account Number:	XXX...549	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$362.00
Type of Account:	Open	Past Due:	$251.00
Date Opened:	2015-09	Date of Last Activity:	2017-02
Status:	One payment past due	Date Reported:	2017-05
Months Reviewed:	20		
Payment History:	01 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

BQE ROYALE

Phone Number:	(514)874-3043	High Credit/Credit Limit:	$15,000.00
Account Number:	XXX...001	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2015-01	Date of Last Activity:	
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	27		
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		

Account Number: XXX...181
Association to Account: Individual
Type of Account: Open
Date Opened: 2015-10
Status: Paid as agreed and up to date
Months Reviewed: 14
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

Payment Amount: Not Available
Balance: $10.00
Past Due: $0.00
Date of Last Activity: 2016-10
Date Reported: 2016-11

BELL MOBILITY
Phone Number: (800)361-2613
Account Number: XXX...547
Association to Account: Individual
Type of Account: Open
Date Opened: 2015-02
Status: Paid as agreed and up to date
Months Reviewed: 14
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

High Credit/Credit Limit: $0.00
Payment Amount: Not Available
Balance: $0.00
Past Due: $0.00
Date of Last Activity: 2016-03
Date Reported: 2016-03

CAPITAL ONE HBC
Phone Number: (866)640-7858
Account Number: XXX...582
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2008-03
Status: Paid as agreed and up to date
Months Reviewed: 60
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Account Closed
Monthly payments

High Credit/Credit Limit: $1,500.00
Payment Amount: Not Available
Balance: $0.00
Past Due: $0.00
Date of Last Activity: 2013-11
Date Reported: 2016-03

BELL MOBILITY
Phone Number: (800)361-2613
Account Number: XXX...172
Association to Account: Individual
Type of Account: Open
Date Opened: 2010-09
Status: Paid as agreed and up to date
Months Reviewed: 52

High Credit/Credit Limit: $800.00
Payment Amount: Not Available
Balance: $0.00
Past Due: $0.00
Date of Last Activity: 2014-08
Date Reported: 2015-09

2014-07-07	MORTGAGE ARCHITECTS (905)542-9100
2014-06-06	TELUS (888)811-2500

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 Sol inquiries are logged internally, however only the most current is retained for each month.

2017-05-09	BANK OF MONTREAL (877)304-4121
2016-12-07	CAPITAL ONE HBC (866)540-7858

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.

BMO Bank of Montreal
Britannia & Creditview Branch
6085 Creditview Road, Unit 1
Mississauga, Ontario L5V 2A8

Apr 11/2017

TO WHOM IT MAY CONCERN

Dear Sirs,

Re: Xing Liang & Qing Nong

This letter is to certify that above clients has been banking with BMO Bank of Montreal since Oct 1995. We also confirm their bank account is in good standing and well maintained. They have the ability to complete the transaction of $309000.00 for the purchase of 4011 Brickstone Mews, Suite 2810, Mississauga ON.

Please do not hesitate to call below for further information.

Very truly yours,

Creado

Priscilla Creado
Branch Manager
Tel: 905-567-4038