

NOTICE AND DIRECTION

TO: _____

FROM: **TRACY THOMAS**

RE: Tracy Thomas (the "**Vendor**") sale to Bobby Smith and Jane Smith (collectively referred to as the "**Purchaser**") of Unit 37, Level 4, Unit 79, Level B and Unit 161, Level B, Toronto Standard Condominium Plan No. 1689, City of Toronto municipally known as 455 Rosewell Avenue, Suite 410 (the "**Real Property**")
Closing Date: _____
File Number: _____

AND RE: Lease made between the Vendor, as Lessor and _____ (the "**Lease**")

TAKE NOTICE that effective as of the Closing Date, the Real Property will have been sold to the Purchaser and the interest of the Vendor, as Landlord, in the Lease will have been assigned to the Purchaser.

YOU ARE HEREBY AUTHORIZED AND DIRECTED to make all payments due to the Lessor under the Lease commencing the ____ day of _____ 2008 to the Purchaser as follows:

Bobby Smith and Jane Smith
c/o 123 Brock Ave
Toronto, Ontario
M5N 1M3

or as the Purchaser may further direct in writing, and this shall be your good and sufficient authority for so doing.

DATED at Toronto, this _____ day of _____ 2008.

WITNESS:

Tracy Thomas