

Worksheet Leasing

Suite: 3008 Tower: DW Date: May 2nd 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 Blaney McMurtry LLP in Trust Amacon to verify
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership ✓
- ☒ Agreement must be in good standing. Funds in Trust: \$ Amacon 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 N/A
- ☒ Copy of the Purchaser's Mortgage approval Amacon to verify
- ☒ 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

DARKO KIRIK (the "Purchaser")

Suite 3008 Tower ONE Unit 8 Level 29 (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 ~~four~~ ^{20%} percent of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand 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 6 day of April 2017

D. Mestorovich

Witness:

D. Kirik

Purchaser: DARKO KIRIK

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 6 day of April 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer

I have the authority to bind the Corporation

This Agreement to Lease dated this 24 day of April, 2017

TENANT (Lessee), Hector Robinson and Jason Robinson

(Full legal names of all tenants)

LANDLORD (Lessor), Darko Kirlik

(Full legal name of landlord)

ADDRESS OF LANDLORD

(Legal address for the purpose of resolving 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 length of lease, I/we, the tenant hereby offer to lease premises known as:

#3008-4011 BERICKSTONE AVE

Mississauga

L5B 0J7

2. **TERM OF LEASE** The lease shall be for a term of One Year

commencing May 1, 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 (CDN\$ 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 of date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT** The Tenant delivers, upon acceptance

by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE

(Name of the person or company to whom the deposit is to be paid)

In the amount of Eight Thousand

Canadian Dollars (CDN\$ 8,000.00)

as a deposit to be held in trust as security for the faithful performance by the Tenant of all

terms, covenants and conditions of this Agreement and to be applied by the landlord against the first

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 the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. 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 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	☒	☐	☐	☒
Oil	☒	☐	☒	☐
Electricity	☐	☒	☒	☐
Hot water, heater rental	☒	☐	☒	☐
Wear and tear, garbage, storage	☒	☐	☐	☐
Cable TV	☐	☐	☐	☒
Condominium/Cooperative fees	☐	☐	☒	☐
Garbage Removal	☐	☐	☒	☐
Other	☐	☐	☐	☐

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supplier, 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 role 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)

INITIALS OF LANDLORD(S)

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7. PARKING: One Underground Parking Space

8. ADDITIONAL TERMS:

9. SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A

10. IRREVOCABILITY: This offer shall be irrevocable by Landlord until 8:00 p.m. on the 28 26.

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 mentioned 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 below, or where a transmission number or email address is provided herein, when transmitted electronically to the transmission number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: 905-286-4271 (For delivery of Documents to Landlord) FAX No.: 905-365-6677 (For delivery of Documents to Tenant)

Email Address: dlukatoska@gmail.com (For delivery of Documents to Landlord) Email Address: realtr@atheminate.com (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 is 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 view the 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 premises.

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

15. RESIDENCY: The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or becomes, during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, R.S.C. 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 heretofore 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):

INITIALS OF LANDLORD(S):

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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) Ariham Naqi

(Witness) Ariham Naqi

(Witness)

We, the Landlord hereby accept the above offer and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

SPECIAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition envisioned herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary of (real) estate documents to give full force and effect to the sale evidenced herein.

(Witness)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 12:00 am on 16th day of APRIL, 2017.

INFORMATION ON BROKERAGE(S)

Listing Brokerage: ORION REALTY CORPORATION

DRAGANA NESTOROVSKI

Co-op/Tenant Brokerage: RIGHT AT HOME REALTY INC.

ARIHAM NAQI

Tel. No. (416) 733-7784

Soleperson / Broker Name

Tel. No. (905) 565-9200

Soleperson / Broker Name

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and authorize the Brokerage to forward a copy to my lawyer.

(Landlord) DATE APR 25/17

(Landlord) DATE APR 24/2017

Address for Service

Tel. No.

Landlord's Lawyer

Address

E-mail

Tel. No.

FAX No.

Tel. No.

Address

E-mail

Tel. No.

FAX No.

FOR OFFICE USE ONLY

For 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 are 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 Regulations.

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

(Signature)

(Authorized to bind the listing Brokerage)

Acknowledged by:

(Authorized to bind the Co-operating Brokerage)

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

TEENANT (Lessee), Hector Robinson and Jason Robinson

LANDLORD (Lessor), Danko Kirik

for the lease of #3008 - 4011 BRICKSTONE MEWS

LSB 017

dated the 24th day of April

Mississauga

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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations. In using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

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 and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including changes of light bulbs, furnace filters, etc.

The Tenant agrees to deliver to The Landlord 7 [SEVEN] post-dated cheques covering the monthly rental payments payable to Danko Kirik on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he/she chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 security deposit in the form of a cheque payable to Danko Kirik before taking occupancy of the unit for the use of keys and tools.

Landlord agrees to provide the tenant with TWO SETS 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 those listed in the rental application submitted in addition to this offer to lease 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.

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

INITIALS OF TENANT(S)

INITIALS OF LANDLORD(S)

Form 400

Agreement to Lease - Residential

for use in the Province of Ontario

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

TENANT (Lessee), Hecker Robinson and Jason Robinson

LANDLORD (lessor), Danko Kink

for the lease of #3008 - 4011 BRICKSTONE MEWS

Mississauga

LSB 017

dated the 24 day of April

2017

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

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 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. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenant's name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

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 allow the Landlord or Landlord's Representative 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 Landlord agrees to have the unit in broom-swept and mopped condition on the closing day.

The Landlord agrees to have blinds installed in the unit prior to the tenant taking occupancy.

Handwritten initials: ALG and STR with circled initials DK and STR.

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

INITIALS OF TENANT(S)

Handwritten initials: HSR and STR.

INITIALS OF LANDLORD(S)

Handwritten circled initials: DK.

Confirmation of Co-operation and Representation

Form 320

for use in the Province of Ontario

BUYER: Hector Robinson and Jason Robinson

SELLER: Dainko Kirik

For the transaction on the property known as: #3008-4011 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, "sale" 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) involved in the transaction, the Brokerage(s) 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 (R.E.B.B. 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 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)

- b) ☐ The listing Brokerage is providing Customer Service to the Buyer.

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 equitably 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 does not represent the Buyer and the property is sold with any real estate brokerage. The Brokerage will be paid by the Seller in accordance with a Seller, Customer Service Agreement ☐ or 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.)

[Signature]
BUYER

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

[Signature]

[Signature]

[Signature]

CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE

3. Co-operating Brokerage completes Section 3 and Using 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 Using Brokerage will pay the Co-operating Brokerage the commission as indicated in the MISO information for the property
Half Month's Rent Plus HST.
(Commission As Indicated in MISO 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 offering an (his) 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 Using Brokerage, then the agreement between Using 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 MISO rules and regulations pertaining to commission trusts of the Using Brokerage's local real estate board. If the local board's MISO rules and regulations to provide. Otherwise, the provisions of the GREA recommended MISO 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 Using 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 MISO rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

RIGHT AT HOME REALTY INC.

(Name of Co-operating/Buyer Brokerage)

480 EGLINTON AVE WEST #30 MISSISSAUGA

Tel. (905) 565-9200

Fax: (905) 565-6677

(Authorized to bind the Co-operating/Buyer Brokerage) Date: April 24, 2017

ARIHAM NAOI

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

ORION REALTY CORPORATION

(Name of Using Brokerage)

200-465 BURNHAMTHORPE RD W MISSISSAUGA

Tel. (416) 743-7784

Fax: (905) 286-5271

(Authorized to bind the Using Brokerage) Date: April 25, 2017

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.

Date: April 24, 2017

Signature of Buyer: Hector Robinson

Date: April 24, 2017

Signature of Buyer: Jason Robinson

(Signature of Seller)

Date: APR 25/17

(Signature of Seller)

Date: APR 25/17

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10358 (1215)

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The Toronto-Dominion Bank

80357039

1585 MISSISSAUGA VALLEY BOULEVARD
MISSISSAUGA, ON L5A 3W9

DATE

2017-04-29

YYYYMMDD

Transit-Serial No. 311-80357039

Pay to the
Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$*****1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100 Canadian Dollars

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

Re 3008-4011 Brickstone Mews

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer:

Salechi

Countersigned

Number

⑈80357039⑈ ⑆09612⑈004⑆

⑈3808⑈

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

THERE ARE NO OFFICIAL OBSERVATIONS



UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT
PASSPORT

αὐτῶν

សម្រាប់/ចំពោះ

521922257

ROBINSON

(2) សម្រាប់/សម្រាប់ អង្គការ

HECTOR GEORGE

BRITISH CITIZEN

16 JAN / JAN 06

W ST THOMAS

11 APR / AVR 14 IPS

1 APR / AVR 24

[illegible]

Subject: Immigration, Refugees and Citizenship Canada: Information about V311120519
From: Do Not Reply - Ne Pas Repondre (Client-update-mise-a-jour@clc.gc.ca)
To: robinson_hector@yahoo.com;
Date: Tuesday, September 6, 2016 8:58 PM



Citizenship and Immigration Canada | Citoyenneté et Immigration Canada

Status : eTA approved
Name : HECTOR GEORGE ROBINSON
Passport number : 521922257
eTA number : J502443901
Expiration : 2021/09/05

Your application for an Electronic Travel Authorization (eTA) has been approved. You are now authorized to travel to Canada by air.

When you travel to Canada, you will need to bring the passport you used to apply for your eTA, as the eTA is electronically linked to it. Should you obtain a new passport, you will need to apply for a new eTA.

Airline check-in staff and the Canada Border Services Agency will have electronic access to your eTA status using your passport.

In the future, you can verify the status and expiration of your eTA by using the eTA Check Status Tool. To do this, you will need the eTA number noted above and details from the passport you used to apply for your eTA.

For information on what to see and do in Canada, visit www.Canada.travel. See you in Canada!

Do you plan on visiting the United States? You may require authorization through the Electronic System for Travel Authorization (ESTA). Find out more on the ESTA website.

STUDENT



JASON
ROBINSON

Expires 09/08/2019

Sheridan

one
card

CAYMAN ISLANDS DRIVER'S LICENCE

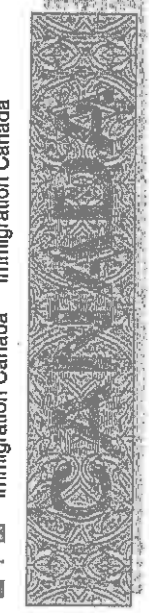
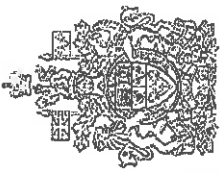
LICENCE NO. 1344015
TYPE Full
ISSUED 06-Jan-17
EXPIRES 06-Jan-22
GROUPS 2
SEX M
HEIGHT 71
EYE BROWN
HAIR BLACK
DOB 18-Jan-96
DISABILITY None



JASON
THEODORE
ROBINSON
14968 SHAMROCK ROAD BT
PO BOX 785 SAV
GRAND CAYMAN KY1-1502



Jason R
Signature of Holder



CANADA

DD200 623 485

F311227869



JASON THEODORE ROBINSON
A4 SAVANNAH GRAND
PO BOX 785
GRAND CAYMAN KY1-1502
CAYMAN ISLANDS

Application/Demande: S301607169

UCI/IUC: 55476746

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille: ROBINSON
Given Name(s)/Prénom(s): JASON THEODORE
Date of Birth/Date de naissance: 1996/01/18 (yyyy/mm/dd - aaaa/mm/ff)
Sex/Sexe: MALE
Country of Birth/Pays de naissance: JAMAICA
Country of Citizenship/Citoyen de: UK - BRIT. OVERSEAS TERR.
Travel Doc No./N° du document de voyage: 604061060 PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le: 2016/09/08 (yyyy/mm/dd - aaaa/mm/ff)
Expiry Date/Date d'expiration: 2020/07/31 (yyyy/mm/dd - aaaa/mm/ff)
Case Type/Genre de cas: 31
Institution Name/Nom de l'institution: DESIGNATED LEARNING INST-ON
Field of Study/Domaine d'études: ANY DESIGNATED POST SECONDARY INSTITUTION
In Force From/En vigueur le: 2016/09/08 (yyyy/mm/dd - aaaa/mm/ff)

Conditions:

1. ATTENDANCE AT THE UNIVERSITY, COLLEGE OR OTHER INSTITUTION SPECIFIED BY THE IMMIGRATION OFFICER.
2. MUST LEAVE CANADA BY 2020/07/31

Remarks/Observations:

MAY WORK 20 HRS OFF-CAMPUS OR FULL-TIME DURING REGULAR BREAK
IF MEETING CRITERIA OUTLINED IN SECTION 186(V) OF IRPR. BXR 15268

THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801
Toronto, ON, M3C 3E5
Ph. 416-733-7784
Fax. 416-499-1844

DATE: April 26 2017 TIME: 1:47 PM.

RECEIVED FROM: Hector & Jason Robinson

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

AMOUNT \$ 7,000

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 4011 Brckstone Mews # 3008
(PROPERTY ADDRESS)

RECEIVED BY: [Signature]

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECIEPT FOR THE CLIENT

RECEIPT

The Toronto-Dominion Bank

20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

80974597

2017-04-26

YYMMDD

Transit-Serial No. 1275-80974597

Pay to the Order of Orion Realty Corporation Brokerage

\$ *****8,000.00

EIGHT THOUSAND**00/100

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

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Canadian Dollars

Authorized Officer

Erica Murgon
Countersigned

Number

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

⑈80974597⑈ ⑆09612⑈004⑆

⑈3808⑈



ARHAM NAQI
TORONTO REAL ESTATE BOARD MEMBER
SALES REPRESENTATIVE
P: 647-973-3714 / 905-385-9200
F: 905-585-6677
E: rcaltor@arhamnaqi.com
480 EGLINTON AVENUE W.
MISSISSAUGA, ON L5R 1Y5

RIGHT AT HOME
REALTY INC.

rightattherealty.com

REALTOR

MOURANT OZANNES

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Camana Bay
PO Box 1348
Grand Cayman KY1-1108
Cayman Islands
T +1 345 949 4123
F +1 345 949 4647
mourantozannes.com

Private and Confidential

To Whom It May Concern

25 April 2017

Our ref: MOURANTOZANNES/70124202/1

Dear Sir/Madam,

Re: Mr. Hector Robinson

This letter serves to confirm that the above named individual is an equity partner in the Mourant Ozannes Cayman Litigation practice group, and has been employed with this firm since March 2000.

Base drawings for the fiscal year 1 February 2017 – 31 January 2018 are US\$350,000 with profit allocations paid quarterly in arrears once the fiscal year has closed and results are audited.

This information is given in the strictest confidence and is to be used solely for the purpose request on the basis that no legal liability arises for this Company, its Partners or employees.

Should you require any additional information please feel free to contact me directly.

Yours sincerely,



Sarah Kelly
Global Head of Human Resources

D. 1 (345) 814-9270
E. sarah.kelly@mourantozannes.com