

Worksheet Leasing

Suite: 703 Tower: PSV Two Date: March 21/17 Completed by: Ivan
Parmjit Samra

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to 20% 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. Courier to Dragana at Amacon Head office (Toronto). \$1,695
- ☒ Agreement must be in good standing. Funds in Trust: \$ 75,262.50
- ☒ 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

Note:

Once all of the above is completed, email the full package immediately to Stephonie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

PARMJIT SAMRA (the "Purchaser")

Suite **703** Tower **TWO** Unit **3** Level **7** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand 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 19 day of March 2017 PS 2013. A

Witness:

Purchaser: **PARMJIT SAMRA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 19 day of March 2017 PS 2013. A

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

RESIDENTIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this 16th day of March, 2017

BETWEEN:

Nirmal Samra

(the "Landlord")

- AND -

Binny Nambiar and Priyanka Nambiar

(collectively and individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

- 1. The Landlord agrees to rent to the Tenant the condo, municipally described as #703, 510 Curran Place, Mississauga, Ontario L5B 0G4 (the "Property"), for use as residential premises only. The Property is more particularly described as follows:

Neither the Property nor any part of the Property will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a private single-family residence.

- 2. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
- 3. A reasonable number of pets or animals are allowed to be kept in or about the Property. If this privilege is abused, or if the pets damage the Property, or if the pets cause problems for other tenants,

the Landlord may revoke this privilege upon thirty (30) days' notice.

4. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking on or about the Property.
5. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.
6. The Property is provided to the Tenant without any furnishings.

Term

7. The term of the Lease commences at 12:00 noon on April 1, 2017 and ends at 12:00 noon on March 31, 2018.
8. Any notice to terminate this tenancy must comply with the applicable legislation of the Province of Ontario (the "Act").

Rent

9. Subject to the provisions of this Lease, the rent for the Property is \$1,750.00 per month (the "Rent").
10. The Tenant will pay the Rent on or before the first of each and every month of the term of this Lease to the Landlord at #1579, Dewberry Cres , Mississauga , Ontario L4W 3B6 or at such other place as the Landlord may later designate by cheque or mobile payment using a mobile money transfer service.
11. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.

Rental Deposit

12. Upon the signing of this Lease, the Tenant will make a single payment of \$1,750.00 to the Landlord, the amount of which is equal to the Rent for one rental period. This rental deposit will be applied as Rent in the last rental period before the end of the Lease. This amount cannot be used to pay for damages caused by the Tenant or as any form of damage deposit.

Quiet Enjoyment

13. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

Inspections

14. The Parties will complete, sign and date an inspection report at the beginning and at the end of this tenancy.
15. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

Renewal of Lease

16. Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause and the amount of the rent. If the Parties cannot agree as to the amount of the Rent, the amount of the Rent will be determined by mediation.

Tenant Improvements

17. The Tenant will obtain written permission from the Landlord before doing any of the following:
 - a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
 - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
 - c. removing or adding walls, or performing any structural alterations;
 - d. installing a waterbed(s);
 - e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
 - f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
 - g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Utilities and Other Charges

18. The Tenant is responsible for the payment of the following utilities and other charges in relation to the Property: electricity, internet, cable, telephone, natural gas, heating oil/propane, garbage collection and alarm/security system.

Insurance

19. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

Attorney Fees

20. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

21. This Lease will be construed in accordance with and exclusively governed by the laws of the Province of Ontario.

Severability

22. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
23. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

24. This Lease may only be amended or modified by a written document executed by the Parties.

Additional Clause

25. The tenants get a Locker as well. Also, The unit has to be clean and not be severely damaged. One Parking space P3 #96. One Locker floor #7 Room # A1,locker #26
The Tenants will receive 1 house key, 1 Locker key, 2 mail box keys 1 Garage fob and 1 regular fob.

Damage to Property

26. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

27. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
28. The Tenant will not engage in any illegal trade or activity on or about the Property.
29. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
30. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
31. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
32. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.
33. During the term of this Lease or after its termination, the Landlord may charge the Tenant for replacement of locks and/or lost keys to the Property, and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys.

Prohibited Activities and Materials

34. The Tenant will not keep or have on the property any article or thing of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.
35. The Tenant will not perform any activity on the Property or have on the property any article or thing that the Landlord's insurance company considers increases any insured risk such that the insurance company denies coverage or increases the insurance premium.
36. The Tenant is prohibited from:
 - a. the storage of expensive articles on the Property if it creates an increased security risk; and
 - b. the growing of, or storage of, medical marijuana on the Property.
37. The Tenant will not perform any activity on the Property that the Landlord feels significantly

increases the use of electricity, heat, water, sewer or other utilities on the Property.

Rules and Regulations

38. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Address for Notice

39. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below. After this tenancy has been terminated, the contact information of the Tenant is:
- a. Name: Binny Nambiar and Priyanka Nambiar.
 - b. Phone: 647-770-0423.
 - c. Email: Priyanka.nambiar@yahoo.com.
 - d. Post termination notice address: #4569, Williw Creek Drive, Mississauga , Ontario L5V 1G7
40. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:
- a. Name: Nirmal Samra.
 - b. Address: #1579, Dewberry Cres , Mississauga , Ontario L4W 3B6.

The contact information for the Landlord is:

- c. Phone: 647-981-6720.
- d. Email address: Aman-Samra@hotmail.com.

General Provisions

41. All monetary amounts stated or referred to in this Lease are based in the Canadian dollar.
42. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
43. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

44. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
45. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
46. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.
47. The Tenant will be charged an additional amount of \$20.00 for each N.S.F. cheque or cheques returned by the Tenant's financial institution.
48. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
49. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
50. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
51. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.
52. The Tenant will indemnify and save the Landlord, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
53. The Tenant agrees that the Landlord will not be liable or responsible in any way for any personal injury or death that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible who may be on the Property of the Landlord or for any loss of or damage or injury to any property, including cars and contents thereof belonging to the Tenant or to any other person for whom the Tenant is responsible.

54. The Tenant is responsible for any person or persons who are upon or occupying the Property or any other part of the Landlord's premises at the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.
55. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.
56. Time is of the essence in this Lease.

IN WITNESS WHEREOF Binny Nambiar and Priyanka Nambiar and Nirmal Samra have duly affixed their signatures on this 16th day of March, 2017.



Nirmal Samra



Binny Nambiar



Priyanka Nambiar



NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS A VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
05222 - DIXIE ROAD AND
BURNHAMTHORPE
MISSISSAUGA, ON

5555 5770 1 27-43248

2017-03-20

DATE Y/A M/M D/J

PARAJIT SINGH SAMRA

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYER À
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****1,695.00

THE SUM OF
LA SOMME DE

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

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

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

2404532
710 812-2015/01

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

PSV TWO 703

VSK

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

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12 NOV 2015

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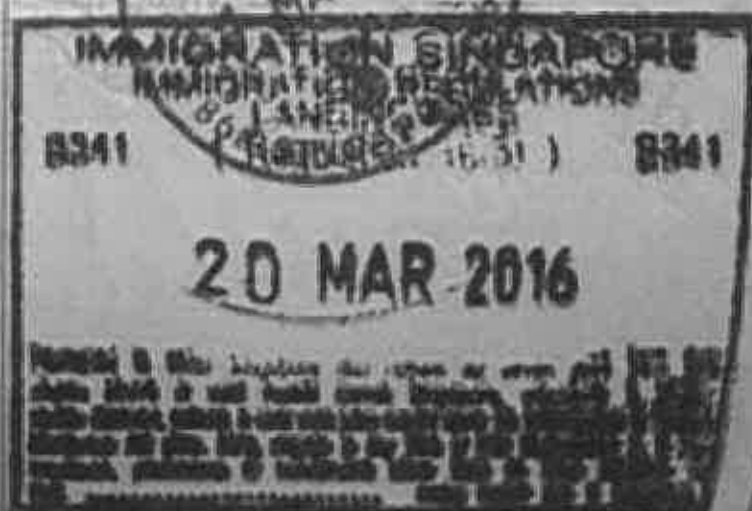
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B2

IMMIGRATION INDIA
DEPARTED 21 MAR 2016



4647

This passport contains 36 pages.

भारत गणराज्य REPUBLIC OF INDIA



प्रकार / Type
P

देश कोड / Country Code
IND

पासपोर्ट नं. / Passport No.
N2558723

उपनाम / Surname
NAMBIAR

दिया गया नाम / Given Name(s)
BINNY

राष्ट्रियता / Nationality
INDIAN

लिंग / Sex
M

जन्म तिथि / Date of Birth
06/12/1975

जन्म स्थान / Place of Birth

MUMBAI, MAHARASHTRA

जारी करने का स्थान / Place of Issue

MUMBAI

जारी करने की तिथि / Date of Issue

26/08/2015

वैधता की तिथि / Date of Expiry

25/08/2025

Blah



Ontario

Driver's Licence
Permis de conduire

ON
CANADA



12 NAME/ NOM

NAMBIAR,
PRIYANKA

3 4569 WILLOW CREEK DR,
MISSISSAUGA, ON, L5V 1G7

4d NUMBER/
NUMERO

N0341 - 63407 - 65828

4a ISS/ DEL

2017/02/15

4b EXP/ EXP

2022/02/14

5 DO/ REF

DR9332566

15 SEX/ SEXE

F

16 HGT/ HAUT. 150 cm

9 CLASS/
CATÉG

G1

12 REST/
COND

3 DOB/ DDN 1976/08/28

Priyanka

Priyanka



MR BINNY NAMBIAR
(647) 770-0423

002

DATE 2012-04-01
Y Y Y Y M M D D

PAY TO THE ORDER OF NIENAI SANKA \$ 12501-

ONE THOUSAND SEVEN HUNDRED AND FIFTY 00 DOLLARS ☒ Security features visible on back

Canada Trust
MISSISSAUGA SQUARE ONE
100 CITY CENTRE DR.
MISSISSAUGA, ONTARIO L5B 2C9

MEMO PSV TWO 703

Bin

⑈002⑈ ⑆00932⑈004⑈ 7431⑈5500431⑈



MR BINNY NAMBIAR
(647) 770-0423

003

DATE 2012-04-01
Y Y Y Y M M D D

PAY TO THE ORDER OF NIENAI SANKA \$ 12501-

ONE THOUSAND SEVEN HUNDRED AND FIFTY 00 DOLLARS ☒ Security features visible on back

Canada Trust
MISSISSAUGA SQUARE ONE
100 CITY CENTRE DR.
MISSISSAUGA, ONTARIO L5B 2C9

MEMO PSV TWO 703

Bin

⑈003⑈ ⑆00932⑈004⑈ 7431⑈5500431⑈

Mezza Notte

Trattoria

February 20, 2017

Binny Nambiar
4569 Willocreek Drive
Mississauga, Ontario

To whom it may concern

Mr. Binny Nambiar has just begun his employment at Mezza Notte Trattoria, commencing the first week of February 2017. Mr. Nambiar works as a line cook on a full time basis. He earns approximately \$3800.00 per month.

Although he has only been with our company for a relatively short period of time Mr. Nambiar has been a model employee. He is very organized and efficient as well as being highly regarded by his peers. We anticipate having a long relationship with him.

If you require additional information please do not hesitate to contact me.

Sincerely



Robert Savonarota
Proprietor

THORNHILL:
11 Disera Drive, Unit 100
Thornhill, ON L4J 0A7
Tel: 905-707-0222
Fax: 905-707-0228
www.mezzanotte.ca
info@mezzanotte.ca

TORONTO:
5304 Yonge St
Toronto, ON M2N 6L3
Tel: 416-222-1111
Fax: 416-222-1112
www.mezzanotte.ca
info@mezzanotte.ca

Scanned by CamScanner

Mortgage Approval


10th January, 2017.

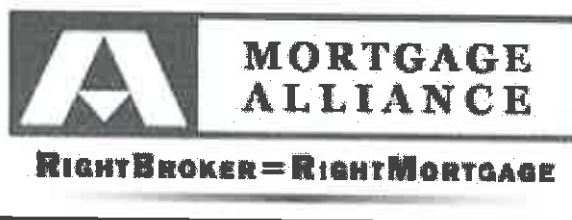
Mr. Parmjit Samra
Mrs. Nirmal Samra
1579 Dewberry Cres.
Mississauga, Ontario
L4W-3B6

I am pleased to advise you that the following loan to be secured by a First mortgage on the property located at 703-510 Curran Place Missi. ON L5H-0H4 has been approved providing that all the information supplied is correct and subject to the conditions outlined. The commitment is not transferable, and the benefits may not be assigned.

Applicant:	Parmjit Samra
Co-applicant:	Nirmal Samra
Co-applicant 2:	
Co-applicant 3:	
Property:	703-510 Curran Place Missi. ON L5H-0H4
Purchase Price:	\$375,000.00
Principal:	\$300,000.00
Interest Rate:	2.49% FIXED 5 YEAR TERM
Payment Amount:	\$1,181.81 Based on 30 years amortization
Term:	5 Year
Frequency:	Monthly
Lending Institution:	Scotia Bank
Closing Date:	April 30 th , 2017

Please call me at (416) 746-8000 should you have any questions.

Yours truly,

Manmohan Dhillon
Mortgage Alliance
3-1850 Albion Rd.
Toronto ON M9W-6J9



Mortgage Approval

March 23rd, 2017

Mr. Parmjit Samra
Mrs. Nirmal Samra
1579 Dewberry Cres.
Mississauga ON, L4W-3B6

I am pleased to advise you that the following mortgage has been approved providing that all the information supplied is correct and subject to the conditions outlined. This approval is not transferable, and the benefits may not be assigned.

APPLICANT:	Parmjit Samra
CO-APPLICANT:	Nirmal Samra
GUARANTOR(S):	
PROPERTY:	703-510 Curran Place Missi. ON L5H-0H4
PRINCIPAL:	\$ 375,000.00
INTEREST RATE:	2.99% 5 Year Fixed
PAYMENT AMOUNT:	\$1, 260.21 Based on 30 years amortization
FREQUENCY:	Monthly
TERM:	5 Year
LENDING INSTITUTION:	SCOTIA BANK
EXPIRY DATE:	July 30 th , 2017

Please call me at (416) 746-8000 should have any questions.

Yours truly,

A handwritten signature in blue ink, reading 'Manmohan Dhillon', is written over the printed name.

Manmohan Dhillon
MORTGAGE ALLIANCE
1850 ALBION RD. UNIT 3
TORONTO ON, M9W 6J9