Worksheet

Leasing

Suite: 2804 **Tower:** PSV 2 **Date:** May 15/17 **Completed by:** Silvi

Sofiane Bourenane

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment
- ✓ Copy of Lease Agreement
- ✓ Certified Deposit Cheque for Top up Deposit to ~~25%~~ 20% payable to <u>Blaney McMurtry LLP in Trust</u> Due @ occupancy
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to <u>Amacon City Centre Seven New Development Partnership</u>. Courier to Dragana at Amacon Head office (Toronto). $1,695 Draft No 80047941 (Provided w/ original lease)
- ✓ Agreement must be in good standing. Funds in Trust: $ 75,323.67
- ✓ Copy of Tenant's ID
- ✓ Copy of Tenant's First and Last Month Rent
- ✓ Copy of Tenant's employment letter or paystub
- ✓ Copy of Credit Check
- ✓ Copy of the Purchasers Mortgage approval
- ✓ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

SOFIANE BOURENANE (the **"Purchaser"**)

Suite **2804** Tower **TWO** Unit **4** Level **27** (the **"Unit"**)

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

Insert:

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

(a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) 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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses(including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;

(d) the Vendor shall have the right in its sole discretion to pre approve the sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars ($1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 25th day of February ~~2012.~~ 2017 SB

Witness:

Purchaser: **SOFIANE BOURENANE**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28 day of February ~~2012.~~ 2017 SB

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: ______________________

Authorized Signing Officer

I have the authority to bind the Corporation

DocuSign Envelope ID: E60B4525-8BD4-4000-B4E1-336B9FB70D1C

OREA Ontario Real Estate Association

Mutual Release

Toronto Real Estate Board

Form 122
for use in the Province of Ontario

BETWEEN:
BUYER: Alex Foster, agrees to purchase from
AND
SELLER: Sofiane Bourenane, the following

BROKERAGE(S): SAM MCDADI REAL ESTATE (Listing Brokerage) RIGHT AT HOME REALTY (Co-operating Brokerage)

RE: Agreement of Purchase and Sale between the Seller and Buyer dated the 11 day of March, 20 17, concerning the property known as: 510 Curran Pl 2804 Mississauga L5B0J8 as more particularly described in the aforementioned Agreement of Purchase and Sale.

We, the Buyers and the Sellers in the above noted transaction hereby acknowledge that the above described transaction is terminated and release each other and the Brokerage in the proposed transaction, from all liabilities, covenants, obligations, claims and sums of money arising out of the above Agreement of Purchase and Sale, together with any rights and causes of action that each party may have had against the other and/or the Brokerage, and we direct the deposit holder to disburse the deposit of:

Two Thousand Three Hundred Canadian Dollars ($Can. 2,300.00)

payable to: Alex Foster

IRREVOCABILITY: This Mutual Release shall be irrevocable by Seller (Buyer/Seller) until 11:59 p.m. on the 10 day of May, 20 17, after which time if not fully executed by Buyer and Seller, this Mutual Release shall become null and void. For the purposes of this Mutual Release, "Buyer" includes purchaser, tenant, and lessee, "Seller" includes vendor, landlord, and lessor, Brokerage includes Listing Brokerage, Co-operating Brokerage (if applicable) and the registrants and employees of the Brokerage(s), and "Agreement of Purchase and Sale" includes an Agreement to Lease.

This release shall be binding upon the heirs, executors, administrators and assigns of all the parties executing same.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) (Buyer/Seller) [signature] 5A5FEEC0601E419... (Seal) DATE 05-09-2017

(Witness) (Buyer/Seller) (Seal) DATE

I, the Undersigned, agree to the above offer to Mutual Release.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) Alex Foster (Buyer/Seller) (Seal) DATE 5/10/2017

(Witness) (Buyer/Seller) (Seal) DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Mutual Release with all changes both typed and written was finally accepted by all parties at .... a.m./p.m. this .... day of ...., 20........

Alex Foster
(Signature of Seller or Buyer)

The Brokerage hereby releases all parties from any claim that the Brokerage may have had for commission or other remuneration in the above transaction, except as may be hereinbefore specifically provided

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) (Listing Brokerage's Broker of Record/Manager) (Seal) DATE

(Witness) (Co-operating Brokerage's Broker of Record/Manager) (Seal) DATE MAY-10-17


Ontario
Driver's Licence
Permis de conduire
ON
CANADA
OAKVILLE, ON, L6M 0B6
B2494 - 03908
2014/08/07
4b EXP/EXP
15 HGT/HAUT
F
9 CLASS/CATÉG.
G2
1981/02/18

Deposit Cheque.pdf 1 / 1

Royal Bank of Canada
Banque Royale du Canada

2501 THIRD LINE SUITE A
OAKVILLE, ON

58152222 4-510

DATE

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

⑈58152222⑈ ⑆07412⑉003⑆ 099⑉013⑉5⑈

SAM MCDADI
REAL ESTATE INC., BROKERAGE
MCDADI.COM

5805 Whittle Road,
110 & 111
Mississauga, Ontario,
Canada L4Z 2J1

Date: May 14, 2017

$ 4,200.00

Received From: Arham Nagi

FOUR THOUSAND TWO HUNDRED DOLLARS ONLY — 00/100 Dollars

For: 3204 - 510 Curran Pl

Received by: Vanessa

Scotiabank

CANADIAN DOLLAR DRAFT

489354

4519 DUNDAS ST.
BURLINGTON ON L7M 5B4

DATE Y Y Y Y M M D D

PAY TO ORDER OF [illegible] $ [illegible]

SUM OF [illegible]

CANADIAN FUNDS

TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA

AUTH NO.	THE BANK OF NOVA SCOTIA
AUTH NO.	AUTHORIZED OFFICER
	AUTHORIZED OFFICER

⑈489354⑈ ⑆38562⑉002⑆ 00000⑉43 87296⑈

1500414 06/10

SAM MCDADI
REAL ESTATE INC., BROKERAGE
MCDADI.COM

5805 Whittle Road,
110 & 111
Mississauga, Ontario,
Canada L4Z 2J1

Date: May 14, 2017

$ 4,200.00

Received From: Arham Nagi

FOUR THOUSAND TWO HUNDRED DOLLARS ONLY —— 00/100 Dollars

For: 2304-510 Curran Pl

Received by: Vanessa

OREA Ontario Real Estate Association

Form 401
For use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), ..., and

LANDLORD (Lessor), ...

for the lease of ....

.... dated the .... day of ...., 20........

Tenant covenants and agrees that cable television, Internet, telephone utilities are the responsibility of the Tenant and warrants that any of the above utility accounts that are due for a period will be paid in full on or before vacating the said premises.

Tenant agrees not to make any changes or alterations to the property without the written permission of the Landlord.

Tenant shall leave the premises including appliances in a clean and move-in condition and have broadloom shampooed by a professional carpet cleaning company at the end of the term of the lease or extension thereof.

Tenant covenants to maintain, keep and leave the premises in an orderly state of cleanliness and to repair any damage caused to the premises by his/her wilful or negligent conduct or that of persons who are permitted on the premises by the Tenant, except to reasonable wear and tear.

Tenant is responsible for the total replacement cost of keys, entrance care and any electronic devices or garage door opener during the lease term or any extension thereof in the event the said items are lost, stolen, or damaged and for any additional related costs as demanded by the concerned Condominium Management office.

Continued on next page...

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

INITIALS OF TENANTS: (al 05/02/17 11:56PM EDT) **INITIALS OF LANDLORD(S):** (SB)

OREA Ontario Real Estate Association

Form 401
For use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), ..., and

LANDLORD (Lessor), ...

for the lease of ....

.... dated the .... day of ...., 20..........

Tenant agrees to provide pertinent information on Tenant's Application Form attached hereto to the Landlord for the purpose of credit check, if required.

Tenant submits herewith a pay stub for the Landlord's reference.

Tenant and Landlord agree that any accepted Offer to Lease shall form a completed lease and no other lease will be signed between the parties.

The said rental premises shall be tenanted only by the following person(s):

1. ______________________________

2. ______________________________

Tenant agrees to provide the Landlord with post-dated cheques for the stated rent payable to the Landlord at the beginning of each yearly term, to cover those months not provided for by the deposit.

Tenant agrees to pay the Landlord a service charge for Fifty Dollars (CDN $50.00) for each and every cheque, which the Tenant's bank or depository refuses to honour.

Tenant shall acquire Content and Personal Liability Insurances to cover the term of the lease and any extension thereof and shall provide the Landlord or his Agent with the name of the Insurance Company along with the policy number prior to keys being release to Tenant for the said property.

Tenant covenants and agrees that neither Tenant nor Tenant's guests will smoke in the rented premises. In the event this stipulation is breached the Tenant agrees to indemnify the Landlord from any and all damages and losses suffered consequently therefrom.
Initials of Tenant(s): AL 05/12/17 11:56PM EDT

Tenant agrees that no pets will be allowed in or on the rented premises. In the event this stipulation is breached the Tenant agrees to indemnify the Landlord from any and all damages and losses suffered consequently therefrom.
Initials of Tenant(s): AL 05/12/17 11:56PM EDT

Continued on next page.

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

INITIALS OF TENANTS: AL 05/12/17 11:56PM EDT **INITIALS OF LANDLORD(S):** SB

OREA Ontario Real Estate Association
Form 401
for use in the Province of Ontario
Schedule B
Agreement to Lease – Residential
Toronto Real Estate Board

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), ..., and

LANDLORD (Lessor), ...

for the lease of ....

.... dated the .... day of ...., 20.......

Tenant will not assign or sublet the premises without the Landlord's written permission, such permission not to be arbitrary or unreasonably withheld.

Tenant shall notify the Landlord in writing of his/her intentions to renew or not, no later than sixty (60) days prior to the termination of the term of the lease.

Tenant understands and agrees that during the Sixty (60) days prior to the expiry of the Lease Term, the Landlord or his/her agent shall be permitted access to the said leased premises for the purpose of inspection or showing to perspective new Tenants or Buyers, should notice be given by Tenant of his/her intension to sell the property. It is understood that the Tenant shall be given reasonable notice, verbally or in writing, but not exceed twenty-four (24) hours by the Landlord or his Agent prior to exercising of this right to access. Tenant agrees to cooperate with the Landlord in providing such access.

Tenant agrees to pay a refundable deposit of Two Hundred Dollars (CDN $200.00) for the items stated below and covenants with the Landlord, upon the termination of the Lease pursuant to the terms of the Residential Tenancies Act, to deliver up possession of the premises to the Landlord or his/her authorized agent, and further to surrender all keys and entrance devices relating to the premises entrance doors or other doors to the building, mailbox keys, electronic garage door cards, and any other entrance device to the premises of the building. Deposit is to be refunded upon satisfactory return of the above stated items.

Tenant shall comply with all By-laws of the Condominium Corporation. Tenant shall be responsible for any fines or assessments levied against the Landlord by the Condominium Corporation due to his or his guest's violations of the said By-laws.

Tenant acknowledges the Condominium Corporation can and may eliminate any recreational facilities or part thereof at anytime without notice to Tenant and in such circumstances the Tenant will not claim and/or receive a rent reduction or abatement for the same.

Landlord shall pay real estate taxes, condominium common maintenance fees, and maintain fire insurance on the premise. Tenant acknowledges that the Landlord's fire insurance on the premises provides no coverage to the Tenant's property.

Continued on next page...

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

INITIALS OF TENANTS: AL 05/12/17 11:56PM EDT

INITIALS OF LANDLORD(S): SB

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

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Form 401
for use in the Province of Ontario

Schedule B

Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), ..., and

LANDLORD (Lessor), ...

for the lease of ....

.... dated the .... day of 20

Landlord shall provide for the use by the Tenant during the lease term, the following appliances: fridge, stove, dishwasher, clothes washer, clothes dryer and window coverings. Landlord represents and warrants that the appliances listed will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a clean and good state of repair. Tenant agrees to pay up to fifty dollars (CDN $50.00) on each occurrence for any minor repairs required by the Landlord's appliances, plumbing, electrical equipment through normal usage or accidental damage, commencing twenty (20) days after occupancy date.

The Landlord shall not in any event whatsoever be liable for or responsible for any personal injury or death that may be suffered or sustained by the Tenant or any member of the Tenant's family, his/her guests, or to any other person while such property on the rented premises.

In the event of any breakdown of electrical, mechanical, heating or plumbing system, the Landlord has received no payment of rent, it shall be presumed that the Tenant has abandoned the rented premises and the Landlord shall be entitled to, and may take, immediate possession of the rented premises.

In case of default or breach of any terms of the Lease by the Tenant, the Landlord may at his/her sole discretion terminate the Lease immediately and the deposit and all advanced rental payments paid by the Tenant shall be forfeited to the Landlord.

The Acceptance of this Office to Lease is conditional upon allowing the Landlord or his Agent Two (2) business days not including weekends and statutory holidays from the date of Confirmation of Acceptance for verification of information contained in the Tenant Application and other forms submitted. If verification of information is unsatisfactory, the said deposit shall be returned in full without deductions to the Tenant. If verification of information is satisfactory then this condition shall be allowed to lapse at the end of two (2) business days and the Agreement becomes binding on the Landlord. This condition is for the benefit of the Landlord.

For all purposes of this notice, the terms "banking days" or "business days" shall mean any day, other than Saturday, Sunday, or statutory holiday in the Providence of Ontario.

The Tenant agrees to provide a CERTIFIED deposit cheque or BANK DRAFT, payable to Sam McDadi Real Estate Inc., Brokerage, to be held in trust within ONE (1) business day, of the time registered in the Confirmation of Acceptance in the Agreement of Lease, or, as otherwise stated in the Agreement of Lease.

Continued on next page...

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

INITIALS OF TENANTS: (AL 05/02/17 11:56PM EDT) **INITIALS OF LANDLORD(S):** (SB)

OREA Ontario Real Estate Association

Form 401
For use in the Province of Ontario

Schedule B

Agreement to Lease – Residential

Toronto Real Estate Board

OREA Ontario Real Estate Association

Schedule B

Agreement to Lease – Residential

Form 401
for use in the Province of Ontario

Toronto Real Estate Board

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

TENANT (Lessee), ..., and

LANDLORD (Lessor), ...

for the lease of ....

.... dated the .... day of ...., 20........

In accordance with Subsection 27 of the Real Estate and Business Broker's Act, 2002, (the "Act"), Sam McDadi Real Estate Inc , (the "Brokerage"), will be the deposit holder of the Buyer's deposit which is given to the Brokerage to be held in trust with respect to this Agreement to Lease. The deposit will be held by Sam McDadi Real Estate Inc. in its Real Estate Trust Bank Account which is a non-interest bearing account.

The Brokerage names in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

In accordance with the Federal Privacy Act (PIPEDA), upon acceptance of this attached agreement, all parities to this transaction consent to the publication and distribution of the sale price of this property, before and after the closing. The Listing Brokerage and the Co-operating Brokerage and there Sales Representative are authorized to advertise and disclose the sale price to their realtors and to the public, while conducting and promoting their daily real estate activities.

The parties acknowledge that information provided by any real estate salesperson or real estate broker or real estate brokerage shall not be construed as expert legal advice, tax advice, advice on zoning changes, engineering advice or environmental advice and the parties acknowledge that the salesperson, broker or brokerage has advised that the parties seek independent professional advice on any of the above matters and concerns.

If applicable, the Tenant expressly acknowledges that neither the Landlord, Listing Broker, nor the Co-operating Broker makes any representation, implicitly or explicitly, that a legal separate dwelling exists on the property. The Tenant further acknowledges that the basement apartment located at the Property may not comply wit all relevant applicable fire code and hydro retrofit requirements, zoning By-laws, Provincial and Municipal By-laws and regulations. The Tenant agrees to complete this Agreement notwithstanding such non-compliance and waives his/her right to make any requisitions with respect to same.

The Seller and Buyer hereby consent to the Listing Brokerage advertising or otherwise marketing the subject property before or after the completion of this transaction. The Seller and Buyer acknowledge this permission includes, but is not limited to, the use of photographs of the subject property, the sale price or the percentage of list to sale price of this Agreement.

Continued on next page

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

INITIALS OF TENANTS: (AL 05/12/17 11:56PM EDT) **INITIALS OF LANDLORD(S):** (SB)

OREA Ontario Real Estate Association
Schedule B
Agreement to Lease – Residential
Form 401
For use in the Province of Ontario
Toronto Real Estate Board

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), ..., and

LANDLORD (Lessor), ...

for the lease of ....

.... dated the .... day of ...., 20........

Should the Tenant, at anytime purchase the Property, the Landlord agrees to pay the Agents so named in this Agreement, (or their successor companies) a fee of 5% of the purchase price (plus applicable taxes). This fee will be split equally amongst the agents so named in this Agreement (or their successor companies). The total fee will be payable to Sam McDadi Real Estate Inc. by bank draft or certified cheque.

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

INITIALS OF TENANTS: AL 05/12/17 11:56PM EDT

INITIALS OF LANDLORD(S): SB

OREA Ontario Real Estate Association

Form 320
for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto Real Estate Board

OREA Ontario Real Estate Association

Form 320
for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: Angela Leon

SELLER: Sofiane Bourenane

For the transaction on the property known as: #2804 -510 CURRAN PLACE Mississauga L5B 0J8

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 included other remuneration.

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

1. LISTING BROKERAGE

a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:

1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)

2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all 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 .... represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)

☐ 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.)

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

AL 05/12/17	QV 05/12/17	SB	
BUYER	**CO-OPERATING/BUYER BROKERAGE**	**SELLER**	**LISTING BROKERAGE**

3. Co-operating Brokerage completes Section 3 and Listing 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.

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

CO-OPERATING BROKERAGE- REPRESENTATION:

a) [X] 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) [X] The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property Half Month's Rent Plus HST .... to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)

b) [ ] The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this 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 Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage 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 MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS ® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS ® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing 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 MLS ® 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)	SAM MCDADI REAL ESTATE INC. (Name of Listing Brokerage)
480 EGLINTON AVE WEST #30 MISSISSAUGA	110 - 5805 WHITTLE RD MISSISSAUGA
Tel: (905) 565-9200 Fax: (905) 565-6677	Tel: (905) 502-1500 Fax: (905) 502-1501
Arham Naqi dotloop verified 05/12/17 11:48PM EDT Z5KV-W77R-A8PZ-B39B Date: May 12, 2017 (Authorized to bind the Co-operating/Buyer Brokerage)	.... Date: .... (Authorized to bind the Listing Brokerage)
ARHAM NAQI (Print Name of Broker/Salesperson Representative of the Brokerage)	SAM ALLAN MCDADI (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.

dotloop verified 05/12/17 11:56PM EDT GFYR-QWM6-8GH1-SGOX Date: May 12, 2017 (Signature of Buyer)	.... Date: May 13,2017 (Signature of Seller)
.... Date: .... (Signature of Buyer)	.... Date: .... (Signature of Seller)

dotloop signature verification: www.dotloop.com/my/verification/DL-243900064-4-Q101

OREA Ontario Real Estate Association

Form 410
for use in the Province of Ontario

Rental Application
Residential

Toronto Real Estate Board

I/We hereby make application to rent #2804 -510 CURRAN PLACE Mississauga L5B 0J8

from the 15 day of May 20 17 at a monthly rental of $ 2,100.00

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

1. **Name** Angela Leon Date of birth May 9, 1970 SIN No. (Optional) 122-302-300

   Drivers License No .... Occupation Sales Specialist

2. **Name** Bianca Leon Date of birth Feb. 22, 2000 SIN No. (Optional) ....

   Drivers License No Daugher Occupation Sales Associate - Winners

3. **Other Occupants:** Name .... Relationship .... Age ....

   Name .... Relationship .... Age ....

   Name .... Relationship .... Age ....

Do you have any pets? No If so, describe ....

Why are you vacating your present place of residence? Moving to Mississauga / Current Landlord Sold Unit (MLS#: W3726588)

LAST TWO PLACES OF RESIDENCE

Address 3185 Napa Common, Oakville, ON L6M 0S2	Address ....
From August 2014 To Current	From .... To ....
Name of Landlord Zarak Khan	Name of Landlord ....
Telephone: trustzkay@gmail.com	Telephone: ....

PRESENT EMPLOYMENT	**PRIOR EMPLOYMENT**
Employer Lowe's	I. $3120.00 - Lowes
Business address 3270 Harrison Crescent	I. $6000.00 - Alimony
Business telephone 905-331-3795	I. $2152.00 - Child Support
Position held Sales Associate	I.
Length of employment 1 Year	I.
Name of supervisor Melissa Adshead	I.
Current salary range: Monthly $ 11,272.00	

SPOUSE'S PRESENT EMPLOYMENT	**PRIOR EMPLOYMENT**
Employer	I.
Business address	I.

dotloop signature verification: www.dotloop.com/my/verification/DL-243900064-4-Q1O1

SPOUSE'S PRESENT EMPLOYMENT / **PRIOR EMPLOYMENT**

Employer .... | ....
Business address .... | ....
Business telephone .... | ....
Position held .... | ....
Length of employment .... | ....
Name of supervisor .... | ....

Current salary range: Monthly $ ....

Name of Bank Royal Bank of Canada Branch .... Address ....

Chequing Account # .... Savings Account # ....

FINANCIAL OBLIGATIONS

Payments to .... Amount: $ ....

Payments to .... Amount: $ ....

PERSONAL REFERENCES

Name Marita Address Oakville, Ontario

Telephone: 519-902-4708 Length of Acquaintance 2 Years Occupation Sales Associate

Name JL Address Oakville, Ontario

Telephone: 905-929-7722 Length of Acquaintance 1 Year Occupation Sales Associate -

AUTOMOBILE(S)

Make Cadillac Model SRX Year 2010 Licence No ....

Make .... Model .... Year .... Licence No ....

The Applicant consents to the collection, use and disclosure of the Applicant'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 Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

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

Angela Law — dotloop verified 05/12/17 11:56PM EDT RKOB-GR7N-YTOR-IW7M
Signature of Applicant

May 12, 2017
Date

Signature of Applicant .... Date ....

Telephone: 905-466-1261

Telephone: ....


Ontario
Driver's Licence
Permis de conduire
ON
CANADA
LEON
ANGELA,M
3185 NAPA COMMON
OAKVILLE, ON, L6M 0S2
L2605 - 04367 - 05509
F
G

OREA Ontario Real Estate Association

Offer Summary Document

For use with Agreement of Purchase and Sale

Toronto Real Estate Board

Form 801
for use in the Province of Ontario

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: #2804 -510 CURRAN PLACE Mississauga L5B 0J8 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 12 day of May, 20 17 ("offer")

This offer was submitted by: **BROKERAGE:** RIGHT AT HOME REALTY INC.

SALES REPRESENTATIVE/BROKER: ARHAM NAQI

I/We, Angela Leon, have signed an offer for the property.
Name of Buyer(s)

Angela Leon (dotloop verified 05/12/17 11:56PM EDT X3I6-ML7I-UHTB-HEZI) — May 12, 2017 — .... — ....
Buyer signature — Dated — Buyer signature — Dated

This offer was submitted, by email (by fax, by email or in person) to the Listing Brokerage at 11:00 p.m. on the 12 day of May, 20 17. Irrevocable until 11:59 p.m. on the 13 day of May, 2017.

(For Buyer counter offer - complete the following)

I/We, Angela Leon, have signed an offer for the property.
Name of Buyer(s)

.... — .... — .... — ....
Buyer signature — Date — Buyer signature — Date

An offer was submitted, ... (by fax, by email or in person) to the Listing Brokerage at .... a.m./p.m. on the .... day of ...., 20............ Irrevocable until .... a.m./p.m. on the .... day of ...., 20............

For Listing Brokerage receiving the offer:

SELLER(S): Sofiane Bourenane

SELLER(S) CONTACT: ....
(ie. phone / email / fax)

LISTING BROKERAGE: SAM MCDADI REAL ESTATE INC.

SALES REPRESENTATIVE/BROKER: SAM ALLAN MCDADI

This offer was received, ... (by fax, by email or in person) by the Listing Brokerage at .... a.m./p.m. on the .... day of ...., 20......

This offer was presented, ... (by fax, by email or in person) to the Seller(s) at .... a.m./p.m. on the .... day of ...., 20......

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

Comments: ....

OREA Ontario Real Estate Association

Agreement to Lease

Residential

Toronto Real Estate Board

Form 400
for use in the Province of Ontario

OREA Ontario Real Estate Association

Agreement to Lease
Residential

Form 400
for use in the Province of Ontario

Toronto Real Estate Board

This Agreement to Lease dated this 12 day of May, 20 17

TENANT (Lessee), Angela Leon
(Full legal names of all Tenants)

LANDLORD (Lessor), Sofiane Bourenane
(Full legal name of Landlord)

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:
#2804 -510 CURRAN PLACE Mississauga L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing May 15, 2017

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of
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 months' 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
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to SAM MCDADI REAL ESTATE INC., BROKERAGE "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 two and Last two 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: 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	☒	☐	Cable TV	☐	☒
Oil	☒	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☒	☐
Hot water heater rental	☒	☐	Other: Internet	☐	☒
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): AL 05/12/17 11:56PM EDT **INITIALS OF LANDLORD(S):** SB

7. **PARKING:** One Underground Parking Space

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** and B

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 p.m. on the 13 day of May, 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.: 905-502-1501 (For delivery of Documents to Landlord) FAX No.: 905-565-6677 (For delivery of Documents to Tenant)

Email Address: sam@mcdadi.com (For delivery of Documents to Landlord) Email Address: realtor@arhamnaqi.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.ltb.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 hereinafter 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): AL 05/12/17 11:56PM EDT **INITIALS OF LANDLORD(S):** SB

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:

Arham Naqi dotloop verified 05/12/17 11:48PM EDT   Angela Liem dotloop verified 05/12/17 11:56PM   DATE May 12 2017

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:

dotloop verified 05/12/17 11:48PM EDT LUZF-SWY9-WOCD-O9N2 (Witness) — dotloop verified 05/12/17 11:56PM EDT (Tenant or Authorized Representative) (Seal) DATE May 12, 2017

(Witness) (Tenant or Authorized Representative) (Seal) DATE

(Witness) (Guarantor) (Seal) DATE

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

(Witness) (Landlord or Authorized Representative) (Seal) DATE

(Witness) (Landlord or Authorized Representative) (Seal) DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sole 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 .... a.m./p.m this .... day of ...., 20.........

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage SAM MCDADI REAL ESTATE INC. Tel.No. (905) 502-1500

SAM ALLAN MCDADI

(Salesperson / Broker Name)

Co-op/Tenant Brokerage RIGHT AT HOME REALTY INC. Tel.No. (905) 565-9200

ARHAM NAQI

(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.

(Landlord) DATE 5/13/2017

(Landlord) DATE

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.

dotloop verified 05/12/17 11:56PM EDT HTB9-CE3M-XKM-POHH (Tenant) DATE May12, 2017

(Tenant) DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No. FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: 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 as 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 shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

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

(Authorized to bind the Listing Brokerage) — dotloop verified 05/12/17 11:48PM EDT (Authorized to bind the Co-operating Brokerage)

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule B
Agreement to Lease – Residential

Toronto Real Estate Board

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

ANGELA MARIE LEON,
Petitioner/Wife,

CASE NO: 502012DR002346XXXXNB

FAMILY DIVISION "FH"

and

DANIEL CHRISTOPHER LEON,
Respondent/Husband.
_______________________/

MARITAL SETTLEMENT AGREEMENT

THIS MARITAL SETTLEMENT AGREEMENT entered into this ____ day of ________________ 2013, by and between DANIEL CHRISTOPHER LEON (hereinafter referred to as "Husband", and ANGELA MARIE LEON, hereinafter referred to as "Wife").

WITNESSETH:

WHEREAS, the Husband and Wife were duly married to each other on September 5, 1997 in New Brunswick, Canada.

WHEREAS, there were four (4) minor children born of the parties' marriage to wit:

A.M.L. DOB 5/29/95 (female)
N.O.L. DOB 6/26/98 (female)
B.A.L. DOB 2/22/00 (female)
N.D.L. 2/2/07 (male)

WHEREAS, in consequence of disputes and unhappy differences, the parties intend to separate and live apart from each other, and agree to live separately and apart for the rest of their lives; and

WHEREAS, the parties desire to confirm their separation and make arrangements in connection therewith, including the settlement of their property rights, the support and

according to the child support guideline percentages with the mother being responsible for 25% and the father being responsible for 75%. Within thirty (30) days of payment, the party paying the expense shall forward to the other party proof of such payment and that party shall reimburse his/her portion within thirty (30) days of receipt of such proof of payment. Failure to timely provide proof of payment as set forth in this paragraph shall be deemed a waiver of the right to reimbursement. Failure to timely make reimbursement shall be enforceable through contempt of court proceedings.

according to the child support guideline percentages with the mother being responsible for 25% and the father being responsible for 75%. Within thirty (30) days of payment, the party paying the expense shall forward to the other party proof of such payment and that party shall reimburse his/her portion within thirty (30) days of receipt of such proof of payment. Failure to timely provide proof of payment as set forth in this paragraph shall be deemed a waiver of the right to reimbursement. Failure to timely make reimbursement shall be enforceable through contempt of court proceedings.

F. Support for the oldest child will terminate effective May 26, 2013 on her eighteenth (18th) birthday. Thereafter, Father agrees to pay child support in the in the amount of $2,339.00 monthly, beginning June 1, 2013 and continuing until modified by court order, or N.O.L. turns 18 on July 1, 2016 becomes emancipated, marries, dies, otherwise becomes self-supporting, or, if the child is between the ages of 18 and 19 and still in high school, performing in good faith with a reasonable expectation of graduation before the age of 19, then child support shall continue until the child graduates from high school. At that time the Father agrees to pay child support in the amount of $2,152.00 monthly, beginning March 1, 2018 and continuing until modified by court order, or N.D.L. turns 18 on February 22, 2025 becomes emancipated, marries, dies, otherwise becomes self-supporting, or, if the child is between the ages of 18 and 19 and still in high school, performing in good faith with a reasonable expectation of graduation before the age of 19, then child support shall continue until the child graduates from high school.

16. **CHILD SUPPORT PAYMENT METHOD:** Until such time as any wage garnishment takes effect, the Father is responsible for paying the regular child support and child

Should the Husband have to pay any charges associated with the debts listed above, the Husband shall be permitted to deduct equivalent amounts from his monthly alimony payment to the Wife as an offset for paying such debts.

10. **HUSBAND'S WAIVER OF ALIMONY**. The Husband waives all right to all forms of alimony from the Wife. The Husband acknowledges that this waiver is irrevocable and that there is no change of circumstances which would permit the Husband to obtain alimony or spousal support of any kind from the Wife

Should the Husband have to pay any charges associated with the debts listed above, the Husband shall be permitted to deduct equivalent amounts from his monthly alimony payment to the Wife as an offset for paying such debts.

10. <u>**HUSBAND'S WAIVER OF ALIMONY**</u>. The Husband waives all right to all forms of alimony from the Wife. The Husband acknowledges that this waiver is irrevocable and that there is no change of circumstances which would permit the Husband to obtain alimony or spousal support of any kind from the Wife.

11. <u>**DURATIONAL SPOUSAL SUPPORT**</u>.

A. The Husband shall pay to the Wife durational spousal support, taxable to the Wife and deductible for the Husband, in the amount of six thousand and 00/100 Canadian dollars ($6,000.00) payable on the first (1st) day of each month beginning June 1, 2013 (but in no event later) and continuing each month thereafter until May 1, 20108. The Husband shall be considered in default on his monthly alimony payment if said payment is not tendered to the Wife before the fifth (5th) of each month.

B. It is understood and agreed that these payments of spousal support are for the support of the Wife. Therefore, anything hereinbefore to the contrary notwithstanding, the Husband's obligation to make the payments of the spousal support set forth herein to the Wife shall automatically terminate upon the occurrence of the first one of the following events:

i. The Wife remarries; or

ii. The Wife dies.

C. Additionally, the Husband retains the right to seek a modification of the spousal support set forth herein if the Wife enters into a supportive relationship as defined by section 61.14, Florida Statutes.

A.M.L. D.C.L.

Zarak Khan

3185 Napa Common
Oakville, ON
L6M 0S2

<u>Re: Angela Leon and 3185 Napa Common, Oakville ON</u>

To Whom It May Concern:

This letter is to confirm that Angela Leon and her children have been tenants at my property located at 3185 Napa Common, Oakville ON, L6M 0S2 since August 2014. During their tenancy, Angela has been highly responsible and has been punctual in her rental payments, which were due monthly.

Zarak Khan

3185 Napa Common
Oakville, ON
L6M 0S2

Re: Angela Leon and 3185 Napa Common, Oakville ON

To Whom It May Concern:

This letter is to confirm that Angela Leon and her children have been tenants at my property located at 3185 Napa Common, Oakville ON, L6M 0S2 since August 2014. During their tenancy, Angela has been highly responsible and has been punctual in her rental payments, which were due monthly.

The home has been maintained in absolutely remarkable condition, with the home and surrounding area being left in a clean and tidy manner. There have never been any complaints from neighbours. There have never been any unreasonable demands or complaints during their tenancy.

For any further questions, please feel free to contact me via email: trustzkay@gmail.com.

Sincerely,

Zarak Khan
(Landlord)

LOWE'S
Home Improvement Warehouse

Melissa Adshead
Human Resources Manager

3270 Harrison Crescent
Burlington, ON L7M 0W4

Phone 905-331-3796
Fax 905-331-3799

melissa.adshead@store.lowes.com

May 11, 2017

To: Whom it may concern

This letter is to confirm that Angela Leon is employed by Lowe's Companies Canada since May 29, 2016 at the Burlington location. She is fulltime Sales

LOWE'S
Home Improvement Warehouse
Melissa Adshead
Human Resources Manager
3270 Harrison Crescent
Burlington, ON L7M 0W4
Phone 905-331-3795
Fax 905-331-3799
melissa.adshead@store.lowes.com

May 11, 2017

To: Whom it may concern

This letter is to confirm that Angela Leon is employed by Lowe's Companies Canada since May 29, 2016 at the Burlington location. She is fulltime Sales Specialist scheduled 40 hours a week at an hourly rate of 18.00.

If you have any questions, please contact the under signed.

Sincerely,

Melissa Adshead
Human Resource Manager
Lowe's Burlington 3062
905 331 3795

EQUIFAX

▸ Print This Page ▸ Close Window

Equifax Credit Report and Score ™ as of 05/12/2017

Name: Angela M. Leon

Confirmation Number: 2458402951

Credit Score Summary

EQUIFAX
532 | Poor

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score poor. You may have a hard time qualifying for credit and when you do, you may expect to pay some of the highest interest rates.

EQUIFAX

▸ Print This Page   ▸ Close Window

Equifax Credit Report and Score ™ as of 05/12/2017

Name: Angela M. Leon

Confirmation Number: 2458402951

Credit Score Summary

EQUIFAX
532 | Poor

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score poor. You may have a hard time qualifying for credit and when you do, you may expect to pay some of the highest interest rates.

EFX

Range	300 - 559 Poor
Canada Population	4%

What's Impacting Your Score

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

» Percentage of rate 1 trades to total trades.
» Number of trades bad debt in last 24 months.
» Ratio of satisfactory trades to total trades in last 24 months.

Your Loan Risk Rating

EQUIFAX
532 | Poor

Your credit score of 532 is better than 3% of Canadian consumers.

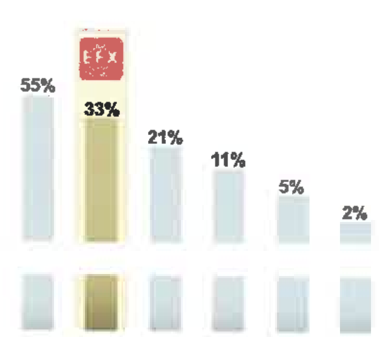
The Equifax Credit Score ™ ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a very high risk. It's not likely that you will be approved for conventional loans and credit cards - and when you do qualify for credit, you may be charged high interest rates. If you're in the market for credit, this is what you might expect:

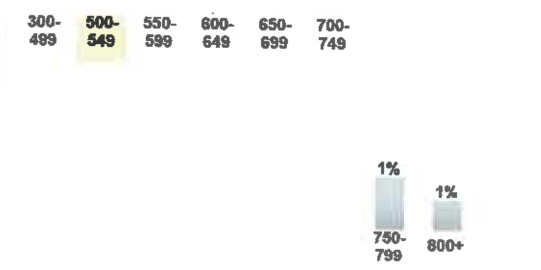
» You may have difficulty qualifying for credit cards.
» When you do qualify for a loan, you may pay some of the highest interest rates available.
» The loan terms you receive may be very restrictive and include very low credit limits.

Delinquency Rates*



It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions.

may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.



* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data		**Other Names:**	
Name:	ANGELA M LEON	Also Known as:	ANGELA M CHAPMAN XX
SIN:	122XXX300		
Date of Birth:	1970-05-XX		

Current Address		**Previous Address**	
Address:	3185 NAPA COMMON OAKVILLE, ON	Address:	2439 CASTLEBROOK RD OAKVILLE, ON
Date Reported:	2014-09 2013-08 2014-04	Date Reported:	2014-09 2013-08 2014-04

Current Employment		**Previous Employment**	
Employer:	LOWES	Employer:	UNKNOWN
Occupation:	CUSTOMER SERVICE ASSOCIAT	Occupation:	
		Employer:	LEONS FURNITURE STORE
		Occupation:	

Special Services

SPS-SpecialServices/CodeDescription:	Consumer interview
Date Reported:	2014-04
SPS-SpecialServices/CodeDescription:	Consumer Interview
Date Reported:	2016-07

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such

loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

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

BELL MOBILITY

Phone Number:	(800)361-2613	High Credit/Credit Limit:	$262.00
Account Number:	XXX...899	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$188.00
Type of Account:	Open	Past Due:	$0.00

score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.
Note: The account numbers have been partially masked for your security.

BELL MOBILITY

Phone Number:	(800)361-2613	High Credit/Credit Limit:	$262.00
Account Number:	XXX...899	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$188.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2015-04	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	25		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	$8,346.00
Account Number:	XXX...100	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2014-02	Date of Last Activity:	2014-07
Status:	Bad debt, collection account or unable to locate	Date Reported:	2016-08
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	At least 120 days past due (2015-01) At least 120 days past due (2014-12) Three or more payments past due (2014-11)		
Comments:	Closed by credit grantor Account paid		

AMERICAN EXPRESS

Phone Number:	(800)668-6500	High Credit/Credit Limit:	$8,464.00
Account Number:	XXX...600	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Open	Past Due:	Not Available
Date Opened:	2014-03	Date of Last Activity:	2014-03
Status:	Bad debt, collection account or unable to locate	Date Reported:	2016-07
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	At least 120 days past due (2014-12) At least 120 days past due (2014-11) At least 120 days past due (2014-10)		
Comments:	Account Closed Account paid		

CIBC

Phone Number:	(416)785-3233	High Credit/Credit Limit:	
Account Number:	XXX...282	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2014-02	Date of Last Activity:	2015-04
Status:	Bad debt, collection account or unable to locate	Date Reported:	2016-07
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	At least 120 days past due (2015-04) At least 120 days past due (2015-03) At least 120 days past due (2015-02)		
Comments:	Account paid Monthly payments		

C I B C

Phone Number:	(800)850-3662	High Credit/Credit Limit:	
Account Number:	XXX...034	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00

due (2015-02)

Comments:	Account paid Monthly payments

C I B C

Phone Number:	(800)850-3662	High Credit/Credit Limit:	
Account Number:	XXX...034	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Installment	Past Due:	Not Available
Date Opened:	2015-04	Date of Last Activity:	2015-05
Status:	Bad debt, collection account or unable to locate	Date Reported:	2015-07
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Monthly payments		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	
Account Number:	XXX...341	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2009-07	Date of Last Activity:	2014-08
Status:	Bad debt, collection account or unable to locate	Date Reported:	2015-07
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	At least 120 days past due (2015-01) At least 120 days past due (2014-12) Three or more payments past due (2014-11)		
Comments:	Account paid Monthly payments		

ROYAL BANK VISA

Phone Number:	Not Available	High Credit/Credit Limit:	$2,500.00
Account Number:	XXX...580	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2013-11	Date of Last Activity:	2015-02
Status:	Paid as agreed and up to date	Date Reported:	2015-03
Months Reviewed:	16		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed by credit grantor Monthly payments		

ROYAL BANK TR 9083

Phone Number:	(800)769-2511	High Credit/Credit Limit:	$551,000.00
Account Number:	XXX...001	Payment Amount:	Not Available
Association to Account:	Joint	Balance:	$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2009-05	Date of Last Activity:	2014-03
Status:	Paid as agreed and up to date	Date Reported:	2014-04
Months Reviewed:	30		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

ROYAL BANK TR 9083

Phone Number:	(800)769-2511	High Credit/Credit Limit:	$427,000.00
Account Number:	XXX...001	Payment Amount:	Not Available
Association to Account:	Joint	Balance:	$0.00

Comments:	Closed at consumer request Account paid

ROYAL BANK TR 9083

Phone Number:	(800)769-2511	High Credit/Credit Limit:	$427,000.00
Account Number:	XXX...001	Payment Amount:	Not Available
Association to Account:	Joint	Balance:	$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2009-05	Date of Last Activity:	2014-03
Status:	Paid as agreed and up to date	Date Reported:	2014-03
Months Reviewed:	30		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2016-11-16	MEGA MOTORS (905)677-8299
2016-07-25	CHASE AMAZON CA VISA (866)557-7811
2015-10-27	RBC BANK GEORGIA N A (919)206-1076
2015-09-18	SCOTIA BANK (416)866-6161
2015-09-18	BMO 3299 (905)847-5299
2015-05-07	SCOTIABANK (416)288-1460
2015-04-02	CAPONE BANK (800)481-3239

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2016-11-16	MEGA MOTORS (905)677-8299
2016-07-25	CHASE AMAZON CA VISA (866)557-7811
2015-10-27	RBC BANK GEORGIA N A (919)206-1076
2015-09-18	SCOTIA BANK (416)866-6161
2015-09-18	BMO 3299 (905)847-5299
2015-05-07	SCOTIABANK (416)288-1460
2015-04-02	CAPONE BANK (800)481-3239
2015-04-01	BELL MOBILITY (800)509-9904
2015-03-31	MOGO MOGOMONEY (204)940-1090
2015-02-26	KRON ROTS MARG CAPP (416)225-8750
2015-02-23	BELL MOBILITY (800)509-9904
2014-08-15	MORTGAGE EDGE (905)707-6702

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol Inquiries are logged internally, however only the most current is retained for each month.

2017-05-09	EQUIFAX PERSONAL SOL (Phone Number Not Available)
2016-09-08	MOGO FINANCE TECH. (800)980-6646
2016-08-05	LETTER SENT CORRESP (514)493-2314
2016-04-27	EQUIFAX PERSONAL SOL (800)871-3250
2015-03-31	AUTHMOGO MOGOMONEY (888)876-9856
2015-02-03	C I B C (Phone Number Not Available)
2014-10-08	C I B C (Phone Number Not Available)
2014-08-22	CMHC (613)748-2000
2014-06-10	LETTER SENT CORRESP (514)493-2314
2014-05-29	LETTER SENT (514)493-2314

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

Complete and submit a Consumer Credit Report Update Form to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.

CENTUM®

TRINITY HOMELOANS INC.

Nov.-27-16

Sofiane Bourenane
2487 Confederation Parkway.
Mississauga, ON., L5B 1S1

Dear Sofiane

We're pleased to provide you with a mortgage pre-approval for the subject property. Based on the information provided, your mortgage pre-approval is as follows:

SUBJECT PROPERTY:	Amacon Development (City Centre) Corp.
	Unit,4 Level,27 Suite 2804
OCCUPANCY DATE:	Feb.08 2017
ANTICIPATED CLOSING DATE:	(final Closing date to be set by the Builder).
PURCHASE PRICE:	$366,900.00
DOWN PAYMENT:	$91,725.00 (Minimum 25%).
MORTGAGE LOAN AMOUNT:	$275,175.00 (Maximum 75%).
FIXED INTEREST RATE:	3.49% Per Annum, calculated semi-annually not in advance.
MORTGAGE TERM:	3 Years, Fixed Rate
AMORTIZATION:	30 Years
MORTGAGE TYPE:	Closed
MONTHLY PAYMENT:	$1232.78
PREPAYMENT OPTION:	(Standard prepayment, subject to mortgage terms and conditions).
LENDER/APPRAISAL FEES:	Tier 1 or Tier 2 Lender. (To be set at time of Funding/Closing).
RATE HOLD EXPIRY:	120 Days (Maximum).

STANDARD CONDITIONS: Subject to income and down payment Verification, satisfactory credit and property appraisal reports, borrower meeting Lender and mortgage insurer guidelines and no changes in the assets and liabilities of the Borrower, the accuracy of information and documentation provided to lender. The Lender reserves the right to cancel this pre-approval at any time without further notice to Borrower. Please note that above rate is guaranteed for 120 days and may be higher or lower at the time of final closing. We thank you for this opportunity to assist you for your mortgage financing needs.

Please contact me if there are any additional questions or concerns.

Sincerely,

Rosie Dowhey, LIC: M08008648. Direct Line: 416-726-3031

CENTUM Trinity HomeLoans Inc. 177 Burnhamthorpe Road East Unit 48, Central Parkway Mall, Mississauga, Ontario, L5A 3Y1
Bus: 905-232-5510 Fax 905 232 5840 Web www.Centum.ca/Trinityhomeloans Each Office Independently Owned and Operated FSCO Lic: 12064