

**SOLICITOR'S UNDERTAKING**

**TO:** Bobby Smith and Jane Smith

**AND TO:** \_\_\_\_\_  
solicitor for the Purchaser

**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:** A Charge/Mortgage against the Real Property from the Vendor to and in favour of THE TORONTO-DOMINION BANK registered as Instrument Number AT1175621 (the "**Mortgage**")  
File Number: \_\_\_\_\_

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IN CONSIDERATION of the receipt of the sum of \$2.00 and notwithstanding the closing of this transaction, the undersigned hereby undertakes as follows:

1. To obtain and register (or to cause to be registered) a discharge of the above-captioned Mortgage, together with all assignments and postponements appurtenant thereto (if applicable), within a reasonable period of time after closing; and
2. To advise you in writing of such discharge particulars.

DATED at Toronto this        day of \_\_\_\_\_, 2008.

(insert Firm Name)

Per: \_\_\_\_\_  
(insert lawyer's name)