

AMACON

DEVELOPMENT
(CITY CENTRE) CORP

July 24, 2017

1205 - 265 ENFIELD PLACE
MISSISSAUGA, ONTARIO
L5B 3Y7

Dear LUAY SARTAWAI,

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 sublicense 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 regardless of whether you remedy the default 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 sublicense 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.

Agreement to Lease Residential

This Agreement to Lease dated this 9th day of May, 2017.

TENANT (Lessee): Setham Kaur Bedi (as agent/master of all tenants)

LANDLORD (Lessor): LUAY SAR-TAWZI (Full legal name of Landlord)

ADDRESS OF LANDLORD: 4011 Brickstone Mews Mississauga Ontario L5R 0J7 #3403 (Legal address for the purpose of recording notice)

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

1. **PREMISES:** Having inspected the premises and provided the present tenant's notice, the Tenant hereby offers to lease premises known as 4011 Brickstone Mews Mississauga Ontario L5R 0J7 #3403.

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 15, 2017.

3. **RENT:** The Tenant will pay to the Landlord monthly and every month during the said term of the lease the sum of One Thousand Five Hundred Eighty Canadian Dollars (CAD\$ 1,580.00) payable in advance on the 15th day of each month and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion of date of possession; no other costs for.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance (If none, Upon completion of, otherwise specified in this Agreement)

by negotiable cheque payable to WEST-160 METRO VIEW REALTY LTD. BROKERAGE "Deposit Holder" in the amount of Three Thousand One Hundred Sixty Canadian Dollars (CAD\$ 3,160.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, conditions and conditions of the Agreement and to be applied by the Landlord against the first and last 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" also means that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the completion 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-trustee bearing Bank of Montreal 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 considered prior to this Agreement will occupy the premises.

Premises to be used only for Single Family 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	☐	☐
Electricity	☒	☐	Condominium/Cooperative fees	☒	☐
Hot water heater rental	☒	☐	Garbage Removal	☒	☐
Water and Sewerage Charges	☒	☐	Other	☐	☐

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Subsector, Tenant will pay to the Landlord a sum sufficient to cover the amount of the Separate School Tax over the Public School Tax (if any) for a 12 calendar year, said sum to be assessed on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rents, provided however, that the full amount shall become due and payable on demand to the Tenant.

INITIALS OF TENANT(S): SK

INITIALS OF LANDLORD(S): ES

THE INDICATED REALTOR(S) AND/OR REALTOR(S) ARE NOT AFFILIATED WITH THE OREA OR THE TORONTO REAL ESTATE BOARD. THE OREA AND THE TORONTO REAL ESTATE BOARD ARE NOT RESPONSIBLE FOR THE CONTENTS OF THIS AGREEMENT. THE OREA AND THE TORONTO REAL ESTATE BOARD ARE NOT RESPONSIBLE FOR THE CONTENTS OF THIS AGREEMENT. THE OREA AND THE TORONTO REAL ESTATE BOARD ARE NOT RESPONSIBLE FOR THE CONTENTS OF THIS AGREEMENT.

2. ADDITIONAL TERMS

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule 1: A-2

10. **FORFEITURE:** This offer is of no availance by James
of Maryland on or before the 1st day of May, 2017.
If not accepted, this Agreement shall be null and void and all money paid shall what be returned to the Tenant without interest or deduction.

[illegible]

FAX No: (905) 238-0020

FA# No. (905) 405-8881

For delivery of Documents to Internet:
Email Address: omikr59@comcast.net Email Address: pde013@yahoo.co
(For delivery of Documents to Internet)

12. **EXCERPTS OF LEASE:** Lessee agrees to know how the Landlord has the Landlord's Standard form of lease, and shall include the provisions as contained herein and in any addendum schedule, and shall be executed by both parties before possession of the premises is to be given. The Landlord shall provide the tenant a 14 day advance notice of the rights and responsibilities of the Tenant and promisor in the form of the Landlord and Tenant shall send how to contact the Landlord (information for New Yorkers to be made available in the standard and Tenant form and available at www.ils.gov/or.ca)

12. **ACCESS:** The Landlord shall have the right of 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 not have the right, or reasonable means to enter and inspect the demised premises.

7.6. **INSURANCE** The Tenant agrees to obtain and keep in full force and effect during the entire period of its tenancy and renewals thereof, at its expense, suitable and adequate fire and property damage and public liability insurance as in, around and adjacent to the building with a reasonably prudent landlord would consider adequate. The Tenant agrees to provide the landlord, upon demand at any time, proof of said insurance in full force and effect and to notify the landlord in writing, at the event that such limit is cancelled or otherwise terminated.

7.5. RESIDENCY The Lender and the Tenant agree that the Tenant is, at the time of entering into this Agreement, or becoming during the term of this 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 it is the Lender and Tenant agree to comply with the tax withholding provisions of the ITA.

10. 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 marketing of the premises or the real property, or making with or to use of the personal information of the landlord and/or agent of the landlord agent 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 printed portion hereof, the added provision shall supersede the standard printed provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between the parties and the parties shall be bound by the terms, conditions, covenants, agreements or conditions, which affect the Agreement other than as expressed herein. This Agreement shall be read with all changes of period or number required by the context.

14. FAMILY LAW ACT Landlord's terms that spouse's consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1996 unless the spouse of the Landlord has executed the consent hereafter provided.

19. COMPLAINT REPORTS: The Bureau is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

TITLES OF TRAILANT(S):

INITIALS OF LANDLORDS:

2. The trademarks in HEADLINE, HEADPHONE and the HEADPHONE logo are controlled by The Age and/or Factbase Media Pty Ltd. GREA and its agents and licensees are not permitted to use any trademark of GREA, without written consent.

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20. **MISSING AGREEMENT** This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the terms of the contract and to do so 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)
(Witness)
(Witness)

(Name)
(Name)
(Name)
DATE May 09, 2017
DATE
DATE

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable GST (and any other tax as may hereafter be applicable) may be deducted from and overpaid 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)
(Witness)

(Name)
(Name)
DATE May 09, 2017
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 sale evidenced herein.

(Witness)
(Witness)

(Name)
(Name)
DATE
DATE

CONFIRMATION OF ACCEPTANCE Notwithstanding anything contained herein to the contrary, I confirm my Agreement with all changes both typed and section and most acceptance by all parties at, on, p.m. this day of, 2017.

INFORMATION ON BROKERAGE	
Listing Brokerage: WEST 100 METROVIEW REALTY LTD. BROKERAGE	905-238-8336
OMAR KANAAN SHAAATH, Salesperson	
Coop/Sale Brokerage: Century 21 Leading Edge Realty Inc.	905-405-8884
Farahjit Dahi, Salesperson / Broker Name	

ACKNOWLEDGEMENT	
I acknowledge receipt of my signed copy of this accepted Agreement or Lease and I authorize the Brokerage to forward a copy to my lawyer.	I do 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 May 09, 2017	(Tenant) DATE May 09, 2017
(Landlord) DATE	(Tenant) DATE
Address for Service: 4011 Brickstone View, Mississauga, Ont.	Address for Service
Tel. No.	Tel. No.
Landlord's Lawyer	Tenant's Lawyer
Address	Address
Email	Email
FAX No.	FAX No.

COMMISSION TRUST AGREEMENT	
I, Commissioning Brokerage, do hereby agree to the Commission Trust Agreement to Lease. I am submitting for the Commissioning Brokerage the Commission Trust Agreement to Lease. I hereby declare that all monies received or receivable by me in connection with the Commission Trust Agreement are deposited in the A.L.S. Fund and shall be held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the A.L.S. Rules and shall be subject to and governed by the A.L.S. Rules pertaining to Commission Trust.	
DATED on the day of the month of the year by signing Agreement to Lease.	Accepted by:
(Authorized to bind the Commissioning Brokerage)	(Authorized to bind the Commissioning Brokerage)

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Form 400
for use in the Province of Ontario

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

TENANT (Lessee), SARAH KAIT BADI

LANDLORD (Lessor), LHAY SARTAUD

for the lease of 4011 Brickstone Mews Mississauga Ontario L5B 0T7 #3403

dated the 26th day of May, 2017

Tenant and landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the parties.

The tenant agrees to pay for all damages to the property caused by willfully, accidentally or by neglect, wear or caused by themselves or by invited or uninvited visitors of the tenants. Natural disasters excepted.

The tenant for safety reasons is responsible for keeping the kitchen stove and oven clean and lint trap for the dryer clear.

The tenant agrees and understands that they are not permitted to sublet the property during the term of the lease without the approval of the landlord/owner.

The tenant agrees to allow the landlord access to the property bi-weekly, provided that at least 12 hours notice has been provided, for the purpose of inspecting the property.

The tenant agrees and understands that only those stated in this agreement to lease are permitted to reside at the property, unless otherwise approved by the Landlord/Owner.

The tenant agrees to inform the Landlord of all damages and worn or non-working aspects of the property (Leaky taps, faulty appliances, clogged drains, ect.) as soon as possible and allow entry to service personnel and landlord/owner when they are available.

The tenant shall ensure that all smoke and carbon monoxide detectors located in the property and fully functioning at all times and replace the batteries (if applicable), when needed, at their own expense.

The tenant shall keep the property (including the grounds) clean and free from refuse and in good repair.

The tenants are responsible for obtaining insurance for the contents of the property (personal possessions)

The tenant agrees to respect the neighbor's right to peace and privacy at all times both day and night.

The tenant agrees never to engage in any illegal activities in or on the property.

The tenant agrees to pay a fee of \$45 for each and every NSF or dishonored cheques.

The tenant agrees that they are not permitted to keep any pets in the or on the premises nor are they permitted to smoke in the premises during the term of the lease.

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

Continued on next page...

INITIALS OF TENANT(S):

SK

INITIALS OF LANDLORD(S):

LS

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Century 21 Leading Edge Realty Inc.

copy OFFER #217 by

REALTOR SYSTEMS Corp.

Form 400 Revised 2017 Page 4 of 4 379599

Form 401
for use in the Province of Ontario

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

TIDAK (Lesse), Satrio Kaur Bedi

LANDLORD (Landlord), LYNN SARTANI

for the lease of 4011 Brickstone Mews Mississauga Ontario L5B 0J7 #3403

dated the 9th day of May 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 acknowledges that any false information provided to the landlord on their rental Application, employment information, including job letters, bank statements, 14's, ect. shall be considered grounds for the landlord to terminate this agreement to lease immediately.

The landlord represents and warrants that the appliances will be in good working order at the commencement of the lease term. The tenant agrees to maintain the said appliances in a state of ordinary cleanliness at the tenants cost and any non-payment for the same shall constitute breach of this lease agreement entitling the landlord to exercise their remedies.

The tenant acknowledges that the following will be left at the property for their use and enjoyment: Fridge, stove, washer, dryer. All electric light fixtures.

OS - Tenant to provide content Insurance.
per

03rd - The first 75% of all service calls to be covered by tenant, balance to be covered by landlord.

As per ⁵300.00 deposit from tenant to land lord for key deposit

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

RIGHTS OF TENANTS:

ENTRALS OF LABORATORY

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Zugratic & Systems Corp.
Walled, Redwood, CA 378590

Ontario Driver's Licence
Permis de conduire

1.2 NAME/ NOM
BEDI,
SATNAM, K

3. ADDRESS/ ADRESSE
1105-4 LISA STREET
BRAMPTON, ON, L6T 4B6

4. NUMBER/ NUMERO
B2135 - 69257 - 25216

4.1 ISS/ DEL
2017/03/13

4.2 EXP/ EXP
2027/02/18

5. DOB/ REF
DT1995263

16 HGT/HAUT
163 CM

15 SEX/SEXE
F

8 CLASS/ CLASSE
G

12 REST/ COND
COND

1 DOB/ DON
1972/02/18

