

Worksheet

Leasing

Suite: 3407 Tower: PSV Date: Jun. 14/17 Completed by: Silvi

Mohamed Elhadidy

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 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. Courier to Dragana at Amacon Head office (Toronto). 31,695.00 off NO. 81850987
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 58,335
- ✓ ☒ 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:

416-882-1950 Tamer

Tenant is a student. See schedule A - they paid 6

months up front.

Approved June 16/17

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
MOHAMED MAHMOUD ELHADIDY (the "Purchaser")

Suite **3407** Tower **ONE** Unit **7 Level 33** (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 14th day of June 2017.



Witness:

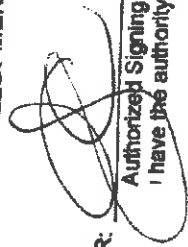


Purchaser: **Mohamed Mahmoud Elhadidy**

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 16 day of June 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

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 2 day of June, 2017

TENANT (Lessee), WANG, HAOWEN AND GAO, ZIJIN

(Full legal names of all Tenants)

LANDLORD (Lessor), Mohamed Elhadidy

(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:
4011 Brickstone Mews 3407

Mississauga ^{DS} LSB0U7

2. **TERM OF LEASE:** The lease shall be for a term of one year commencing Jun 10th, 2017 ^{DS} GZ

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of \$2250 ^{DS} GZ
Two Thousand Two Hundred fifty Canadian Dollars (CDN\$ 2,200.00 Two
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.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to ROYAL LEPAGE REAL ESTATE SERVICES LTD. BROKERAGE "Deposit Holder" in the amount of Five Hundred ^{DS} GZ Four Thousand ^{DS} GZ Four Hundred ^{DS} GZ Canadian Dollars (CDN\$ 4,900.00 4500) 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 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.

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 completed prior to this Agreement will occupy the premises.

Premises to be used only for:.....

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT
Gas	☐	☐
Oil	☐	☐
Electricity	☐	☒
Hot water heater rental	☐	☐
Water and Sewerage Charges	☐	☐
Cable TV	☐	☒
Condominium/Cooperative fees	☒	☐
Garbage Removal	☐	☐
Other: <u>PARKING</u>	☒	☐
Other: <u>LOCKER</u>	☒	☐

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): ^{DS} GZ INITIALS OF LANDLORD(S): ^{DS} ME

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7. **PARKING:**
ONE UNDERGROUND PARKING SPOT.

8. **ADDITIONAL TERMS:**
Stainless Steel Fridge, Stainless Stove, Stainless Steel B/I Dishwasher, Stainless Steel B/I Microwave With Over The Range Hood. Clothes Dryer & Washer, Electrical Light Fixtures.

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 11:59 p.m. on the 3
(Landlord/Tenant)

day of June, 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.: 905-828-7925 (for delivery of Documents to Landlord) FAX No.: 905-475-0666 (for delivery of Documents to Tenant)

Email Address: tameth73@hotmail.com (for delivery of Documents to Landlord) Email Address: wyzhou@hotmail.com (for delivery of Documents to Tenant)

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.ltb.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 TENANTISE  OS INITIALS OF LANDLORD(S): 

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) DATE 2017/6/1
 (Tenant or Authorized Representative) [Signature] (Seal)
 (Witness) DATE
 (Tenant or Authorized Representative) [Signature] (Seal)
 (Witness) DATE 2017/6/2
 (Guarantor) [Signature] (Seal)
 (Salesperson / Broker Name) [Signature] (Seal)

We/I 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:

(Witness) DATE
 (Landlord or Authorized Representative) [Signature] (Seal)
 (Witness) DATE
 (Landlord or Authorized Representative) [Signature] (Seal)

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) DATE
 (Spouse) [Signature] (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 10 a.m./p.m this 3 day of June, 2017. [Signature] (Seal)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ROYAL LEPAGE REAL ESTATE SERVICES LTD., brokerage Tel.No. 905-828-1122
 TAMER HOSNY DARWISH
 (Salesperson / Broker Name)
 Co-op/Tenant Brokerage wealthpower real estate inc., BROKERAGE Tel.No. 905-475-1186
 WAYNE WENYONG ZHOU
 (Salesperson / Broker Name)

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) [Signature] DATE Jun 3, 2017

(Landlord) DATE

Address for Service Tel.No.

Landlord's Lawyer Tel.No.

Address Tel.No.

Email Tel.No.

..... FAX No.

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.

(Tenant) [Signature] DATE 2017/6/1

(Tenant) [Signature] DATE 2017/6/2

Address for Service Tel.No.

Tenant's Lawyer Tel.No.

Address Tel.No.

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 Listing Brokerage) [Signature]

(Authorized to bind the Co-operating Brokerage) [Signature]

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Schedule A Agreement to Lease - Residential

Form 400 for use in the Province of Ontario

Toronto
Real Estate
Board

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

TENANT (Lessee), WANG, HAOWEN AND GAO, ZIJIN, and

LANDLORD (Lessor), Mohamed Elhadidy

for the lease of 4011 Brickstone Mews 3407

Mississauga

LSB0U7 dated the 2 day of June, 2017

Tenant agrees to provide the Lessor with 6 Post-dated Cheques for rental payments from July 10th to Jan 9th, 2018 and 4 month rental payments by Money order or draft or certified cheque for Jan 10th, 2018 to May 9th, 2018 on/before closing. In the Event, of rental being dis-honoured by the tenant bank, the Tenant agrees to replace the cheque with cash or by certified cheque immediately and to pay a service charge of no more than thirty (\$30) CAD.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his/her authorized Agent.

Tenant agrees that this premises is no-pets allowed. The Tenant agrees that there shall be no smoking whatsoever in the Property.

Landlord and Tenant agree that they will give two (2) months written notice of intention to vacate premise before the end of the Lease Term (one year). If the Tenant decides not to extend the Lease, the tenant agrees to allow the Landlord or his/her representative to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least Twenty-Four (24) hour notice of such showing, and to allow the Landlord to affix a For Sale or For Lease sign on the property.

TENANT agrees to have his own tenant's insurance on or commencement of the lease. TENANT agrees to provide the landlord a copy of the above insurance policy on or before closing.

Tenant agrees to pay the cost of Hydro required on the premises during the term of the lease and any extension thereof. Tenant further agrees to provide proof to the Landlord On or Before the date of possession that the hydro service have been transferred to the Tenant's name.

The Tenants & Landlord agree that the premises shall be occupied only by the parties named on this lease and only for residential purposes only. The premises, including parking spaces, shall not be sublet or shared whatsoever to parties not names in this agreement.

The Tenant shall be responsible for all damages caused by themselves and their guests to the premises. Repairs to such damage shall be carried out by a contractor of the Landlord's choosing under the Landlord's supervision & discretion and at the Tenant's sole cost.

Tenant shall be responsible for all minor repairs (less than \$50 cost) such as changing the light bulbs, filter, batteries, etc. and for repairs to damage caused by Tenant's Negligence.

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

INITIALS OF TENANT(S) LSB ^{DS} GAO ^{DS} WANG

INITIALS OF LANDLORD(S): WHL

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Helping you is what we do.™

ROYAL LEPAGE

www.royallepage.ca

Schedule B**This schedule must be included with all transactions in which Royal LePage Real Estate Services Ltd., Brokerage, will be the deposit holder.**

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

TENANT (Lessee)

, and

LANDLORD (Lessor) Mohamed Elhadidy,

for the lease of 4011 Brickstone Mews Unit 3407, Mississauga, Ontario, L5B 0U7,

dated the 2 day of June, 20 17.

Trust Deposit Interest Agreement and Direction

In accordance with Subsection 27 of the Real Estate and Business Brokers Act, 2002 (the "Act"), Royal LePage Real Estate Services Ltd., (the "Brokerage"), will be the deposit holder of the Tenant's deposit which is given to the Brokerage to be held in trust with respect to this Agreement to Lease. The deposit will be held by Royal LePage Real Estate Services Ltd. in its real estate trust bank account which earns a variable interest rate of the Brokerage's bank's Prime rate minus 2.00% per annum.

If the beneficial owner of the trust money would like to receive interest, and provided that the deposit to be held in trust is Five Thousand Dollars (\$5,000.00) or greater and will be held for more than 30 days, Royal LePage Real Estate Services Ltd. will invest the funds with TD Canada Trust in the Tenant's name earning interest at a rate of Prime minus 3.25%. The Brokerage shall pay any interest on the deposit to the beneficial owner of the trust money, provided that the total interest earned on the deposit amounts to Forty Dollars (\$40.00) or more and the deposit is accompanied by the Tenant's Name(s) and Social Insurance Number(s). This agreement and direction must be included in the Agreement to Lease by attaching this form as a schedule. No interest will be paid in respect of deposits that do not qualify with the terms hereof.

All interest generated by trust deposits that qualify for interest payments in accordance with the prior paragraph will be payable to the beneficial owner of the trust money upon completion of this transaction (referred to above). If required, a T5 will be issued for the interest amount as soon as possible after the closing or following the end of each calendar year, whichever comes first. Any interest cheques issued and not negotiated within six (6) months from the date of issue shall be subject to an additional administration fee up to a maximum of \$40.00 or the value of the interest cheque.

Tenant would like Interest: ☒ No ☐ Yes If deposit qualifies and Yes, SIN # is required.
(Unless Yes is specifically selected, no interest will be paid) (SIN # not required from corporations)

Your initials acknowledge receipt of this disclosure and confirms your agreement and direction as to whether or not you would like to receive the interest earned on the deposit. The parties to this Agreement to Lease hereby acknowledge and agree that the Brokerage shall be entitled to retain any interest earned or received on the deposit if the conditions precedent to payment of interest have not been satisfied. This agreement and direction for interest on the deposit will supersede any existing disclosures found within this Agreement to Lease.



INITIALS OF TENANT(S)



INITIALS OF LANDLORD(S)

Name(s) and Social Insurance Number(s) (to be submitted with deposit upon offer acceptance):

Revised August 19, 2009

The Toronto-Dominion Bank

2580 HURONTARIO STREET
MISSISSAUGA, ON L5B 1N5

81850987

DATE 2017-06-14
YYYYMMDD

Transit-Serial No. 64-81850987

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****1,695.00

Re ***ONE THOUSAND SIX HUNDRED NINETY FIVE*****00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

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

⑈ 18 5098 7 ⑈ ⑈ 096 1 2 ⑈ 004 ⑈

⑈ 3808 ⑈

08V 3407 Leasing fee

Ontario Driver's Licence Permis de conduire ON CANADA

 高子金

1. NAME / NOM
GAO
ZIJIN

2. ADDRESS / ADRESSE
46 WILLIAM BARTLETT DR
MARKHAM, ON, L6C 0R7

3. LICENCE NUMBER / NUMERO DE PERMIS
G0508 - 79609 - 60606

4. EXPIRATION DATE / DATE D'EXPIRATION
2016/07/04

5. EXPIRATION DATE / DATE D'EXPIRATION
2018/12/31

6. IDENTIFICATION NUMBER / NUMERO D'IDENTIFICATION
DN2612025

7. HEIGHT / HAUTEUR
170 cm

8. SEX / SEXE
M

9. CLASS / CLASSE
G

10. DATE OF BIRTH / DATE DE NAISSANCE
1996/06/06

Ontario Driver's Licence Permis de conduire ON CANADA

1. NAME / NOM
WANG
HAOWEN

2. ADDRESS / ADRESSE
8 BUSHBERRY CRT
UNIONVILLE, ON, L3P 7S9

3. PHOTO

4. NUMBER / NUMERO
W0418 - 31409 - 60508

5. ISSUE DATE / DATE DE DELIVRE
2015/11/04

6. EXPIRATION DATE / DATE D'EXPIRATION
2018/02/13

7. IDENTIFICATION NUMBER / NUMERO D'IDENTIFICATION
DH6447733

8. HEIGHT / HAUTEUR
170 cm

9. SEX / SEXE
M

10. CLASS / CLASSE
G

11. SIGNATURE / SIGNATURE
王浩文

12. DOB / DATE DE NAISSANCE
1996/05/08

I/We hereby make application to rent 4011 Brickstone Mews 3407 Mississauga L5M0U7
from the 10 day of June 2017 at a monthly rental of \$ 2,200.00
to become due and payable in advance on the 10th day day of each and every month during my tenancy.

1. Name WANG, HAOWEN Date of birth 1996/05/08 SIN No. [Optional]

Drivers License No. W0418-31409-60508 Occupation STUDENT AT UTM

2. Name GAO, ZIJIN Date of birth 1996/06/06 SIN No. [Optional]

Drivers License No. G0508-97609-60606 Occupation STUDENT AT UTM

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? If so, describe

Why are you vacating your present place of residence?

LAST TWO PLACES OF RESIDENCE

Address

From To

Name of landlord

Telephone:

PRESENT EMPLOYMENT

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

PRIOR EMPLOYMENT

SPOUSE'S PRESENT EMPLOYMENT

Employer
Business address
Business telephone
Position held
Length of employment
Name of supervisor

Current salary range: Monthly \$

Name of Bank Branch Address

Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to Amount: \$

Payments to Amount: \$

PERSONAL REFERENCES

Name Address

Telephone: Length of Acquaintance Occupation

Name Address

Telephone: Length of Acquaintance Occupation

AUTOMOBILE(S)

Make Model Year Licence No

Make Model Year Licence No

The Applicant consents to the collection, use and disclosure of the Applicant'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 Applicant 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.

The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

DocuSigned by: [Signature] 2017/6/2
Signature of Applicant: 2017/6/2 Date: 2017/6/2
Signature of Applicant: 2017/6/2 Date: 2017/6/2

Telephone: 647-988-1888 Telephone:

The Toronto-Dominion Bank

2955 EGLINTON AVENUE WEST
MISSISSAUGA, ON L5M 6J3

81507848

2017-06-05

YYYYMMDD

DATE

Transit-Serial No. 1305-81507848

Pay to the Order of Royal LePage Real Estate Services Ltd. Brokerage

\$ *****4,500.00

FOUR THOUSAND FIVE HUNDRED**00/100
Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

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

Authorized Officer

Angela Stone
COUNTERSIGNER

Number

4011 Brickstone News #3407 - Tamer Darwish.

⑈ ⑆ 507848 ⑆ ⑆ 09612004 ⑆

⑈ 3808 ⑆

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

ROYAL LEPAGE

Helping you is what we do:
Votre complice immobilier:

\$ 4,500

June 5 2017

Received from / Reçu de Klayne Zhou - 4011 Brickstone News #3407

Four Thousand Five Hundred Dollars. Dollars

Tamer Darwish

03678

C. Tamer - Plantation.



TD Wealth
Private Banking
The Toronto-Dominion Bank
TD Bank Tower
66 Wellington Street West 2nd Floor
Toronto, Ontario M5K 1A2

April 24, 2017

To Whom it May Concern:

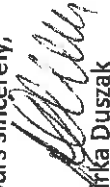
Re: Mohamed El Hadidy: purchase of the property: 4011 Brick 'Stone Mews unit 7, level 33
Mississauga On

This letter is to certify that Mohamed El Hadidy has been valued Private Banking client with good record dealings at the Toronto-Dominion Bank.

This letter confirms that Mohamed El Hadidy has more than \$252,850 funds for the purchase of the property on 4011 Brick 'Stone Mews unit 7, Mississauga

If you have any questions or concerns about the above information, please contact me directly at Tel: 416-982-6043 or by email: Mirka.Duszak@td.com.

Yours sincerely,


Mirka Duszak

Senior Private Banker
TD Wealth,
Tel#416 982 6043

Confidential

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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
MOHAMED MAHMOUD ELHADIDY (the "Purchaser")

Suite **3407** Tower **ONE** Unit **7 Level 33** (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 14th day of June 2017.



Witness:



Purchaser: **Mohamed Mahmoud Elhadidy**

THE UNDERSIGNED hereby accepts this offer.

DATED at _____ this _____ day of _____ 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer
I have the authority to bind the Corporation