

Worksheet Leasing

Suite: 1909 Tower: P8V2 Date: May 1/17 Completed by: Silvi

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. \$1,695 Draft NO. 80552433
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 54,435.
- ✓ ☒ Copy of Tenant's ID
- ✓ ☒ Copy of Tenant's First and Last Month Rent
- See Note { ☒ Copy of Tenant's employment letter or paystub
- ☒ Copy of Credit Check
- ☒ Copy of the Purchasers 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:

Student lease - Paid lease for 4
months. \$ 8,400 deposit given.

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

2316645 ONTARIO INC. and QUANG THANH NHUONG LAM (the "Purchaser")

Suite 1909 Tower TWO Unit 9 Level 18 (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 20 day of April 2012.

Witness:

Witness:

Purchaser: 2316645 ONTARIO INC.

Purchaser: QUANG THANH NHUONG LAM

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of April 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

DIRECTION RE TITLE

TO: Amacon Development (City Centre) Corp.
AND TO: Blaney McMurtry LLP
Barristers & Solicitors
Re: Amacon Development (City Centre) Corp. sale to
2316645 Ontario Inc. and Quang Thanh Nhuong Lam
Dwelling unit 9 Level 18
Parking unit 41 Level C
Storage unit 114 Level C510 Curran Place, Suite 1909, Mississauga, Ontario
PSV2

WE HEREBY AUTHORIZE AND DIRECT you to engross the deed or transfer with respect to the above transaction as follows:

Full Name

CHUNG, Tieu My
2316645 ONTARIO INC.
LAM, Quang Thanh Nhuong
as joint tenants

Address for service:

1057 McBride Avenue
Mississauga, ON L5C 1M4

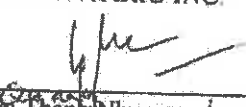
Birthdate

December 18, 1976
May 30, 1963

AND FOR SO DOING this shall be your good, sufficient and irrevocable authority.

DATED at Mississauga this 27 day of March, 2017

2316645 ONTARIO INC.

Per: 

Name: Thanh Nhuong Lam
Title: Quang Director


Quang Thanh Nhuong Lam


Chung, Tieu My

For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: 510 Curtan Place 1909 Mississauga L5B0G1 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the _____ day of _____, 20____ ("offer")

This offer was submitted by **BROKERAGE:** Royal LePage Real Estate Services

SALES REPRESENTATIVE/BROKER: Lyndon Liu

I/we: Chongyu Liu and Hanhao Li

have signed an offer for the property.

Buyer signature: [Signature] Dated: April 6, 2017
Buyer signature: [Signature] Dated: April 6, 2017

This offer was submitted by email (by fax, by email or in person) to the Listing Brokerage at _____ on the 5 day of _____

April 20, 2017 Irrevocable until 10:00 a.m. on the 6 day of April 20, 2017

(For Buyer sponsor offer - complete the following)

I/we: Chongyu Liu and Hanhao Li

Name of Buyer(s)

have signed an offer for the property.

Buyer signature: _____ Date: _____ Buyer signature: _____ Date: _____

An offer was submitted, (by fax, by email or in person) to the Listing Brokerage at _____ on the _____ day of _____

20____ Irrevocable until _____ on the _____ day of _____ 20____

For Listing Brokerage receiving the offer:

SELLER(S): Lam Quang Thanh Nhuong and Chung Tieu My

SELLER(S) CONTACT: 416 804 5111 800 416 669 7373 (Mimi)
(no. phone / email / fax)

LISTING BROKERAGE: Living Realty Inc.

SALES REPRESENTATIVE/BROKER: Quang Lam

This offer was received, (by fax, by email or in person) by the Listing Brokerage at _____ on the _____ day of _____, 20____

This offer was presented, (by fax, by email or in person) to the Seller(s) at _____ on the _____ day of _____, 20____

Offer was: ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments: _____

Agreement to Lease Residential

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 5 day of April, 2017

TENANT (Lessee) Chongyu Liu and Hanhao Li

(Full legal names of all tenants)

LANDLORD (Lessor) Lam Quang Thanh Nhuong and Chung Tien My

(Full legal names of landlord)

(Please see Redirection of Title)

ADDRESS OF LANDLORD

(Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. **PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease premises known as:
516 Curran Place 1909 Mississauga L5B0G3

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
Two Thousand One Hundred Canadian Dollars (CDN\$ 2,100.00), 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 comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance
(Hereafter/Upon acceptance, as otherwise described in this Agreement)
by negotiable cheque payable to LIVING REALTY INC. BROKERAGE in trust "Deposit Holder"
in the amount of Eight Thousand Four Hundred

Canadian Dollars (CDN\$ 8,400.00) 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 First Month and Last Three Mt month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for Residence

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	☐	☐	Other	☐	☐
Water and Sewerage Charges	☐	☐	Other	☐	☐

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S): CL/LH

INITIALS OF LANDLORD(S): MLH/CL

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7. **PARKING:** One Parking Space at the Underground Parking of the said building

parking Level C unit 41
locker level C unit 114

MLH/QL

CL/LH

8. **ADDITIONAL TERMS:** Rent include All Existing Appliances in the said unit:

Stainless Steel Fridge, Stove, Build-In Dishwasher, Build-In Microwave, Washer And Dryer, One Parking, One Locker. Landlord further agree to install Window Coverings through all the windows at his own expenses prior to the commencement of the lease.

and B

ET/LH

MLH/QL

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 10:00 a.m. on the 6

day of April 20 17 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.

(For delivery of Documents to Landlord)

FAX No. (905) 282-7925

(For delivery of Documents to Tenant)

Email Address:

(For delivery of Documents to Landlord)

Email Address:

lyndonlu2008@gmail.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 as made available by the Landlord and Tenant Board and available at www.ttb.gov.on.ca)

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, 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, RSC 1985, c 1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent information 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):

CL/LH

INITIALS OF LANDLORD(S):

MLH/QL

 The Equal Housing Lender logo is a symbol of the Equal Housing Opportunity Act. It is a circular logo with the words "EQUAL HOUSING LENDER" around the perimeter and a stylized house in the center.

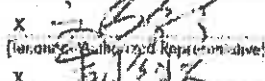
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20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

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

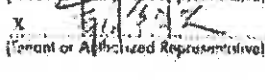
(Witness)

X 
(Landlord or Authorized Representative)

(Seal)

DATE X 04/05/2017

(Witness)

X 
(Tenant or Authorized Representative)

(Seal)

DATE X 04/05/2017

(Witness)

(Guarantor)

(Seal)

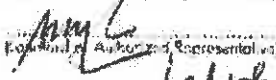
DATE

Wo/I the Landlord hereby accept the above offer, and agree that the commission together with applicable MST (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:

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

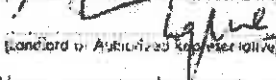
(Witness)

X 
(Landlord or Authorized Representative)

(Seal)

DATE 04/06/2017

(Witness)

X 
(Landlord or Authorized Representative)

(Seal)

DATE 04/06/2017

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

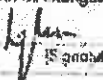
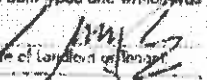
(Witness)

(Spouse)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 10:30 a.m. on this 6 day of April, 2017.

 
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage **LIVING REALTY INC., BROKERAGE**

Tel No 416-223-8833

QUANG LAM

(Salesperson / Broker Name)

Co-op/Tenant Brokerage **Royal LePage Real Estate Services Ltd., Brokerage**

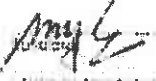
Tel No (905) 828-1122

Lyndon Liu

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

X 
(Landlord)

DATE 4/6/17

(Guarantor)

DATE 4/6/17

Address for Service

Tel No

Landlord's Lawyer

Address

Email

Tel No

FAX No

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

X 
(Tenant)

DATE 04/06/2017

(Guarantor)

DATE 04/06/2017

Address for Service

Tel No

Tenant's Lawyer

Address

Email

Tel No

FAX No

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

In Co-operating Brokerage shown on the foregoing Agreement to Lease:

By commission for the Co-operating Brokerage operating the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the transaction as contemplated in the RLS 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 RLS Rules and shall be subject to and governed by the RLS Rules pertaining to Commission Trusts.

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

Acknowledged by

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

 The Real Estate Council of Ontario (RECO) and the Real Estate Board of Ontario (REBO) are controlled by the Canadian Real Estate Association (CREA) and jointly and severally and jointly and severally with the members of CREA. Use only if necessary.

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

TENANT (Lessee), Chongyu Liu and Hanhao Li

and

LANDLORD (Lessor), Lam Quang Thanh Nhuong and Chung Tieu My

for the lease of 510 Curran Place 1909

Mississauga

L5B0G3

dated the 5 day of April

2017

The Tenant agrees to provide Eight post-dated cheques to the Landlord on or before the commencement date of lease.

The Tenant shall pay \$50 service charge for each N.S.F. or returned cheque.

The Tenant acknowledge that if there is any default in payment, the last three months deposit will be non-refundable by the Landlord and the Tenant must move and leave the premises vacant immediately.

The Tenant agrees and understands that loss of any keys and/or passes to the said premises during the term of the Lease are to be replaced at his own expense. The Tenant agrees to pay \$200 refundable deposit to the Landlord for keys and passes if any.

Tenant agrees to pay the cost of hydro required on the premises during the term of the lease and any extension thereof. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the service have been transferred to the Tenant's name.

The Tenant acknowledges that the Landlord's Insurance provides no coverage on the tenant's personal property, and the Tenant agrees to carry contents insurance and provide the proof to the Landlord before or on the closing.

The Tenant agrees to provide two forms of photo identifications for the purpose of verifying his identity for security purposes on or before the closing.

The Tenant and occupants warrant that they have never had a criminal record and never been evicted by previous landlord.

The Tenant shall not assign or Sub-Lease the subject property without the consent of the Landlord.

The Tenant agrees to not allow visitor(s) stay over 2 weeks without the express written consent of the Landlord. Tenant and occupants shall comply with all the Bylaws of the Condominium Corporation.

The Tenant, occupancies and visitors agree there is no smoking in this premises.

The Tenant and occupants agree there is no pets in this premises.

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

INITIALS OF TENANT(S):

CL/LH

INITIALS OF LANDLORD(S):

MLA/BL



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and

LANDLORD (Lessor), Lam Quang Thanh Nhuong and Chung Tieu My

for the lease of 510 Curran Place 1909

Mississauga

L5B0G3

dated the 5 day of April

2017

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 maintain the interior of the premises in good order and condition throughout the term, leave the premises in the same condition as received, save and except for normal wear and tear upon vacation.

The Tenant agree to pay for and be responsible for minor repairs such as light bulbs, tap washers etc. considered as wear and tear. Tenant further agrees to pay the first \$100 towards any breakage, repairs or replacement of any appliances, plumbing and electrical equipment for each occurrence. This deductible applies 30 days after occupancy. this includes all light bulbs and fuse replacement.

The Landlord represents and warrants that the appliances as listed will be in good working order at the commencement of the lease term. The Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. The Tenant further agrees to be responsible for the full cost of repair or replacement in the event of damage or mechanical breakdown caused by the Tenant's improper use or abuse of said appliances.

The Tenant shall give the Landlord prompt notice of any accident or any defect in the water pipes, heating system, air conditioning, electrical wiring and any major defect of chattels and fixtures, and if the costs of such repairs to be paid by the Landlord. Any repairs with the cost shall have the Landlord consent.

The Landlord agrees that the property including but not limited in all floors, cupboards, closets, windows, doors and trims, washrooms will be professionally cleaned at his own expenses prior to the commencement of the lease.

The Tenant agrees that the property including but not limited in all floors, cupboards, closets, windows, doors and trims, washrooms will be professionally cleaned at his own expenses at the end of the lease.

The Tenant shall inform the Landlord or his representative if the Tenant is away over one week and maintain the property in room temperature to avoid any potential damages.

The Landlord and the Tenant will do a move-in walk-through the premises on the commencement day of the lease period to assess the condition and any pre-existing damage, and clarify the responsibilities of both parties.

The Landlord and the Tenant will do a move-out walk-through the premises on the end of the lease period to assess the condition and any damage, and clarify the responsibilities of both parties.

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

INITIALS OF TENANT(S):

CL/LH

INITIALS OF LANDLORD(S):

MLT/BL

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TENANT (Lessee), Chongyu Liu and Hanhua Li

and

LANDLORD (Lessor), Lam Quang Thanh Nhuong and Chung Tieu My

for the lease of 510 Curran Place 1909

Mississauga

L5B0G3

dated this 5 day of April

2017

The landlord shall walk through the premises on 4 occasional times and provide at least 24 hours notice to the Tenant.

CL/MLH

It is further agreed and understood that the Tenant shall give at least SIXTY(60) days written notice of their intention to vacate said premises at the end of the term of the Lease. Provided further the Landlord shall have the right in addition to any other rights that he may have pursuant to the Landlord and Tenant Act.

CL/4H

The Tenant agrees to allow the Landlord or Agents to show the property at all reasonable hours to prospective Buyers or Tenants, and make said premises to be in good conditions for all the showings, after giving the Tenant at least twenty four (24) hours notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

The Tenant acknowledges that no interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a valid Social Insurance Number for use on the required Canada Custom and Revenue Agency T5 form, prior to the completion date.

Any written notice required to be given to the Tenant shall be delivered to the Tenant at the Rented premises or by email Chongyu.Liu@99.com provided by the Tenant. Tenant's phone number is 647-877-3118.

Any written notice to be given to the Landlord shall be delivered to the Landlord by email quanglan312@gmail.com or to the address provided by the Landlord. Landlord's phone number is

Cunging 416 804 5711

Mimi 416 8 669 7363

Phone 647 973 7155

email 1375967277@99.com

name 李华

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

INITIALS OF TENANT(S)

CL/MLH

INITIALS OF LANDLORD(S)

MLH/CL

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

TENANT (Lessee), Chengyu Liu and Huihua Liu, and

LANDLORD (Lessor), Chung Tieu My

for the lease of 510 Curran Pl Unit 1909

Mississauga

LSB003

dated the 5 day of April

2017

Tenant agrees to pay the cost of electricity, telephone charges, internet charges and cable TV require on the premises. The Tenant covenants with the Landlord: a. To maintain the property in a state of cleanliness, and to repair any damage caused thereto by his own willful or negligent conduct or that of persons who are permitted on the premises by him b. Not to assign or sublet without the written consent of the landlord c. Not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal provincial laws, by laws, regulation d. That maximum number of occupants, including Tenants, family and guest, allow to live in the premises, whether temporarily or permanent, is two (2) e. No pets to be allowed in the property f. No smoking in the premise g. Not to change any lock without prior approval from the Landlord g. Not to change any lock without prior approval from the Landlord

CL/LH

The tenants agree to give \$300⁰⁰ security deposit

MLH/CL

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

INITIALS OF TENANT(S):

CL/LH

INITIALS OF LANDLORD(S):

MLH/CL

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

TENANT (Lessee), Changyu Liu and Hanhoo Li, and

LANDLORD (Lessor), Chung Tieu My

for the lease of 510 Curran Pl Unit 1909

Mississauga

LSB0G3

dated the 5 day of April, 2017

Tenants and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

Landlord represents and warrants that the appliances: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

Tenants agree not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

The Tenants agree to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

The Tenants acknowledge and agree to purchase all risk property insurance and public liability and property damage insurance for not less than \$1,000,000 in respect of the premise.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use. Fridge, Stove, Dishwasher, Washer/Dryer, Microwave. Microwave

The Landlord shall not event whatsoever be liable or responsible for the damage, loss, personal injury, or death that may be suffered or sustained by the Tenants or any other person who may be upon the rented premises. The Tenants agree and covenant to indemnify, save harmless, and fully release the Landlord from any and all liability caused or

- The landlord will provide: 2 units keys, 2 fobs, 1 mailbox key and 1 masterkey

- The tenants volunteer to give first and last 3 months deposit

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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The Toronto-Dominion Bank

80552433

1177 CENTRAL PARKWAY WEST UNIT 35
MISSISSAUGA, ON L5C 4P3

DATE

2017-04-20
YYYYMMDD

Transit-Serial No.

1868-80552433

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 \$5,000.00Re Leasing fee PSV 2 1909**The Toronto-Dominion Bank**
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Number

Countersigned

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

⑈80552433⑈ ⑆09612⑈004⑆

⑈3808⑈

Received by *QI*

On 20 April 17

[illegible][illegible]

0505476785

POCHNLIU<<CHONGYU<<<<<<<<<<<<<<<<<<<<<<<
E495934138CHN9805149M2504236MBPFLDOHND00A998

Figure 1. The 1000 most abundant taxa in the 1000 most abundant taxa list. The taxa are arranged in descending order of abundance. The taxa are grouped into 10 categories: Bacteria, Eukarya, Archaea, Fungi, Plantae, Animalia, Protista, Viridiplantae, Chromista, and Eukaryota.

Figure 6



作者姓名: Beaver's Signature
李国杰

0-71603240

POCHNLI<<HANHAO<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<
E530488998CHN9808047M2506104MA000KMPPCKLA944



Mississauga Office

1177 Central Parkway West,
Golden Square, Unit 32
Mississauga, Ontario L5C 4P3

RECEIPT - REC
Received from Quang Lam Date April 6, 2017
Reçu de Quang Lam
Eight Thousand Four Hundred 00 100 Dollars
510 Curran Place #1909 (NY)
Deposit
\$ 8,400
Tax Reg. No. 486889
N° d'enr. de taxe 1177 Central Parkway West, Golden Square, Unit 32, Mississauga, Ontario L5C 4P3
LIVING REALTY INC. - REALTOR

10358 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

1177 CENTRAL PARKWAY WEST UNIT 35
MISSISSAUGA, ON L5C 4P3

80552178

DATE

2017-04-06

Transit-Serial No.

1868-80552178

Pay to the

Order of LIVING REALTY INC., BROKERAGE, IN TRUST

\$ *****8,400.00

EIGHT THOUSAND FOUR HUNDRED
Authorized signature required for amount over CAD \$50,000.00

Re 1st and last 3 months deposit
The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2 (they are visa students)

Authorized Officer Sylvia Li 21358

Countersigned Paul O

00/100 Canadian Dollars

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

⑈80552178⑈ ⑈09612⑈004⑈

⑈3808⑈

510 Curran PL #1909

DEPOSITS THAT ARE NOT CERTIFIED CHEQUES

In the event conditions in your Agreement of Purchase and Sale are NOT satisfied, and a request for Return of Deposit in the way of a Mutual Release is required, and the Deposit was an uncertified cheque, the deposit shall NOT be returned until a full 15 business day clearing period has passed by our bank

