

Worksheet

Leasing

Suite: 3303 Tower: P8V Date: Jun. 7/17 Completed by: Silvi

Samir Hendawi

Please mark if completed:

✓ ● Copy of 'Lease Prior to Closing' Amendment

✓ ● Copy of Lease Agreement

● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust

Top-up Required
\$28,669.

✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amazon City Centre Seven New Development Partnership.

\$0.00

✓ ● Agreement must be in good standing. Funds in Trust: \$ 30,311.

✓ ● 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 new to country - deposited \$6,000 extra.

✓ ● 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:

Notes: Chaza indicated she will have the Top up on Fri July 28
✱

MR SAMEER D HENDAWI OR
MS HEBBA OUDAH

ANNE GEDDES

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083

DATE 28 07 2017

2017 Aird & Berl's LLP, In Trust \$ 28,669

Eighty-eight thousand six hundred and sixty nine

100 DOLLARS

Security features
included.
Details on back.

Canada Trust

5032 CLAYHILL RD.
MISSISSAUGA, ONTARIO L5B 4L2

unit 3303

Signature

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PSV - TOWER ONE
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
SAMER SAMEER D HENDAWI (the "Purchaser")

Suite **3303 Tower ONE** Unit **3 Level 32** (the "Unit")

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

Insert:

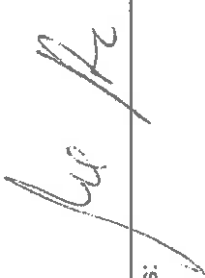
Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

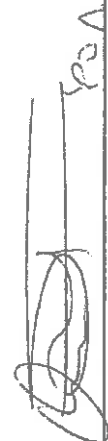
- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Zero Dollars (\$0.00) 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 15 day of Dec 2015.


Witness:


Purchaser: **SAMER SAMEER D HENDAWI**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 23 day of DECEMBER 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

2017-352

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: May 12, 2017

RECEIVED FROM: Merveen Syed (@ Right at Home Realty

PAYMENT METHOD: Bank Draft

DEPOSIT AMOUNT: \$6,360.00 -- first and last 3 months

PROPERTY: #3303-4011 Brickstone Mews

Thank-you,



West-100 Metro View Realty Ltd., Brokerage

THE DOCUMENT IS VALID ONLY WHEN PRINTED FROM THE WEBSITE		80703745
The Toronto-Dominion Bank		
3926 TENTH LINE WEST MISSISSAUGA, ON L5M 1L5	DATE 2017-05-12 *****	1576-80703745
Pay to the order of WEST-100 METRO VIEW REALTY LTD., BROKERAGE	Financial No. 1576-80703745	\$ *****6,360.00
***** SIX THOUSAND THREE HUNDRED SIXTY *****00/100 Canadian Dollars		
Authorized signature required for amounts over CAD\$5000		
The Toronto-Dominion Bank Toronto, Ontario Canada R3X 1A2		 Merveen Syed Number

***** SIX THOUSAND THREE HUNDRED SIXTY *****00/100 Canadian Dollars

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Dear Sameer Sameer Hendwal,

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 3303, Unit 3, Level 32, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$294900
Down Payment: \$73725
Mortgage Amount: \$221175
Capped Interest rate: 3.79%
Term : 5 years
Amortization: 30 years
Total Payment : \$1025.60

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No change in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements


(For Street Capital)
Sukhdeep Lamba


(Date)



Handwritten signature



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KITCHEN

647-987-7254

zahid@auntyskitchen.ca

April 16, 2017

16-160 University Ave W
Waterloo, ON
N2L 3E9

Dear Muhammad Adeel,

On behalf of Auntie's Kitchen, I am please to offer you the position of Finance Manager.

Shall you choose to accept this offer, the starting date will be May 1, 2017.

Below is a brief summary of our terms and conditions:

- Pay will be \$30 per hour
- total working hours for week will be 40
- payroll will be processed biweekly
- probation period will be 3 months
- 20 days paid holiday annually
- 5 days sick days paid
- dental plan

In this role, the main responsibilities and duties include:

- maintain proper and complete accounting records of the restaurant
- prepare and interpret financial statements and reports
- compile budgets and forecast statements and reports
- compile treasure/cash flow forecasts
- implement all necessary controls to safeguard the assets of the restaurant
- provide financial information to management to maximize profit and plan for the future

Sincerely,

Zahid Shahab
CEO - Auntie's Kitchen

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1. The first part of the document is a list of names and dates, which appears to be a record of some kind. The names are written in a cursive script, and the dates are in a standard font. The list is organized into two columns, with names on the left and dates on the right. The names are: John Smith, James Brown, William Jones, and Thomas White. The dates are: 1810, 1811, 1812, and 1813. The list is followed by a signature, which appears to be "John Smith".

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**CONFIRMATION OF CO-OPERATION
AND REPRESENTATION**

Form 330

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