

July 24, 2017

141 - 371 FRONT STREET W TORONTO, ONTARIO M5V 3S8

Dear SAMER SAMEER D HENDAWI,

We have received evidence that you have entered or are in the process of entering into subleasing arrangements during occupancy for your Unit without Vendor's consent and contrary to the terms of the Agreement of Purchase and Sale. Enclosed is a copy of a Lease Agreement. We have no record of a request made by you to us for consent to sublicence the use of the Unit during occupancy. Consequently, you are in default of the terms of the Agreement and we require you to remedy this default within five (5) business days.

Furthermore, this action without our consent effectively disqualifies you from receiving the benefit of the GST/HST Rebate credit on final closing. Accordingly, you will be charged the equivalent value of the Rebate amount on final closing <u>regardless of whether you remedy the default</u> within the required five (5) business days. We reserve all rights available to us under the Agreement and at law to enforce the Agreement terms.

This letter is being sent without prejudice to our rights as Vendor under the Agreement of Purchase and Sale. We remind you that you remain fully responsible at all times for all obligations of the purchaser under the Occupancy Licence attached as Schedule C to the Agreement of Purchase and Sale and all other provisions of the Agreement of Purchase and Sale. The right to use the Unit during occupancy is a personal licence for use granted to the named purchaser under contract when not in default, and grants no tenancy rights whatsoever. We will continue to reserve all rights available to us as Vendor both at law and under the Agreement of Purchase and Sale to enforce the Agreement and Occupancy Licence, in particular should the default not be remedied to our satisfaction within the said five (5) business days.

As a further consequence of your default, you will also be charged the administrative fee on final closing in the amount of \$1500.00 plus HST, which represents our fee payable to obtain our consent to sublicence the use of the Unit during occupancy.

We strongly recommend you bring the foregoing to the attention of your solicitor.

Yours very truly,

AMACON DEVELOPMENT (CITY CENTRE) CORP.

## WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississanga, Octario L5B1K7 O: 905-238-8336 F: 905-238-0020

## DEPOSIT RECEIPT

DATE: May 12, 2017

RECEIVED FROM: Moyeen Syed @ Right at Home Realty

PAYMENT METHOD: Bank Draft

BEPOSIT AMOUNT: \$5,360.00 - first and last 3 months

PROPERTY: #3303-4011 Brickstone Mews

Thank-you.

West-100 Netro View Resky Ltd., Brokerage

The Toronto-Dominion Bank

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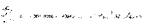
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