

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: _____

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)