

Worksheet Leasing

Suite: 311 Tower: PSV2 Date: July 26 Completed by: Audrey

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment *given to Parkside*
 - ☒ Copy of Lease Agreement
 - ☒ Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust
 - ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. *given to parkside*
 - ☒ Agreement must be in good standing. Funds in Trust: \$ \$107,409.50
 - ☒ Copy of Tenant's ID
 - ☒ Copy of Tenant's First and Last Month Rent
 - ☐ Copy of Tenant's employment letter or paystub
 - ☐ Copy of Credit Check
 - ☒ Copy of the Purchasers Mortgage approval
- } *1 year paid in advance*
Asian student.
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

added Study Permits to Sheridan

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
ISMAT ZIA DOST and KHURSHID ANWAR DOST (the "Purchaser")

Suite 311 Tower TWO Unit 11 Level 3 (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 percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis; that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 21 day of July 2017.

Amber Sykes
Witness
Amber Sykes
Witness:

K. A. DOST
Purchaser: KHURSHID ANWAR DOST
I DOST
Purchaser: ISMAT ZIA DOST

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of July 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]
Authorized Signing Officer
I have the authority to bind the Corporation



Ontario Real Estate
Association

Agreement to Lease Residential

Toronto
Real Estate
Board

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 17 day of July, 2017

TENANT (Lessee), Wanting Jin and Chenyu Liang
[Full legal names of all tenants]

LANDLORD (Lessor), Ismat Zia Dost & Khurshid Anwar Dost,
[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:
#311-510 CURRRAN PL Mississauga L5B 0J8

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

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of
Two Thousand Five Hundred
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. Canadian Dollars (CDN\$ 2,500.00)

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance
by negotiable cheque payable to ORION REALTY CORPORATION
in the amount of Five Thousand
Canadian Dollars (CDN\$ 5,000.00) 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 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" 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.

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: Residential

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): WJCL

INITIALS OF LANDLORD(S): PPS

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7. **PARKING:** 1 parking

8. **ADDITIONAL TERMS:** 1 locker. Tenant voluntarily offer total 10 months rent as additional deposit pay in advance, payable to landlord by certified check/ money order / bank draft on the possession day.

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 8 p.m. on the 21 day of July

2017, after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No.: (for delivery of Documents to Landlord) (for delivery of Documents to Tenant)
Email Address: **audrey@orionrealestate.ca** Email Address: **chloe.xu@uqing@gmail.com**

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.tlb.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): **WICL**

INITIALS OF LANDLORD(S): **WICL**

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)
Chloe Xu

(Tenant or Authorized Representative) Wanting Jin (Seal) DATE July 17 2017

(Witness)
Chenyu Liang

(Tenant or Authorized Representative) Chenyu Liang (Seal) DATE July 17 2017

(Witness)

(Seal)

We/1 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)
Chloe Xu

(Landlord or Authorized Representative) X *Chloe Xu* DATE 7/20/17

(Witness)
Chloe Xu

(Landlord or Authorized Representative) X *Chloe Xu* DATE 7/20/17

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

(Witness)

(Spouse)

(Seal)

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 12:01 a.m. (p.m.) day of July 20, 2017. *Chloe Xu* (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION Tel. No. (416) 733-7784
AUDREY GRUBESIC
Co-op/Tenant Brokerage HOMELIFE NEW WORLD REALTY INC. Tel. No. (416) 490-1177
CHLOE XU (Salesperson / Broker Name)

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.

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) X *Chloe Xu* DATE 7/20/17
(Landlord) X *Chloe Xu* DATE 7/20/17
Address for Service

(Tenant) Wanting Jin DATE July 20 2017
(Tenant) Chenyu Liang DATE July 20 2017
Address for Service

Landlord's Lawyer Tel. No.
Address
Email Tel. No. FAX No.

Tenant's Lawyer Tel. No.
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 Co-operating Brokerage)

Chloe Xu

(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), Wanling Jin and Chenyu Liang, and

LANDLORD (Lessor), Ismat Zia Dost & Khurshid Anwar Dost

for the lease of #311 -510 CURRAN PL

Mississauga

LSB 018

dated the 17

day of July

20 17

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

INITIALS OF TENANT(S):

WJCL

INITIALS OF LANDLORD(S):

DD SX
I Dost

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

TENANT (lessee), Wanting Jin and Chenyu Liang, and

LANDLORD (lessor), Ismat Zia Dost & Khurshid Anwar Dost,

for the lease of 510 Curran Pl/311

Mississauga Ontario L5B0J8

dated the 17 day of July, 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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further commits to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to the Landlord 10 post dated cheques providing the monthly rental payments payable to Landlord on the closing date of the lease (if the cheques to tenant, Tenant is responsible for a penalty charge of \$50.00 for each returned cheque)

The Tenant agrees to provide the landlord with \$200 refundable security deposit in the form of a cheque payable to Landlord before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

Landlord agrees to provide the tenant with two sets of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing. WJCL

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

INITIALS OF TENANTS: WJCL

INITIALS OF LANDLORD(S): DDST

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

TENANT (Lessee), ... wanting Jin and Chenyu Liang

LANDLORD (Lessor), ... Ismat Zia Dost & Khurshid Anwar Dost

for the lease of ... 510 Curran Pl311

Mississauga Ontario L5B0J8

dated the 17 day of July 2017

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenant's name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e. Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect.

The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

This form need not be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS *WJ CL*

INITIALS OF LANDLORD(S): *DRP X*

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Ontario Real Estate
Association

Schedule A

Agreement to Lease - Residential

Toronto
Real Estate
Board

Form 401

for use in the Province of Ontario

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

TENANT (Lessor), wanting Jin and Chenyu Liang, and

LANDLORD (Lessor), Ismat Zia Dost & Khurshid Anwar Dost.

for the lease of 510 Curran Pl311

..... Mississauga Ontario L5B0J8

..... dated the 17 day of July, 2017

Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

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

INITIALS OF TENANTS:

WCD

INITIALS OF LANDLORD(S):

ISD
KAD

☒ The Real Estate Board of Ontario (REBO) is a not-for-profit corporation established by the Real Estate Association of Ontario (REA) and is a member of the International Real Estate Federation (FIABCI). The REBO is a member of the International Real Estate Federation (FIABCI) and is a member of the International Real Estate Federation (FIABCI). All rights reserved. This form was developed by OREA for the use and reproduction of its members. No other use or reproduction is permitted without the written consent of OREA. It is not to be used for any other purpose.



Ontario Real Estate
Association

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

Form 320

for use in the Province of Ontario

BUYER: Wanting Jin and Chenyu Liang

SELLER: Ismat Zia Dost & Khurshid Anwar Dost

For the transaction on the property known as: #311 -510 CURRAN PL

Mississauga

LSB 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, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include 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 Buyer; 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 (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid

☐ by the Seller in accordance with a Seller Customer Service Agreement

☐ by the Buyer directly

or:

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)

BUYER

CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE

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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.
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) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
1/2 month rent+H.S.T.
(Commission As Indicated in MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
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)

HOMELIFE NEW WORLD REALTY INC.

(Name of Co-operating/Buyer Brokerage)

201 CONSUMERS RD., STE. 205 TORONTO

Tel: (416) 490-1177

Fax: (416) 490-1928

Chloe Xu

(Authorized to bind the Co-operating/Buyer Brokerage) Date: July 17 2017

CHLOE XU

(Print Name of Broker/Salesperson Representative of the Brokerage)

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

Tel: (416) 733-7784

Fax: (905) 286-5271

Audrey Grubestic

(Authorized to bind the Listing Brokerage)

AUDREY GRUBESIC

(Print Name of Broker/Salesperson Representative of the Brokerage)

Date: July 20 2017

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.

Wan Ting Jan

Date: July 17 2017

(Signature of Buyer)

Chenya Liang

Date: July 17 2017

(Signature of Buyer)

X. K. Apple

(Signature of Seller)

Date: 20/7/17

S. Day

(Signature of Seller)

Date: 20/7/17

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The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.

E822438733CHW9801277N2607045NBLKOF LHKMCA976

Conditional Letter of Acceptance

June 27, 2017
Chenyu Liang
4789 Yonge Street
Toronto
Canada
M2N5M5

Designated Learning Institution #: O19385946782
Public Institution
Student ID Number: 991496605
Date of Birth: January 27, 1998
Term: Winter 2018
Status: Full-time studies, Academic, Non-Exchange

Dear Chenyu,

Congratulations! Sheridan has chosen **you** to join our dynamic community. Your admission status is **conditional**, and you must submit proof that you have successfully completed the conditions as listed below by the date provided.

Program: PBUSS - Business - Hazel McCallion Campus -Mississauga, ON

Duration: Ontario College Diploma (2 Years)

Orientation Start Date: January 02, 2018 **Term Start Date:** January 08, 2018

Last Registration Date: January 12, 2018 **Expected Graduation Date:** April 2019

Condition(s) must be met by November 15, 2017

- *English, Grade 12 (ENG4C or ENG4U or equivalent) with a minimum 60%*
- *Proof of 3 Yr Secondary School Transcripts*
- *Grade 12 Math (C, U, or M)*
- *Ontario Secondary School Diploma (OSSD) or equivalent requirement*
- *Final grades with a minimum 65% overall average or equivalent GPA successfully completed*

Please present this letter to apply for your study permit at the nearest Canadian Embassy, High Commission or Consulate. Once you have been approved, please send a copy of your study permit to studyp permit@sheridancollege.ca. If you withdraw, cease to attend classes or become part-time, you should be aware that we will inform Immigration and Citizenship Canada of your change in status. **Please note:** Your health insurance coverage will commence on the first day of Orientation, **provided that your fees have been paid**. If you arrive in Canada earlier than your scheduled Orientation date or extend your visit beyond your date of completion, it is your responsibility to ensure that you have adequate medical coverage.

Estimated tuition fees range from \$15500 to \$25000 per year depending on the program. Please consult your fee statement for exact fees. No scholarships are offered at this time.

You should apply for a work permit at the same time you apply for the study permit. Sheridan programs have co-op, internships, or placement options.

Thank you for choosing Sheridan!
Sincerely,



A. Michael Allcott, PhD
Dean, International

Brampton | Mississauga | Oakville

T 905 815 4001
F 905 815 4004
sheridancollege.ca
international@sheridancollege.ca



Citizenship and
Immigration Canada

Citoyenneté et
Immigration Canada

CANADA



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CANADA

DD198 209 406

F311732684

CHENYU LIANG
603-245 FAIRVIEW MALL DRIVE
TORONTO ON M2J 4T1
CANADA

Application/Demande: S301664726

UCI/UC:

S3539026

CLIENT INFORMATION/INFORMATION DU CLIENT

STUDY PERMIT/PERMIS D'ÉTUDES

Family Name/Nom de Famille:

LIANG

Given Name(s)/Prénoms(s):

CHENYU

Date of Birth/Date de naissance:

1988/01/27

Sex/Sexe:

MALE

Country of Birth/Pays de naissance:

CHINA

Country of Citizenship/Citoyen de:

CHINA

Travel Doc No./N° du document de voyage:

E62243873

PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le:

2016/10/25

Expiry Date/Date d'expiration:

2017/07/31

Case Type/Genre de cas:

30

Institution Name/Nom de l'institution:

OTHER SECONDARY ONT.

Field of Study/Domaine d'études:

ANY PRIMARY OR SECONDARY INSTITUTION

In Force From/En vigueur le:

2016/10/25

Conditions:

1. MUST LEAVE CANADA BY 2017/07/31

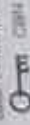
Remarks/Observations:
TEMPORARY RESIDENT STATUS MAINTAINED AS PER R183(6)
UNLESS AUTHORIZED PROHIBITED FROM ENGAGING IN EMPLOYMENT IN CANADA

...THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE...

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Canada

0001 16410 106-2016





May 12, 2017

U of T Applicant Number: 1004456732
UTOR id: jinwant1
OUAC Reference Number: 20170967050

Wanting Jin
283 Hollymount Dr
Mississauga ON L5R 3X5

Dear Wanting Jin:

We are delighted to offer you a place at the University of Toronto. Your record of achievement has distinguished you in a pool of highly accomplished applicants and you have been selected for 2017 admission to Studies in Commerce at the University of Toronto Mississauga. Congratulations!

At the University of Toronto, we are committed to helping you reach your highest potential. We believe you will be an excellent addition to a community of scholars who share a passion for learning, a deep curiosity about the world and a commitment to making a difference. You'll have a chance to learn from professors who lead in their fields and to benefit from the resources of a major international institution. You'll make friends with others who share your interests and aspirations. You'll grow with us here on a campus that offers research and teaching excellence within a close-knit academic community. We welcome you to an exciting intellectual adventure.

You have a lot to think about while making this important decision about your future, and we are here to help. In addition to providing important, customized information related to your U of T choice(s), the Join U of T website offers a social network connecting you with future classmates and other members of our vibrant community.

Some important logistics:

- Legally speaking: Please read the Terms & Conditions of this offer (encl.).
- Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.
- Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.

Once again, congratulations. We hope that you will take this opportunity to write the next chapter of your life at U of T and make your distinctive contribution to our proud legacy of excellence.

Sincerely,

Meric S. Gertler
President

Ulrich J. Krull
Interim Vice-President
University of Toronto & Principal
University of Toronto Mississauga



Wanting Jin

Applicant Number: 1004456732

Progcde: 20179 ER COM1

Terms and Conditions of Your Offer of Admission to Studies in Commerce at the University of Toronto Mississauga

• This offer is conditional on your satisfying the Ontario Secondary School Diploma requirements and completing the six required Grade 12UM courses with a final overall average of at least 75%. Note that some departments require a minimum grade of 70% in select high school (or equivalent) prerequisites for their first year courses. The University reserves the right to withdraw this offer if any of these conditions are not met. The Ontario Universities' Application Centre sends us final results in late July and your final marks and diploma status will be reviewed at that time. If you are concerned about your grades or if you have any questions about these conditions, please contact the UTM Student Recruitment & Admissions Office at 905-828-5400.

• This offer is conditional on you meeting the English Language Requirements of the University of Toronto (<http://uoft.me/engreq>) by June 1, 2017. Otherwise, you must enrol in the Summer **Academic Culture and English (ACE@UTM) Program** and successfully complete it by achieving a B average in Academic English Level 60 before August 31, 2017.

Summer ACE@UTM is an 8-week, full-time English language support program that will run weekdays, five days per week, in July and August 2017. It is highly recommended that all ACE@UTM students live on campus while participating in the program as students who choose the residence option experience higher rates of success. The registration deadline for the Summer ACE@UTM program is **June 1, 2017**, however, we suggest that you register as soon as possible as space is limited. Check <http://uoft.me/ace> for registration details.

Summer ACE@UTM is a non-credit program with a separate fee. To register for Summer ACE@UTM, please visit <http://uoft.me/ace> where you will also find a course description and program expectations. If you have questions or are unable to meet these conditions, please contact the U of T Mississauga Admissions Office at 905-828-5400.

The University reserves the right to withdraw this offer if you do not satisfy this condition by August 31, 2017. Depending on your English ability, you may require more than one session of ACE@UTM to meet the English Language Requirements of the University of Toronto.

Additional Information

Your application indicates that you have written or plan to write Advanced Placement Examinations. If this is the case, and you achieve a score of 4 or 5, you may be entitled to transfer credit. You must arrange to have the Educational Testing Service (ETS) send your AP results to us electronically (Institution Code 0982). Results should be sent as soon as possible but no later than July 15, 2017. Should you decide to accept this offer transfer credit will be assessed upon receipt of your official results. Refer to www.adm.utoronto.ca/TransferCredits for detailed information about transfer credits.

Responding to your Offer of Admission

In approximately 5 days from the date of this letter your offer will be displayed on the OUAC website at www.ouac.on.ca. You may check your OUAC account by selecting 'Accept my Offer' at join.utoronto.ca, or by going directly to the OUAC website. Your offer will appear in the 'Choices/Offers' section of your OUAC application. Indicate your response and once you successfully complete all of the submit steps you will receive a confirmation number on the final screen of the submit process. Print that page for your reference.

International Students

International students must apply for and obtain a study permit at the Canadian visa office responsible for their country of citizenship or residence as soon as possible. The UTM International Education Centre (IEC) can assist you with your study permit application, as well as provide immigration and transition advice in advance of your arrival. Contact the IEC by email at: international.utm@utoronto.ca.

University Health Insurance Program (UHIP)

In order to facilitate UHIP coverage, the University of Toronto has provided Sun Life Assurance Company of Canada, the insurance provider, with your name, student number, mailing address, email address and date of birth. This is a mandatory procedure required for admittance to the University. If you have any questions regarding the security of these records or other concerns pertaining to your personal data, please contact the UHIP office at 416-978-0290.

Housing

If you are interested in residence, and you have not yet done so, please visit MyRes at <http://myres.utoronto.ca>. Although you do not meet the criteria of U of T's residence guarantee, it is possible we may be able to offer you residence accommodation once all those guaranteed have been placed.

As residence space is often very limited for non-guaranteed students, it is highly recommended that you also investigate off-campus housing at <https://offcampushousing.utoronto.ca>.



Additional Information to be attached to the offer letter and submitted to:
Canadian Embassy/Consulate
Immigration Section

May 12, 2017

Jin, Wanting
283 Hollymount Dr
Mississauga ON L5R 3X5

Birthdate: 1997-06-30

Applicant Number: 1004456732

The above-named student has been admitted to the University of Toronto Mississauga as a full-time undergraduate student. The programs offered within this division are at the Bachelor degree level. Program length is normally four years.

Classes begin September 5, 2017.

Orientation activities will take place the week before.

Subject to approval by Governing Council, it is expected that fees for the 2017-2018 academic year will be approximately \$47,850. This figure includes a compulsory health insurance premium estimated at \$650.00 for single students with no dependents. The actual premium for 2017 will be set in the near future. For more information about the University Health Insurance Plan (UHIP) visit: <https://www.cie.utoronto.ca/Coming/UHIP>

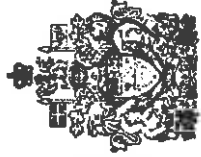
The fees invoice will be available to the student in mid-July. Programs in Commerce, Management, Computer Science, Communication, Culture, Information & Technology, Visual Studies - Visual Culture & Communications and Bioinformatics have higher tuition fees after first year. For details and updates, visit: www.provost.utoronto.ca/link/students

International students should apply for and obtain a study permit as soon as possible. Those who are currently attending secondary school in Canada should now apply to extend their study permit as they will be required to show proof of permission to remain in Canada for the length of their studies in order to obtain a student card (T card) and proceed with registration.

The University of Toronto DLI Number is O19332746152 (the number begins with the letter "O").



Citizenship and Immigration Canada
Citoyenneté et Immigration Canada



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DD200 603 351

F311173901

WANTING JIN

ROOM 1207, BUILDING B, EAST AREA, JIANWAI SOHO
BEIJING BEIJING 100020
CHINA

Application/Demande: S301628916

UCI/IUC: 96898788

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille:	JIN
Given Name(s)/Prénom(s):	WANTING
Date of Birth/Date de naissance:	1997/08/30
Sex/Sexe:	FEMALE
Country of Birth/Pays de naissance:	CHINA
Country of Citizenship/Citoyen de:	CHINA
Travel Doc No./N° du document de voyage:	E86746411
	PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le:	2016/09/04	00000000 - 00000000
Expiry Date/Date d'expiration:	2017/09/30	00000000 - 00000000
Case Type/Genre de cas:	30	
Institution Name/Nom de l'institution:	OTHER SECONDARY ONT.	
Field of Study/Domaine d'études:	ANY PRIMARY OR SECONDARY INSTITUTION	
In Force From/En vigueur le:	2016/09/04	00000000 - 00000000

Conditions:

1. GOING TO PRIMARY OR SECONDARY SCHOOL
2. MUST LEAVE CANADA BY 2017/09/30

Remarks/Observations:

THIS PERMIT DOES NOT AUTHORIZE THE HOLDER TO ENGAGE IN OFF CAMPUS EMPLOYMENT IN CANADA.
LXJ049/35575

THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE

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IMM 13429 (06-2012)



CSN

Canada

Chloe Xu 许若希
Sales Representative

Cell: 416-877-0999
Email: chloe.xu@realtyinc.com

201 Consumers Rd, Suite 206, Toronto, ON M2J 4G9
BUSINESS: 416-496-1177
FAX: 416-496-1178



Realty Inc.
Brokerage

465 BURNHAMTHROPE RD W UNIT 200
MISSISSAUGA, ON L5M 0E3
PHONE: 416-733-7784
FAX: 905-286-5271

RECEIPT

DATE: July 20th, 2017

TIME: 6:53PM

RECEIVED FROM: Chloe Xu

ITEM: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE ☐ OTHER

AMOUNT(\$): 5,000.00

PAYABLE TO: ☒ ORION REALTY CORPORATION, BROKERAGE

PROPERTY: 510 Curran Pl 311

FOR: ☒ LEASE ☐ SALE

RECEIPT BY: Rochelle R

☒ COPY FOR CLIENT(S)

☒ COPY FOR LISTING AGENT



MISS WANTING JIN

NAME OF REMITTER / DONNEUR D'ORDRE

PAY TO THE

ORDER OF

PAYEZ À

L'ORDRE DE

THE SUM OF

LA SOMME DE

TRANSIT NO.

Nº D'IDENTIFICATION

BRANCH

CENTRE BANCAIRE

ORION REALTY CORPORATION*****FIVE THOUSAND

*****FIVE THOUSAND

TO

TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

240453Z
710 BIL-2015/01

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

CANADIAN DOLLARS

DOLLARS CANADIENS

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

FOR CANADIAN IMPERIAL BANK OF COMMERCE

POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

WAX

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈ 558033973 ⑈ ⑈ 0950200101: 0302202743248 ⑈

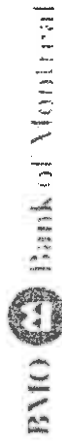
NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
03022 - MISSISSAUGA CITY CENTRE
MISSISSAUGA, ON

5580 3397 3 27-43248
2017-07-20

DATE Y/A M/M D/J

\$*****5,000.00

Letter of Agreement



195 Henty Street
Brantford, Ontario
N3S 5C9

June 27, 2017

ISMAT ZIA DOST AND KHURSHID ANWAR DOST
311-510 CURRAN PLACE,
MISSISSAUGA, ONTARIO L5B 0G4

Attention: Khurshid Anwar Dost & Ismat Zia Dost

LETTER OF AGREEMENT

Bank of Montreal ("BMO") is pleased to advise that it has authorized the following credit Facilities for **ISMAT ZIA DOST AND KHURSHID ANWAR DOST** (each, a "Facility" and collectively, the "Facilities") on the terms and conditions outlined in this Letter of Agreement. The Schedules listed below and attached form part of this Letter of Agreement.

Notwithstanding any other provision of this Letter of Agreement or in any applicable agreements, any Advance under any Facility hereunder will be made at BMO's sole discretion. Any unutilized portion of any Facility hereunder may be cancelled by BMO at any time without prior notice.

In this Letter of Agreement, certain capitalized terms are defined in Schedule A hereto. Please refer to Schedule A for the meaning of such terms.

Borrower(s):

ISMAT ZIA DOST AND KHURSHID ANWAR DOST
(the "Borrower")

Guarantor(s):

ISMAT ZIA DOST, KHURSHID ANWAR. DOST,
(the "Guarantor(s)")

Total Facility Limit:

The total approved amount of all facilities shall not exceed \$429,520.00 at any time.