

Worksheet

Leasing

Suite: 1011 Tower: PSV Date: Oct 31st Completed by: Mani

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
- ☒ 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). \$1,695 Draft # 59664376
- ☒ Agreement must be in good standing. Funds in Trust: \$ 55,380.
- ☒ 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:

PAY STUB

L & T Technology Services Limited

500-2810 Matheson Blvd E
Mississauga, ON L4W 4X7

1003

1 0 2 7 2 0 1 7
M M D D Y Y Y Y

\$ 2,900.62

SUGUMAR BALASUBRAMANIAN
2810 Matheson Blvd Suite #500
Mississauga ON L4W 4X7

Not Negotiable - This is not a cheque

L & T Technology Services Limited

722729 BALASUBRAMANIAN, SUGUMAR				1003		
For Pay Period: 10/16/2017 to 10/31/2017		Cheque Date: 10/27/2017		Pay Period #: 20		
INCOME	HRS/UNITS	PERIOD	YTD	DEDUCTIONS	PERIOD	YTD
Semi-Monthly Salary		4,000.00	12,000.00	Federal Income Tax	843.40	7,726.30
Arrears			8,533.33	Canada Pension Plan	190.78	1,074.19
Special Personal Pay			500.00	Employment Insurance	65.20	360.85
Initial Settlement Allowance			1,105.00	TOTAL	1,099.38	9,161.34
GROSS PAY	0.00	4,000.00	22,138.33			

59664376 7-516

Royal Bank of Canada
Banque Royale du Canada
88 QUEENS QUAY WEST
TORONTO, ON

DATE 20170915
Y/A M/M D/J

PAY TO THE ORDER OF / PAYEZ A L'ORDRE DE *Amazon City Centre Seven New Development Partnership, 695.00*
EXACTLY \$1,695.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$500.00 CANADIAN / SIGNATURE AUTORISEE REQUISE POUR UN MONTANT EXCEDANT 500.00 \$ CANADIENS

RE/OBJET

KE YANG PSV1 Unit #1011

PURCHASER NAME

NOM DE L'ACHETEUR

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE

COUNTERSIGNED / CONTRESIGNE

[Signature]
[Signature]

⑈59664376⑈ ⑆00059⑈003⑆ 09⑈013⑈5⑈

Cheque received

Sept 23, 2017

Alex V.

deemy fees

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
KE YANG and PENGQIAN ZHEN (the "Purchaser")

Sulte **1011 Tower ONE** Unit **11** Level **10** (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:

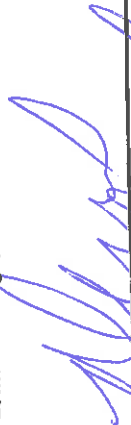
Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (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.

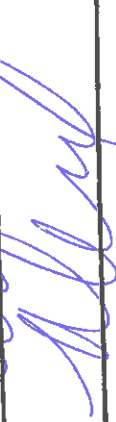
ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 26 day of October 2017.



Witness:



Witness:



Purchaser: PENGQIAN ZHEN

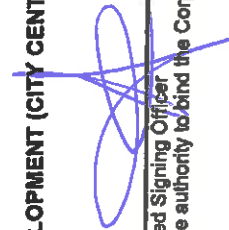


Purchaser: KE YANG

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 2nd day of November 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

Accommodation Agreement

Between

Ke Yang and Pengqian Zhen (Property Managed by City Gate Suites)

- and -

Guest Name (the "Guest"): Sugumar Balasubramanian

Day of Birth: Apr 12 1972

ID Type: Passport

ID Number: M9254534

Permanent Address: 2810, Matheson Boulevard East, Suite 500, Mississauga, Ontario, L4W 4X7

City Gate Suites hereby offers the Guest(s) occupancy of the Premises (as hereinafter defined) and the Guest hereby agrees to occupy the Premises on the terms and subject to the conditions as set out in this Accommodation Agreement.

- 1. NO LANDLORD/TENANT RELATIONSHIP:** it is expressly understood and agreed that the Premises are being rented for the sole purpose of providing living accommodation for a seasonal or temporary period and that this Accommodation Agreement is a commercial arrangement only and does not create a residential tenancy relationship between the Guest and City Gate Suites. Pursuant to section 5(a) of the *Residential Tenancies Act, 2006*, SO 2006, c 17 (the "**Residential Tenancies Act**"), the accommodation being provided is exempt from the Residential Tenancies Act and the Residential Tenancies Act shall not apply to this Accommodation Agreement. For clarity, nothing herein shall be construed as creating a landlord/tenant relationship between City Gate Suites and the Guest. The Guest(s) and/or City Gate Suites expressly understand and agree that the *Innkeepers Act*, RSO 1990, c 1.7 (the "**Innkeepers Act**") shall apply to this Accommodation Agreement.
- 2. PREMISES:** the Guest(s) hereby agrees to pay an accommodation fee to occupy, for a seasonal or temporary period, the premises known as: Unit 1011 located at 4011 Brickstone Mews, Mississauga, ON, L5B 0JZ (the "Premises")
- 3. TERM OF ACCOMMODATION PERIOD:** The accommodation period shall be for a seasonal or temporary period, commencing on 09/02/2017 and ending on 11/30/2017 (the "**Accommodation Period**"). Following the Accommodation Period, City Gate Suites intends to offer the Premises to others for a seasonal or temporary period.
- 4. PAYMENT:** The Guest(s) will pay to the said City Gate Suites in advance during the Accommodation Period the sum of \$2500.0 Canadian Dollars per 30 Nights, inclusive of all applicable taxes as required pursuant to all applicable legislation, including the *Innkeepers Act*.
- 5. EARLY TERMINATION:** The Guest(s) may terminate this Accommodation Agreement and vacate the premises prior to the end of the Accommodation Period only upon providing 14 days' advance notice in writing and with the written consent of City Gate Suites, such consent may be withheld in City Gate Suites' sole discretion. Guest(s) is liable for the entire balance of the payment for the Accommodation Period, regardless of occupancy.
- 6. DEPOSIT AND PREPAID PAYMENT:** The Guest(s) delivers upon execution of this Accommodation Agreement or occupancy, whichever comes first, by credit card to City Gate Suites, a deposit in the amount of \$500 Canadian Dollars to be held in trust as security for the faithful performance by the Guest(s) of all terms, covenants and conditions of this Accommodation Agreement. The deposit will be refunded to the same credit card which was used for the reservation if the reservation is cancelled greater than 14 days prior to occupancy. Upon leaving the premise, the deposit will be refunded if the premise is returned to its pre-occupancy condition including the overall physical condition, the good condition of all electronics and appliances and the good condition of all supplies and living items. City Gate Suites reserves the rights to deduct the refund if encounter any losses caused by the guests.
- 7. USE:** The Guest(s) and City Gate Suites acknowledge, warrant, and agree that the Premises are being provided for the sole purpose of providing the Guest(s) with living accommodation to be occupied for a seasonal or temporary period. The Guest(s) and City Gate Suites agree that unless otherwise agreed to herein, only the Guest(s) named above and any person named in this Accommodation Agreement, below, may occupy the

premises. Premises to be used only by the Guest and, if applicable:

Guest(s) Name	Day of Birth
Indra Ramachandran	July 30 1979
Srivarshini Sugumar	Sep 19 2007

8. **SERVICES AND COSTS:** The costs of the following services applicable to the premises are included as follows:
Hydro, Water, Cable TV, Internet and Local phone.
9. **PARKING:** Only one parking spot is included.
10. **ACCESS:** City Gate Suites or its agents shall have the right, at all reasonable times to enter and show the Premises to others or to inspect the Premises.
11. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Guest(s) consents to the collection, use and disclosure of the Guest(s)' personal information by City Gate Suites or its agents, from time to time, for the purpose of determining the creditworthiness of the Guest(s) for making payments pursuant to this Accommodation Agreement, or making such other use of the personal information as the City Gate Suites or its agents deem appropriate. City Gate Suites shall comply with its obligations under all applicable privacy laws with respect to the collection, use, and disclosure of personal information.
12. **SOLE AGREEMENT:** Guest(s) and City Gate Suites agree that an executed Accommodation Agreement shall form a completed agreement and no other Accommodation Agreement will be signed between the Parties during the Accommodation Period.
13. **LIABILITY AND INDEMNITY:** City Gate Suites shall not in any event whatsoever be liable or responsible for any damage, loss, personal injury, or death that may be suffered or sustained by the Guest(s) or any other person who may be upon the Premises. The Guest(s) agrees and covenants to indemnify, save harmless and fully release City Gate Suites from any and all liability arising from or in any way related to to Guest(s)' use or occupancy of the Premises.
14. **APPLIANCES:** The following appliances belong to City Gate Suites and are to remain on the Premises for the Guest(s)'s use: Fridge, Microwave, Stove, Built-in Dishwasher, Washer/Dryer, all existing light fixtures and all window coverings. Guest(s) agrees to maintain the said appliances in a state of ordinary cleanliness and working order during the Accommodation Period.
15. **REPAIRS:** Guest(s) agrees to pay all costs to repair any damage caused by the Guest(s) to the Premises or the fixtures located therein.
16. **SMOKING:** Guest(s) shall not permit any form of smoking, including tobacco, upon or in the Premises. Fines are subjected at the sole discretion by City Gate Suites.
17. **PETS:** Guest(s) shall not permit pets to be allowed upon or in the Premises. Fines are subjected at the sole discretion by City Gate Suites.
18. **COMPLIANCE WITH GOVERNING DOCUMENTS:** Guest(s) agrees to comply with the declaration, by-laws and rules of the condominium corporation and to pay all costs associated or arising from any breach of the declaration, by-laws or rules. The Guest(s) acknowledge and agree that failure on its part to comply with the declaration, by-laws or rules shall constitute a default under this Accommodation Agreement.
19. **CHEQUES:** In the event that any of the Guest(s)'cheques are not honoured when presented for payments to the bank on which they are drawn, the Guest(s) shall pay the City Gate Suites for each returned cheque the sum of \$35.00 to cover the bank's service charge together with a replacement cheque for the overdue payment.
20. The Guest(s) covenants with City Gate Suites:
 - a. that the Premises will be returned to its pre-occupancy condition on or before vacating the Premises (except for normal wear and tear). Guest(s) agrees that any repairs required to restore the Premises to its pre-occupancy condition shall be completed at the sole expense of the Guest(s), before or on expiration of the Accommodation Period;
 - b. not to assign or otherwise permit other individuals to occupy the Premises in any circumstances;
 - c. not to carry on upon the Premises any businesses or activities that may be illegal or contrary to any municipal, federal, provincial laws, by-laws or regulations, such activities including, but not limited to drug use, production, trafficking, possession, and prostitution;
 - d. to promptly notify City Gate Suites of any repairs to be made by City Gate Suites, and upon giving prior notice, City Gate Suites shall be permitted to enter and view the state of repair and to make any such repair;
 - e. not to make any decorating changes to the Premises including change of any lock, painting of the Premises or carpeting and wood flooring without the express consent of the City Gate Suites or its authorized agent.

21. The occurrence of any of the following shall constitute a default (each a "Default"):
- a. violation by the Guest(s) of any of the covenants, conditions, agreements, or other obligations herein; or
 - b. failure of the Guest(s) to make Payment when due and payable.
22. **DEFAULT:** Upon the occurrence of a Default, at the option of City Gate Suites, without prejudice, and, in addition to any other rights or remedies to which City Gate Suites is entitled hereunder or at law, the entire balance of the payment for the Accommodation Period shall be forthwith due and payable and City Gate Suites shall have the following rights and remedies, all of which are cumulative and not alternative, namely:
- a. to terminate this Accommodation Agreement in respect of the Premises by written notice to Guest (it being understood that actual possession shall not be required to effect a termination of this Accommodation Agreement and that written notice, alone shall be sufficient); and
 - b. whether this Accommodation Agreement is terminated or not, to re-enter and repossess the Premises, expel the Guest(s), change the lock to the Premises and/or remove all property from the Premises, and such property may be removed and sold or disposed of by City Gate Suites as it deems advisable or may be stored in a public warehouse or elsewhere at the cost, risk, and for the account of the Guest(s) and to apply the net proceeds, if any, of such sale or disposition on account of amounts payable by the Guest(s) to City Gate Suites, all without service of notice or resort to legal process and without City Gate Suites becoming liable for any loss or damage which may be occasioned thereby; and
 - c. upon re-entry and repossession by City Gate Suites, the Guest(s) shall no longer be entitled to use of the Premises.
23. **EXTENSION:** In the event the Guest(s) desires to extend the Accommodation Period, Guest(s) must request an extension and enter into a new Accommodation Agreement.
24. **ID:** Guest(s) acknowledge and agree, on or before the Accommodation Period, to provide the following to City Gate Suites or City Gate Suites representative: Guest(s)'s driver license, Passport or official ID copy.
25. **CHANGES:** Rates are subject to change without any prior notice. City Gate Suites reserves the right to cancel, change any booking, deny any extensions or relocate Guest(s) to any other apartment at its own discretion. Guest(s) acknowledge that the facilities listed on the website are general in nature and vary from building to building and Guest shall not have any claim against City Gate Suites for any damages, losses or costs if Guest is relocated during the Accommodation Period.
26. **BUILDING:** City Gate Suites is not responsible for the malfunction of building facilities, including but not limited to A/C, Heating, Water, Hydro, Elevator, etc.
27. **TV:** Cable TV is complimentary, Pay-Per-View or On-Demand movie/material will be charged according to the usage.
28. **CANCELLATION OF RESERVATION:** If Guest(s) cancels the reservation more than fourteen (14) days prior to the commencement of the Accommodation Period, the deposit will be refunded. Deposits will not be refunded for cancellations within fourteen (14) days of the commencement of the Accommodation Period.
29. **INDEMNIFICATION:** The Guest(s) agree to indemnify City Gate Suites and save it harmless from and against any and all claims, actions, demands, damages, liability and expenses in connection with the loss of life, personal injury and/or damage to property arising from any occurrence in the Premises, the use thereof by the Guest(s) or occasioned wholly or in part by any act or omission of the Guest(s) or any other person permitted on the Premises.

The Guest(s) hereby grants permission to City Gate Suites to record and use personal information, in compliance with all applicable privacy laws with respect to the collection, use, and disclosure of personal information, for the purpose of:

- a. Enforcing any term of this Accommodation Agreement, including collection of money owed to City Gate Suites;
- b. Obtaining a Consumer Report in the event the Guest(s) fails to make proper payment, in breach of this Accommodation Agreement, or wishes to renew this Accommodation Agreement; and/or
- c. Transferring such information to a database of guests' information to be made available to City Gate Suites or its agents.

The Guest(s) acknowledges that, prior to signing this Agreement, the Guest(s) has read and understands this Accommodation Agreement and consents to the terms, covenants, conditions and provisions herein. The Guest(s) acknowledges that, prior to signing this Agreement, the Guest(s) has read and understands this Accommodation Agreement and consents to the terms, covenants, conditions and provisions herein.

Guest Telephone: 2159000817

Guest Email Address: basugu@gmail.com

Guest Vehicle: Make

Color

Plate

Guest Print Name: Sugumar Balasubramanian

Signature:  [Sugumar Balasubramanian \(Aug 24, 2017\)](#)

Agreement_201792_1011_Sugumar Balasubramanian

Adobe Sign Document History 08/24/2017

Created:	08/24/2017
By:	City Gate Suites (sales@citygatesuites.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHhrERvUoUagUC2yepwKhIDbW5RMSFPB

"Agreement_201792_1011_Sugumar Balasubramanian" History

 Document created by City Gate Suites (sales@citygatesuites.com)
08/24/2017 - 12:55:26 PM PDT - IP address: 67.70.136.211

 Document emailed to Sugumar Balasubramanian (basugu@gmail.com) for signature
08/24/2017 - 12:55:43 PM PDT

 Document viewed by Sugumar Balasubramanian (basugu@gmail.com)
08/24/2017 - 12:56:19 PM PDT - IP address: 64.233.172.183

 Document e-signed by Sugumar Balasubramanian (basugu@gmail.com)
Signature Date: 08/24/2017 - 1:25:20 PM PDT - Time Source: server- IP address: 172.110.69.179

 Signed document emailed to City Gate Suites (sales@citygatesuites.com) and Sugumar Balasubramanian (basugu@gmail.com)
08/24/2017 - 1:25:20 PM PDT



MS INDRA RAMACHANDRAN
(216) 900-0817

051

DATE 2017-08-31

PAY TO THE
ORDER OF

CITY GATES SUITES

TWENTY FIVE HUNDREDS

\$ 2500.00

/100 DOLLARS



Canada Trust

RENFORTH MALL
460 RENFORTH DR. & RATHBURN RD.,
ETOBICOKE, ONTARIO M9C 2N2

MEMO

SEPTEMBER RENTAL

Indra



Security features
included on back

⑈051⑈ ⑈17402⑈004⑈ 0669⑈6395076⑈

SUGUMAR BALASUBRAMANIAN
151 S BISHOP AVE APT P108
SECANE, PA 19018-1965

08/08/2017

Dear SUGUMAR BALASUBRAMANIAN,

Account number ending in: 1520

RE: Your Credit & the Price You Pay for Credit

Congratulations, your request for credit from Bank of America has been approved. We use credit report and score information to ensure we are accurately assessing the financial situation of each customer and providing appropriately priced credit. Below you will find the information we used in determining the interest rates on your account, including your personal credit score. For information on the rates and fees for your account, please refer to the Account Agreement that accompanies the materials provided with the new account. You will receive your card in the next week.

Bank of America
Your Credit Score and the Price You Pay for Credit

Your Credit Score	
Your credit score	757
Understanding Your Credit Score	
What you should know about credit scores	Your credit score is a number that reflects the information in your credit report. Your credit report is a record of your credit history. It includes information about whether you pay your bills on time and how much you owe to creditors. Your credit score can change, depending on how your credit history changes.
How we use your credit score	Your credit score can affect whether you can get a loan and how much you will have to pay for that loan.
The range of scores	Scores range from a low of 300 to a high of 850. Generally, the higher your score, the more likely you are to be offered better credit terms.

CSE Bank of America Score PCH

How your score compares to the scores of other consumers	Your credit score ranks higher than 64 percent of U.S. consumers.
Checking Your Credit Report	
What if there are mistakes in your credit report?	You have a right to dispute any inaccurate information in your credit report. If you find mistakes on your credit report, contact the consumer reporting agency. It is a good idea to check your credit report to make sure the information it contains is accurate.
How can you obtain a copy of your credit report?	Under Federal law, you have the right to obtain a free copy of your credit report from each of the nationwide consumer reporting agencies once a year. To order your free annual credit report – <i>By telephone:</i> Call toll-free: 1.877.322.8228 <i>On the web:</i> Visit www.annualcreditreport.com <i>By mail:</i> Mail your completed Annual Credit Report Request Form (which you can obtain from the Federal Trade Commission's web site at http://www.ftc.gov/bcp/online/includerequestformfinal.pdf) to: Annual Credit Report Request Service P.O. Box 105281 Atlanta, GA 30348-5281
How can you get more information?	For more information about credit reports and your rights under Federal law, visit the Consumer Financial Protection Bureau's Web site at http://www.consumerfinance.gov/learnmore .

If you have questions regarding your credit score please contact the credit reporting agency listed in this letter.

Thank you for being a valued customer.

Sincerely,

Bank of America

©2017 Bank of America Corporation. All rights reserved.



Mar 15, 2017

Dear Ke Yang and Pengqian Zhen,

Thank you for choosing CIBC for your borrowing needs. Based on the information you provided, we can pleased to advise you are qualified for a residential mortgage on a principle property as follows:

Property Address: Suite 1011 - 4011 Brickstone Mews, Mississauga, ON L5B 0J7

Mortgage Loan Amount: \$221,520

Mortgage Loan Type: 3 Year Variable

Mortgage Loan Term: 36 months

Interest rate: 2.3%

Expire Date: Jul 15, 2017

This commitment letter only applies to the purchase of a residential owner-occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage loan application: satisfactory property appraisal, satisfactory credit review by CIBC Mortgages & Lending and Genworth Financial Mortgage Insurance Company/Canada Mortgage and Housing Corporation approval(if applicable).

Note: This letter does not apply to refinance and equity takeouts.

Sincerely,

A handwritten signature in dark ink, appearing to be "Ji" or similar, written in a cursive style.

CIBC Mortgage Advisor

Head Office: 55 Yonge St. 7th floor Toronto ON M5E 1J4