Worksheet
Leasing

Suite: 3304 **Tower:** PSV **Date:** ________ **Completed by:** ____________

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment
- ✓ Copy of Lease Agreement
- ✓ Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berlis LLP in Trust Top-up Required $39,380
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). $565 Received
- ✓ Agreement must be in good standing. Funds in Trust: $ 20,000 .
- ✓ 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:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

AKRAM NAZIR POONAWALA (the "Purchaser")

Suite **3304** Tower **ONE** Unit **4** 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 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;

A.K. ~~(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~~ A.K. FIVE HUNDRED Dollars $500.00 ~~($1,000.00)~~ 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 4 day of Feb 2017.

Witness: ______________________

Purchaser: AKRAM NAZIR POONAWALA

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of February 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

amacl_308.rpt 26sep15

Residential Tenancy Agreement (Ontario)

THIS AGREEMENT made the 23rd day of August 2017.

BETWEEN:

Sami Khatib

(hereafter referred to as "the Tenant(s)")

AND

Akram Poonawala

(hereafter referred to as "the Landlord")

(Address)

1. The rental premises are [ ] a single family dwelling, [ ] unit in a duplex, triplex, or fourplex, or [x] an apartment in house, located at 3304-4011 Brickstone Mews, Mississauga

The term of this agreement shall be as follows:
This shall be a
[ ] week-to-week tenancy which shall begin on ________, 20____
[ ] month-to-month tenancy which shall begin on ________, 20____.
[X] fixed term tenancy which shall begin on September 1st, 20 17 and end on August 31, 2018.

3. The rent shall be $ 1600 [] per week [X] per month, and shall be payable in advance on or before the first day of each [ ] week [X] month. The first [ ] week's [X] month's rent shall be payable on September 1st, 2017

4. The following person is authorized to act on behalf of the Landlord and is specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice. (Complete if different from Landlord.)

Chaza Khalil - 9055981575

(Name)

(Address)

SK CK
Initials

5. There will be 1 person(s) occupying the rental premises and their names are:

Sami Khatib

6. Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

7. (a) Utilities will be paid by the parties as indicated below:

	Landlord	Tenant		Landlord	Tenant
Electricity	[ ]	[X]	Garbage removal	[ ]	[X]
Gas	[X]	[ ]			
Water	[X]	[ ]	Other(s) (specify):		
Telephone	[X]	[ ]	______	[ ]	[ ]
Cable television	[X]	[ ]	______	[ ]	[ ]

(b) Appliances will be supplied and maintained in working order as indicated below:

	Landlord	Tenant		Landlord	Tenant
Electricity	~~[X]~~	[X] SK	Garbage removal	[ ]	[X]
Stove	[X]	[ ]	Furnace	[ ]	[ ]
Refrigerator	[X]	[ ]	Water heater	[ ]	[ ]
Washer	[X]	[ ]	Other(s) (specify):		
Dryer	[X]	[ ]	______	[ ]	[ ]
Dishwasher	[X]	[ ]		[ ]	[ ]

8. The Landlord acknowledges receipt from the Tenant of the prepayment of the last month's rent. The following terms shall apply to the deposit. The Landlord agrees to pay 0% interest annually on this deposit.

9. The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation and complying with municipal health, safety, and maintenance standards.

10. The Tenant is responsible for ordinary cleanliness of the premises and for the repair of damage caused by the willful or negligent conduct of the Tenant, other occupants of the premises, or persons permitted on the premises by the Tenant.

SK
Initials

CK

11. The Landlord may enter the premises following written notice given to the Tenant at least 24 hours' before the time of entry to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without written notice to show the unit to prospective tenants after agreement or notice of termination, provided such entry is between the hours of 8 a.m. and 8 p.m. and, before entering, the Landlord makes a reasonable effort to inform the Tenant of the intention to enter.

12. The Tenant agrees:

(a) to mow and water the lawn and to keep the lawn, flower beds, and shrubbery in good order and condition, and to keep the sidewalk surrounding the premises free and clear of all obstructions; and

(b) to take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises. If water or waste pipes become clogged by reason of the Tenant's neglect or recklessness, the Tenant shall repair the same at his/her own expense as well as pay for all damage caused.

13. If, after a notice of termination made in accordance with the Tenant Protection Act, the Tenant remains in possession without the Landlord's consent, the Landlord may apply to the Ontario Rental Housing Tribunal for an eviction order. The Landlord may also apply for compensation for any damage, and compensation for use and occupation after termination.

14. The Tenant shall not assign or sublet the premises without the consent of the Landlord. The Landlord shall not arbitrarily or unreasonably withhold such consent.

15. The Landlord and Tenant acknowledge that the rent will not be raised more often than once every 12 months and that any increase shall be in accordance with the annual provincial guideline unless the parties enter into an agreement for an increase in accordance with the provisions of the Tenant Protection Act.

16. If the Tenant wishes to terminate the tenancy at the end of the term, he or she must give notice in writing not less than 60 days prior to the expiration of the term. If no such notice is delivered and no further agreement entered into, the Tenant becomes a monthly tenant. A monthly tenant must give 60 days' written notice to terminate and a weekly tenant must give 4 weeks' written notice.

17. OPTIONAL PROVISIONS

SK OK

Initials

The following provisions are optional and may be used only if both parties agree. To be binding, the optional provision must be initialed by both parties and must not be inconsistent with the Tenant Protection Act.

(a) The Tenant agrees to notify the Landlord of an intended absence of more than seven days and will permit the Landlord to enter the premises during the absence if reasonably necessary.

________ ________

(b) Other:

There will be a charge of $75 for any service call by the tenant.

________ ________

(c) Other:

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included herein in writing to be binding.

Landlord or Landlord's Agent

X

Tenant(s)

Date

21/7/2017

Date

Initials

CB

SARAH RAZZOUK PROFESSIONAL CORPORATION IN TRUST
BARRISTER & SOLICITOR
2600 EDENHURST DRIVE, SUITE 310
MISSISSAUGA, ONTARIO L5A 3Z8
Tel (905) 232-1095 Fax (905) 232-1096

CERTIFIED

AUG 09 2017

TD CANADA TRUST
7967 YONGE STREET
THORNHILL, ONTARIO L3T 2C4

005857

DATE 0 9 0 8 2 0 1 (D D M M Y Y Y Y)

TD Canada Trust
0064
2580 Hurontario Street 0064
Mississauga, ON L5B 1N5

***Twenty Two Thousand Nine Hundred Twenty Four and 84/100

******22,924.84

PAY TO THE ORDER OF Aird & Berlis LLP in trust

SARAH RAZZOUK - BARRISTER & SOLICITOR
NOTARY PUBLIC - TRUST ACCOUNT

PER

5231657

CERTIFIED CHEQUE
Poonawala 17183
DO NOT DESTROY

⑈005857⑈ ⑆03162⑉004⑆ 7907⑉ 9011500⑈

PSV #3304 Lease Top-Up

10358 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER SEE BACK FOR INSTRUCTIONS

The Toronto-Dominion Bank

80853291

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-08-04
YYYYMMDD

Transit-Serial No. 1878-80853291

Pay to the Order of AIRD AND BERLIS LLP, IN TRUST

$ *****16,500.00

SIXTEEN THOUSAND FIVE HUNDRED**********************************00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Countersigned

A2342
Number

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

PSV #3304 Lease Top-up

⑈80853291⑈ ⑆09612⑉004⑆ ⑉3808⑈

10358 (1215)

The Toronto-Dominion Bank

82886502

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-08-24
YYYYMMDD

Transit-Serial No. 1878-82886502

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

$ ********565.00

FIVE HUNDRED SIXTY FIVE00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re 3304-PSV 1

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

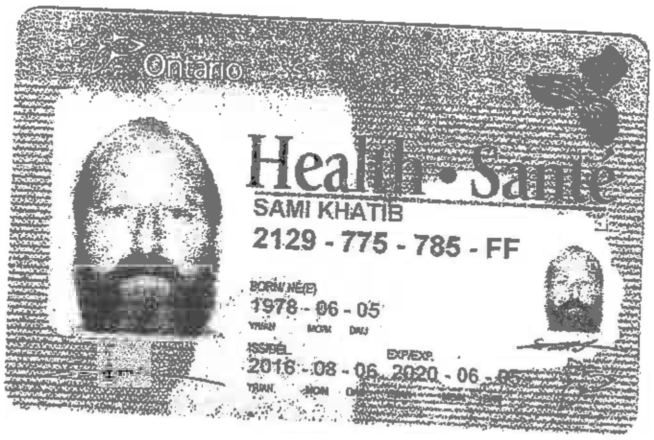
Authorized Officer

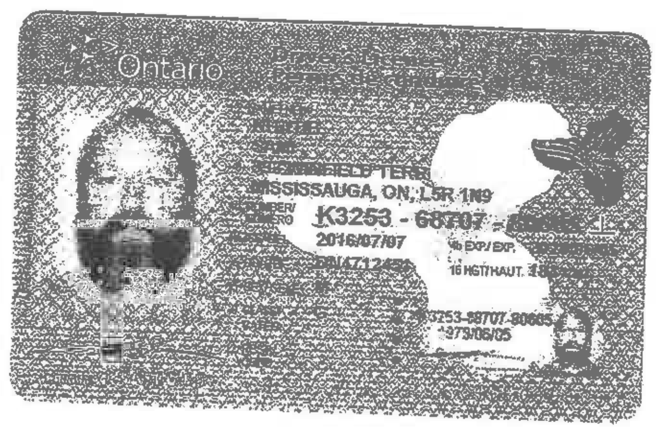
Countersigned

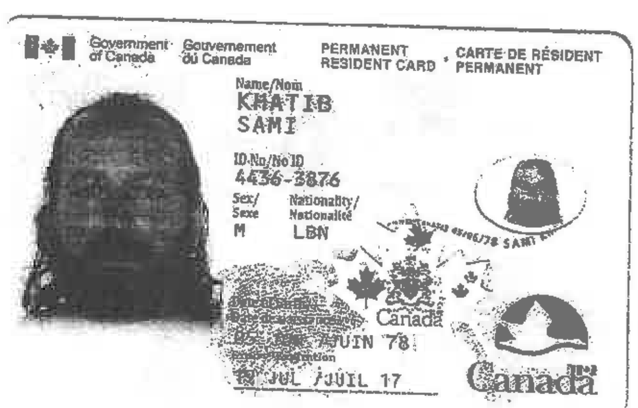
Number

⑈82886502⑈ ⑆09612⑉004⑆ ⑉3808⑈

PSV 3304 Leasing Fee


Ontario
Health • Santé
SAMI KHATIB
2129 - 775 - 785 - FF
BORN/NÉ(E)
1978 - 06 - 05
ISS/DÉL
2016 - 08 - 06
EXP/EXP.
2020 - 06


Ontario
MISSISSAUGA, ON, L5R 1N9
K3253 - 68707
2016/07/07
EXP/EXP.


Government of Canada
Gouvernement du Canada
PERMANENT RESIDENT CARD • CARTE DE RÉSIDENT PERMANENT
Name/Nom
KHATIB
SAMI
ID No/No ID
4436-3876
Sex/Sexe
M
Nationality/Nationalité
LBN
JUIN 78
JUL /JUIL 17
Canada

10358 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER SEE BACK FOR INSTRUCTIONS

The Toronto-Dominion Bank

80853110

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-07-25
YYYYMMDD

Transit-Serial No. 1878-80853110

Pay to the Order of AKRAM POONAWALA

$ ******3,200.00

THREE THOUSAND TWO HUNDRED00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Number

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80853110⑈ ⑆09612⑉004⑆ ⑉3808⑈

Ontario

Master Business Licence

Date Issued: 2016-07-11
(yyyy-mm-dd)

Business Number:

Business Name and Mailing Address:
FLAMINGPI
393 WINFIELD TERR
MISSISSAUGA, ON CA L5R 1N9

Business Address: SAME AS ABOVE

Telephone: **Ext:** **Fax:**

Email:

Legal Name(s): SAMI KHATIB
MAZEN EL KHATIB

Type of Legal Entity: GENERAL PARTNERSHIP (This business has 2 partner(s) recorded on this licence)

Business Activity: MOBILE APPS,WEB DEVELOPMENT,CONSULTANCY

Business Information	Number	Effective Date (yyyy-mm-dd)	Expiry Date (yyyy-mm-dd)
BUSINESS NAME REGISTRATION	260707161	2016-07-11	2021-07-10

To the Client: When the Master Business Licence is presented to any Ontario business program, you are not required to repeat information contained on this licence. Each Ontario business program is required to accept this licence when presented as part of its registration process.
If you have any questions about this Master Business Licence call the ServiceOntario Contact Centre at 1-800-565-1921 or 1-416-314-9151 or TTY 1-416-326-8566.
For more information, or to access other business-related services, call the Business Info Line, a collaboration between ServiceOntario and Industry Canada, at 1-888-745-8888 or 1-416-212-8888 or TTY 800-268-7095.
A business name registration is effective for 5 years from the date that it is accepted for registration. It is the registrant's responsibility to renew the business name prior to the expiry date and to pay the required fee.

To the Ontario business program: A client is not required to repeat any information contained in this licence in any other form used in your registration process.

EBC 2016-07-11

EQUIFAX

Print This Page | Close Window

Equifax Credit Report and Score ™ as of 07/25/2017

Name: Sami Khatib

Confirmation Number: 3873898534

Credit Score Summary

Where You Stand

792 | Excellent

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 excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.

Range	300 - 559 Poor	560 - 659 Fair	680 - 724 Good	725 - 759 Very Good	EFX **760 + Excellent**
Canada Population	4%	10%	15%	14%	**57%**

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.

- Age of oldest trade.
- Number of Trades Opened in the Last 6 Months.
- Average age of trades.

Your Loan Risk Rating

792 | Excellent

Your credit score of 792 is better than 65% of Canadian consumers.

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

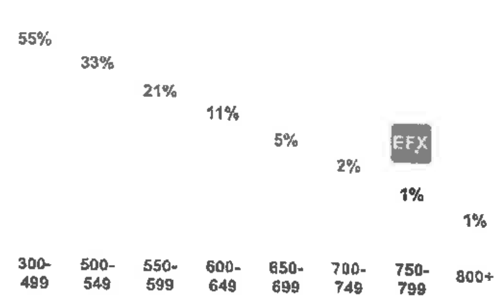
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a very low risk. You may qualify for a variety of loan and credit offers at some of the lowest interest rates available. If you're in the market for credit, this is what you might expect:

- You may be able to obtain high credit limits on your credit card.
- Many lenders may offer you their most attractive interest rates and offers.
- Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.

Delinquency Rates*



* 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

Name:	SAMI KHATIB
SIN:	665XXX643
Date of Birth:	1978-06-XX

Current Address		**Previous Address**	
Address:	393 WINFIELD TERR MISSISSAUGA, ON	Address:	18 HARBOUR ST APT 2904 TORONTO, ON
Date Reported:	2016-07 2015-03 2012-10	Date Reported:	2016-07 2015-03 2012-10
Current Employment		**Previous Employment**	
Employer:		Employer:	
Occupation:	UNEMPLOYED	Occupation:	UNEMPLOYED

Special Services

No Special Services Message

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 <u>not</u> 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.

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	$7,000.00
Account Number:	XXX...833	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2017-02	Date of Last Activity:	
Status:	Paid as agreed and up to date	Date Reported:	2017-07
Months Reviewed:	05		
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		

VIRGIN MOBILE

Phone Number:	(866)612-8483	High Credit/Credit Limit:	$101.00
Account Number:	XXX...959	Payment Amount:	Not Available

Association to Account:	Individual	Balance:	$31.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2011-01	Date of Last Activity:	2017-06
Status:	Paid as agreed and up to date	Date Reported:	2017-06
Months Reviewed:	28		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	$1,000.00
Account Number:	XXX...333	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2011-01	Date of Last Activity:	2012-12
Status:	Paid as agreed and up to date	Date Reported:	2016-09
Months Reviewed:	62		
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		

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.

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.

2017-07-25	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-05-06	TDCT (866)222-3456
2017-02-28	AUTH ONTARIO LOTTERY (855)978-7529
2016-07-04	AUTH ONTARIO LOTTERY (855)978-7529

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.

STREET CAPITAL
FINANCIAL CORPORATION

Dear Akram Nazir Poonawala

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 3304, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price:	$296,900.
Down Payment:	$74,225
Mortgage Amount:	$222,675.
Capped Interest rate:	4.29%
Term :	5 years
Amortization:	30 years
Total Payment :	$1256.

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 charge 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

9 Aug 2017
(Date)

1 Yonge Street, Suite 2401, Toronto, ON, M5E 1E5