

Schedule A
Agreement of Purchase and Sale

Form 105
for use in the Province of Ontario

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

BUYER:, and

SELLER: AnGur Investments Limited

for the property known as 11 Brunel 3016 Toronto C01

ON M5V3Y3 dated the 14 day of July, 2020

The Tenant and Landlord agree that that terms of the accepted Offer to Lease shall be converted into the Ontario Standard Form of Lease and this accepted Offer to Lease shall be included as a Schedule to the Ontario Standard Form of Lease under Section 15 Additional Terms. The Ontario Standard Form of Lease must be signed by both the Landlord and Tenant within 21 days of acceptance of this Offer to Lease.

This Offer is conditional upon the Tenant satisfying the Landlord concerning the personal and or credit worthiness of the Tenant. The Tenant hereby consent to providing the Landlord with a credit check, reference letters and rental application. Unless the Landlord gives notice in writing delivered to the Tenant not later then 8:00 pm two (2) days following receipt of the credit check and reference letters that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the tenant in full without deduction. This condition is included for the benefit of the Landlord and may be waived at the Landlords sole option by notice in writing to the tenant and within the time period stated here in.

Landlord shall pay Real Estate taxes, condominium fees and parking [if applicable] and maintain fire insurance on the premises. Tenant acknowledged the Landlord's fire insurance on the premises provides no coverage on Tenants personal property. Tenant understands and agrees that they must obtain Contents Insurance on their personal belongings and Third Party (Personal) Liability Insurance for the term of the Lease and provide proof of insurance to Landlord prior to occupancy.

The Tenant is responsible to abide by the rules and regulations of the condominium corporation. A copy of the rules shall be provided to the Tenant by the Landlord.

The following appliances and other chattels belong to the Landlord and shall remain on the premises for the Tenant's use: Fridge, Stove, Dishwasher, Microwave, Stacked Washer/Dryer and Electrical Light Fixtures. The Landlord represents and warrants that the aforesaid appliances and chattels will be in working order at the commencement of the lease term. The Tenant will pay the full cost of repairs if damage is caused by the Tenant's negligence or willful damage. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. Tenant and Landlord agree that the landlord shall cover major repairs to the appliances i.e. breakdown of an appliance. Tenant and Landlord agree that the Tenant shall cover minor incidental repairs such as light bulb replacement. The Tenant further agrees to notify the Landlord of all and any damages or repairs in a timely manner.

Tenant agrees that no smoking of any kind is permitted in the Rental Unit.

The Tenant acknowledges that he/she is solely responsible for profiling his/her self with property management of the building and for booking elevators for moving in and out. The tenant further acknowledges that there are no guarantees that elevators will be available on the start or end date of the lease term. Any deposits or fees for such moves are the responsibility of the Tenant.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

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Landlord agrees to provide Tenant with the following keys: 1 x unit key, 1 x building access fobs, 1 x mailbox keys, 1 x locker room key, upon closing.

The Tenant agrees to pay the Landlord \$200 (TWO-HUNDRED DOLLARS) for the keys deposit. The Landlord will return the deposit in full without interest or deduction to the Tenant upon return of the keys at the lease expiry.

The Tenant acknowledges that the Landlord will charge the Tenant for any additional key(s)/fob(s) that the Tenant requests. This charge will not be more than the actual cost to the landlord to obtain the additional key(s)/fob(s).

Tenant agrees not to make any decorating changes to the premises without the express written consent of the landlord, which include but are not limited to painting the unit. The Tenant agrees to patch and paint over any holes created for any wall mount fixtures/TV brackets, etc. on or before the end of the lease term.

Tenant agrees that no other party shall reside at the above listed property, other then those outlined in the Rental Application, without the express written consent of the Landlord or his/her authorized agent.

The Tenant agrees and understands that subletting of any form, including but not limited to Airbnb.com vacation rentals, is prohibited and covenants not to list for lease, advertise for lease or in any way transfer or sublease the property either on their own accord or indirectly through any third party or representation without the Landlord's written authorization.

The Tenant shall give the Landlord prompt notice of any damage, defects or accidents related to water or water pipes and fixtures, gas pipes and fixtures, heating equipment, plugged toilets or sink drains. Further, The Tenant understands he/she is responsible for any damages to the property caused by the Tenant, the Tenant's guest or an occupant of the rental premises not resulting from normal use. This includes damages to the landlord's unit, as well as any common areas such as hallway, elevator, stairway, driveway, or parking area. This does not matter whether the damage is by accident, done on purpose or by simple negligence - the Tenant is responsible. The Landlord acknowledges that the Tenant is not responsible for repair of damage caused by normal "wear and tear".

The Tenant is responsible for changing any burnt out lightbulbs and fuses during the duration of the lease.

The Landlord agrees to deliver the premises in broom swept condition upon commencement of lease and the Tenant warrants to return the premises at the end of the lease in the same condition as at the date of occupancy, except for normal wear and tear. Further, The Tenant agrees to keep the rental unit clean, throughout the lease term, up to the standard that most people would consider ordinary or normal cleanliness.

Landlord, or his/her Representative, shall have the right to enter the premises at all reasonable hours only upon 24 hours notice to the tenant and for valid reasons such as necessary repair work. Further, The Tenant agrees to allow access to the unit for purposes of Bank appraisals, or necessary showings. The Tenants will be given 24 hours notice for all requests. The Tenant agrees that he/she will be present for the above visits or agrees to provide access to the landlord or his authorized agent to the premises. Further, Sixty days prior to the expiry of the lease (in the event that the lease is not renewed), the Tenant hereby agrees to co-operate with the landlord and show the premises to prospective clients as per the Residential Tenancies Act (Ontario).

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