

CONDOMINIUM MANAGEMENT AGREEMENT

THIS AGREEMENT made effective January 5, 2026

. BETWEEN:

CONDOMINIUM CORPORATION NO. 2511573

a condominium corporation duly constituted under
the *Condominium Property Act* (Alberta)
(the "**Corporation**")

OF THE FIRST PART

-and-

EQUIUM REALTY INC. o/a EQUIUM GROUP,

a corporation duly incorporated in the Province of Alberta
(the "**Manager**")

OF THE SECOND PART

WHEREAS the Corporation is the condominium corporation in respect of one or more building(s) comprising approximately 156 condominium units commonly called "**The Broward**" (the "**Condominium**") which Condominium is located on those lands legally described as Condominium Plan(s) 2511573 (the "**Lands**"), and (ii) holds certain real and personal property related thereto (together with the Lands, the "**Condominium Property**");

AND WHEREAS the Corporation desires to retain the Manager, and the Manager wishes to be retained by the Corporation, to manage the Condominium Property and provide the Services (as defined below), for the remuneration and subject to the terms and conditions hereinafter set forth;

NOW THEREFORE, THIS AGREEMENT WITNESSETH THAT, in consideration of the mutual covenants and agreements herein contained, the Corporation and Manager (each a "**Party**", and together the "**Parties**") agree as follows:

1. **Engagement and Term.** The Corporation hereby engages the Manager, and the Manager hereby accepts such engagement, as an independent contractor, to exclusively manage the Condominium Property, including the provision of the Services (as defined below) for a one (1) year term commencing March 1, 2026 (the "**Commencement Date**"), and automatically renewing for successive terms unless terminated in accordance with Section 12 herein.

Notwithstanding anything else contained herein, including without limitation Section 12, the Corporation may provide the Manager a notice to terminate the initial term of this Agreement within ninety (90) days of the Commencement Date, in which case the **Manager will refund the Management Fees** (as defined herein) and this Agreement shall terminate.

2. **Services.** The Manager agrees to perform the following services (collectively, the "**Services**") in the name of and on behalf of the Corporation, at the cost of the Corporation, and the Corporation hereby grants the Manager such authority and power as may be required by the Manager to perform or effect performance of such services:

- (a) maintenance of records showing all receipts and expenditures of the Corporation relating to the Condominium Property and, on or before the thirtieth (30th) day of each month, submission to the Corporation of an unaudited Monthly Financial Statement for the preceding month;
- (b) preparation and submission to the Corporation, on or before the first (1st) day of the month preceding the last month of the then current annual fiscal year of the Corporation, a recommended budget (the "**Budget**") for the operation and management of the Condominium for the next fiscal year showing anticipated receipts and expenditures for such year and assist the Corporation in determining the appropriate amount of assessments or contributions to be paid by each Owner of a Unit of the Condominium for common expenses in the manner provided for and as required by the *Condominium Property Act* (Alberta) (the "**Act**") and the By-laws of the Corporation, and recommend such revisions thereto as may from time to time be appropriate;
- (c) preparation and submission to the Corporation, within ninety (90) days after the end of each fiscal year, an unaudited Annual Financial Statement relating to the Condominium Property for the preceding year. Should the Corporation wish to have an audit of said Annual Financial Statement, such audit required in the day-to-day management of the Corporation shall be at the cost of the Corporation;
- (d) subject to the provisions of and any restrictions contained in the By-laws and at the direction and at the sole expense of the Corporation, maintenance and management of the Condominium Property according to reasonable standards of maintenance and administration consistent with the character, age, size and location of the Condominium, including and if applicable:
 - (i) Carpet cleaning and repairs
 - (ii) Communication equipment repairs
 - (iii) Common area door repairs (man doors and overhead doors)
 - (iv) Electrical repairs
 - (v) Elevator maintenance
 - (vi) Fire prevention equipment inspection and maintenance
 - (vii) General common repairs and maintenance
 - (viii) Janitorial services
 - (ix) Landscaping
 - (x) Mechanical and plumbing repairs
 - (xi) Painting
 - (xii) Parking lot maintenance, including all bike rooms
 - (xiii) Pest control
 - (xiv) Roof repairs
 - (xv) Security and access controls
 - (xvi) Snow removal
 - (xvii) Waste removal, including recycling and organics
- (e) in accordance with the Budget, negotiate agreements with, supervise and discharge all necessary personnel required to maintain and operate the Condominium Property. On site personnel may be employees of the Corporation or the Manager, and shall be supervised by the Manager. The Manager shall be provided parking, office, storage and work space within the Common Areas of the Lands. The Manager may use the space as necessary to manage the Condominium Property and may assign said areas if the immediate need is not required. All salaries, taxes and other expenses

payable on account of such employees shall constitute common expenses of the Corporation and not expenses of the Manager;

- (f) use reasonable efforts to ensure that no claim or lien shall be filed in respect of any work which may be carried out on behalf of the Corporation against title to the Condominium Property or any Unit of the Condominium and, if a claim or lien shall be filed in respect of such work, take all necessary steps to have the same removed and discharged within a reasonable period of time;
- (g) if requested by the Corporation, the Manager shall execute and file all returns and other instruments and do and perform all acts required on behalf of the Corporation's employees in respect of Employment Insurance contributions and deductions, Canada Pension Plan contributions and payments, the *Income Tax Act* (Canada) and any other employee and employer contributions or payments required under any social, labour or tax legislation in force from time to time, and, in connection therewith, the Corporation agrees, upon request to execute and deliver promptly to the Manager all necessary powers of attorney, notices of appointment and like approvals or directions;
- (h) negotiate on behalf of the Corporation or utilize the services of a broker for such contracts as water, electricity, gas and such other services for that portion of the Condominium Property constituting common property (but not any individually metered Units) as may be necessary or desirable. The Manager shall also purchase, on behalf of the Corporation, such equipment, tools, appliances, materials and supplies as are necessary for the proper operation and maintenance of the Condominium Property. All such purchases and contracts shall be in the name of and at the expense of the Corporation. The Manager shall not collect or charge any undisclosed fee, rebate or discount and, if any should be received by the Manager, the same will be credited to the account of the Corporation and the Manager shall credit the Corporation with any discounts, commissions or rebates obtainable as a result of the purchases made on behalf of the Corporation or in pursuance of this Agreement;
- (i) pay upon receipt of notice and using funds received from the Corporation, but only to the extent thereof, all taxes payable by the Corporation, all applicable building inspection fees, premium and deductibles on insurance policies of the Corporation, water rates, and other municipal or governmental charges, and all other charges or obligations incurred by the Corporation with respect to maintenance or operation of the Condominium Property, incurred by the Manager on behalf of the Corporation pursuant to the terms of this Agreement or pursuant to other authority granted by the Corporation;
- (j) maintain appropriate records of and shall be responsible for obtaining information for the Corporation and making recommendations with respect to insurance coverage, and for placing insurance coverage carried by the Corporation, however at no time shall the Manager be considered to be an insurance broker. The Manager agrees, to the best of its ability, to advise the Corporation of the nature and extent of insurance, coverage required to be carried by the Corporation pursuant to the Act or the By-laws; provided that the Corporation will indemnify and hold harmless the Manager from any loss, costs or damages arising out of any claim, suit or charge by any person whomsoever, relating to inadequate insurance coverage, including recovery of all legal costs on a solicitor-client, full indemnity basis. The Manager shall co-operate with the Corporation in investigating and reporting all accidents or claims for damage relating to the ownership, operation and maintenance of the Condominium Property, including any damage or destruction thereto;

- (k) keep the Corporation advised of the telephone number or numbers at which an agent or representative of the Manager may be reached at any time. The Manager shall provide 24 hour per day emergency response to the Corporation. Any calls to the Manager outside of the Manager's Normal Business Hours (as provided to the Corporation by the Manager from time to time) shall be deemed an additional charge and will be billed to the Corporation by the Manager at an agreed upon overtime rate equal to 1.5 times the manager's standard hourly rate of \$100 per hour (the "**Manager's Hourly Rate**");
- (l) report to the Corporation any major emergency or any persistent or serious violation of the By-laws or any rules or regulations in force. It is understood and agreed by the parties hereto that the Manager shall, in its discretion, determine whether or not any emergency exists and whether or not such an emergency is of a minor or major nature. The Manager shall deal promptly with such issues and deal immediately with any emergency arising in connection with the maintenance and operation of the Condominium Property, which is determined, as such by the Manager or the Corporation;
- (m) based on the information and documents made available to it, use reasonable efforts to keep an up-to date record of the names and addresses of all Unit owners and any tenant thereof of which it has knowledge. The registered address of the Unit Owner by way of Alberta Land Titles is deemed the address for service, unless advised otherwise in writing. If the Corporation receives notices or notifications from registered mortgagees or other persons claiming an interest in any Unit, the Corporation shall forthwith communicate that information to the Manager;
- (n) on behalf of the Corporation, shall, on the application of a Unit Owner or any person authorized in writing by him provide certificates as anticipated by the Act. Similarly, upon the written request of an owner, purchaser or mortgagee of a Unit, the Manager, on behalf of the Corporation, shall, within ten (10) days of receiving that request, provide to the person making the request all or any of the statements, particulars or copies referred to in section 44 and 48 of the Act. The Manager shall, as authorized in the By-laws, be entitled to collect from and charge the requesting party, for its own account, a reasonable fee, as per the fee schedule in Schedule A of this agreement, to compensate it for the expenses it incurs in producing and providing the certificates and other materials referred to herein on behalf of the Corporation;
- (o) maintain records of any leases or other dispositions of the common property or any part thereof made by the Corporation of which the Corporation has advised the Manager of;
- (p) effect registration at the Land Titles Office for any change in the address for service of the Corporation or any change in the Board of Directors of the Corporation in the forms required by the Act and the regulations passed pursuant thereto;
- (q) assist, advise and co-operate with the Corporation in providing any documents requested by governmental authorities having jurisdiction in that regard;
- (r) provided the By-laws so authorize the Corporation and, on the express direction of the Corporation and at the sole cost and expense of the Corporation, including payment of any and all legal fees incurred by the Manager on a solicitor-client, full indemnity basis, the Manager agrees, in the name of and on behalf of the Corporation, to
 - (i) commence and prosecute proceedings pursuant to section 36 of the Act with respect to contravention of the By-laws;

- (ii) give notices to give up possession of Units under section 54 of the Act; and
 - (iii) make applications to the Court under sections 55 and 56 of the Act, and to do all such things as may be reasonably required to complete the eviction of any tenant pursuant to the procedures referred to herein;
- (s) periodically consult with the Corporation with a view to revising the By-laws and any rules and regulations to further the harmonious and satisfactory operation of the Condominium Property for the common benefit of all Unit Owners. At the request and cost of the Corporation, the Manager agrees to forward to the Unit Owners copies of any revised By-laws, rules or regulations with a covering explanatory letter or memorandum;

Notwithstanding the foregoing, or anything else contained herein, the Manager shall not be responsible for failure to perform, or have performed, any of the Services where such failure is caused by any act of God, labour disturbance, pandemic, strikes, unavoidable casualties or any other cause beyond the reasonable control of the Manager, excepting any lack of finances of the Manager.

3. **Expenditures.** In its provision of the Services, the Manager shall not make any single expenditure nor incur any contractual obligation exceeding Three Thousand (\$3,000.00) Dollars, without the prior written consent of the Corporation, unless such expenditure or obligation is approved within this Agreement, the Budget, Reserve Fund Plan or Reserve Fund Study approved by the Corporation. The Manager shall be permitted to, on behalf of the Corporation, without prior consent, expend any amount, or incur a contractual obligation in any amount, required to address emergency conditions which may involve danger to life or property or may threaten the safety of the Condominium Property and occupants thereof or the Unit Owners, or may threaten the suspension of any necessary service to the Condominium Property; and provided further that no such consent shall be required to repay any loan made by the Manager pursuant to the terms of subsection 5(b) hereof.
4. **Limitation of Manager Duties.** Notwithstanding any other provision of this Agreement, the Manager shall not be responsible for:
- (a) any costs that are incurred in the collection of condominium fees, assessments and any and all other collections from Unit Owners, including the time of the Manager to prepare arrears and all associated work in relation to collection and assessment as per subsection 6(a) of this Agreement;
 - (b) completion of construction work, remedial work or developer deficiencies or the maintenance of or repairs to individual dwelling units or buildings of the Condominium or portions of the units or adjacent lands that do not form part of the common property (such maintenance and repairs shall be the responsibility of the individual owners or the Corporation, as the case may be);
 - (c) acting on or attending to in person, or acting in a capacity where peace officers are involved or as a third party in a complaint whereby criminal activity has taken place, is underway or suspected; and
 - (d) any work the Manager coordinates on behalf of an individual owner with respect to their Unit;

5. Management of Funds and Management Fee

- (a) The Manager agrees that all moneys received by it on behalf of or from the Corporation shall be deposited and kept in separate, designated brokerage, trust accounts in a Canadian chartered bank or trust company or an account in the name of the Corporation to be selected by the Manager. The Manager shall open two separate accounts in respect of funds it receives on behalf of or from the Corporation, being (i) an account to be used to hold funds for the day-to-day operation of the Condominium, including provision of the Services (the "**Operating Account**"), and (ii) an account to hold funds as "reserve funds" in accordance with the Act. The Manager shall be the sole signing authority in keeping with *Section 110.26(1)(g) of the Real Estate Act, Rules*. The Manager and the Corporation acknowledge that they are aware of the investment limitations of *Section 43 of the Act*.
- (b) All expenses of operation and management shall be paid at the discretion of the Manager either (i) directly by the Manager and reimbursed to the Manager from funds held in the Operating Account, or (ii) by the Manager using funds paid directly from the Operating Account, and the Manager is authorized to pay any amount owed to the Manager by the Corporation from such account at any time without prior notice to the Corporation. The Manager shall have no obligation to loan funds to the Corporation for any purpose whatsoever. The Manager may at its option, advance funds to the Corporation if required. The Corporation shall pay interest on such advances at the rate of two (2%) percent per month
- (c) The Corporation shall not be permitted to advise the Manager to hold payment of any invoice unless the work has not been completed in keeping with the Prompt Payment and Construction Lien Act. For additional clarity, it is acknowledged by the Parties that the Board of Directors of the Corporation approves the expenditures of the Corporation by way of approval of the Budget and not on an invoice-by-invoice basis. The Corporation shall not be permitted to order non-payment for any invoice that may cause harm to the credit of the Manager or result in a lien on the Corporation or the Condominium Property.
- (d) The Manager agrees, at its cost to obtain and maintain employee dishonesty coverage/commercial fidelity bond in an amount not less than \$100,000. The Manager agrees from time to time at the request of the Corporation, to provide evidence of the coverage described herein.
- (e) The Corporation shall pay the Manager a management fee, as consideration for performance by the Manager of the Services, totaling **\$3,432.00 per month** plus GST payable in advance on the first day of each and every month during the term of this Agreement (the "**Management Fee**"). An increase of the greater of the Consumer Price Index (CPI) or 3% will be applied to the Management Fee for each subsequent calendar year following the Commencement Date.

6. Additional Services. In addition to the Services which are the subject of the Management Fee, the Corporation further agrees to pay the Manager for performing certain additional services not specifically provided for Section 2 of this Agreement, including without limitation:

- (a) the time of the Manager (at the Manager's Hourly Rate) calculating, billing and collecting interest and arrears on delinquent assessments and charges with costs charged to the Unit Owner in arrears. The preparation of and filing of caveats in respect of such

delinquent assessment shall be charged to the Corporation at a rate of \$695 per caveat registered against a Unit Owner;

- (b) the time of the Manager (at the Manager's Hourly Rate) producing additional budgets in excess of the Budget described in subsection 2(b);
- (c) the time of the Manager (at the Manager's Hourly Rate) preparing and implementing special assessments. Provided however that the Manager may charge, at the option of the Manager, a fee equal to 2% of the amount of the special assessment rather than the Manager's Hourly Rate;
- (d) the time of the Manager (at the Manager's Hourly Rate), plus legal costs on a solicitor-client, full indemnity basis, and disbursements incurred defending or progressing any lawsuit or contemplated litigation involving the Corporation or the Condominium Property;
- (e) the time of the Manager (at the Manager's Hourly Rate) incurred investigating, reviewing, supervising or managing any capital installations, replacements or repairs, developer deficiencies or repairs required due to an insurable loss. Provided however that the Manager may charge, at the option of the Manager, a fee equal to 10% of the amount of such capital installation, replacement or repair rather than the Manager's Hourly Rate;
- (f) the time of the Manager (at the Manager's Hourly Rate) incurred preparing newsletters, Unit Owner's guides and/or house rules. Provided however that any email distribution of these documents, if prepared by the Board of Directors, are included in the Management Fee;
- (g) the time of the Manager (at the Manager's Hourly Rate) in administering bylaw infraction fines, these costs are offset by the amounts collected from Unit Owners in breach of the By-laws;
- (h) the time of the Manager (at the Manager's Hourly Rate) preparing any accounting analysis, forecasting or additional accounting services requested by the Corporation in excess of the accounting services required for the production of monthly financial statements as described in subsection 2(a), including the time of the Manager in assisting the Corporation's auditor in completing an annual audit;
- (i) the time of the Manager (at the Manager's Hourly Rate) plus legal costs on a solicitor-client, full indemnity basis and disbursements incurred in giving notices to give up possession of Units under section 54 of the Act and in making applications to the Court;
- (j) the time of the Manager (at the Manager's Hourly Rate) to assist with revisions to the By-laws of the Corporation;
- (k) the time of the Manager (at the Manager's Hourly Rate) incurred in the preparation and administration of special resolutions;
- (l) the time of the Manager (at the Manager's Hourly Rate) incurred directing the investment of the Corporation's funds; and
- (m) the Manager's administrative expenses associated with postage, courier charges, cell phone or long-distance charges incurred in the management of the Condominium Property as per Schedule "A".

In addition to those additional services listed above, the Corporation agrees the Manager may charge to any parties who request Estoppel Certificates and Disclosure/Information Statements based on the current fee schedule for such documents provided in the Act, and Condominium Property Regulations.

The Corporation further agrees the Manager may charge an administrative fee for any work to be charged back to a Unit Owner or requested by a Unit Owner, with the fee billed directly to the respective Unit Owner rather than the Corporation.

7. **Meeting Attendance.** The Manager shall attend, at the request of the Corporation, **10 meetings** of the Board of Directors of the Corporation per year (up to 2 hours each). Meetings to be held at the Manager's and Corporation's mutual convenience and one (1) Annual or Special General Meeting of the Unit Owners per year, if the Corporation requires additional or extended attendance, the Corporation shall pay the Manager for any such further attendance. The Manager will have the option of participating in the meeting via video conference or conference call.
8. **Record Keeping.** The Manager shall be the custodian of the official records and documents of the Corporation, and such records and documents shall be retained in the offices of the Manager for the duration of the Agreement with the cost of physical and digital storage to be paid for by the Corporation in keeping with *Section 44.2 of the Act and Section 20.55 of the Regulations Schedule 3.*
9. **Compliance.** The Manager acknowledges that it has received and is aware of the provisions of the By-laws of the Corporation and the Act. The Manager is not responsible for compliance by the Corporation or by any of the Unit Owners in respect of any ordinances, laws, rules or regulations whether municipal, provincial, federal or made by any public authority or official thereof having jurisdiction over it, except to notify the Corporation promptly, or forward to the Corporation promptly, any orders, complaints, warnings, notices, summons or like documents received by it relating to such matters. The Corporation represents that, to the best of its knowledge, the Condominium complies with all such requirements and agrees to indemnify and hold harmless the Manager, its agents, servants and employees, of and from all loss, cost, including legal costs on a solicitor-client, full indemnity basis, damage, expense, or liability whatsoever which may be imposed on them, or any of them, by reason of any present or future violation or alleged violation of such laws, ordinances, rules or regulations, except where unlawfully or negligently omitted or violated by the Manager or any of its agents, servants or employees.
10. **Duty of Care.** At all times the Manager shall act in the best interests of the Corporation and all information on the development, management or disposal of the Condominium Property, or of any units or part thereof, and of the Corporation, whether financial or otherwise shall be treated and held confidentially.
11. **Indemnification.** The Corporation covenants and agrees with the Manager as follows:
 - (a) to indemnify, defend and save the Manager harmless from and against all claims, demands, actions, causes of actions and suits in connection with the Condominium Property and from liability for damage to property and injuries to or death of any Unit Owner, or any officer, agent or employee of the Corporation or other person whomsoever, except in those cases where the Manager has been adjudged to be grossly negligent or has committed an unlawful act, and to carry, at its own expense, public liability, property damage and personal injury liability insurance naming the Corporation and the Manager as insureds, which insurance shall be in form, substance and in amounts satisfactory to the Manager and the Corporation and comply with the requirements of the Act and the By-laws, and to furnish to the Manager certificates or memoranda evidencing the existence of

such insurance upon request. The Corporation shall provide such insurance and furnish such certificates or memoranda within thirty (30) days from the date of this Agreement;

- (b) to pay all expenses incurred by the Manager as well as legal fees on a solicitor-client, full indemnity basis for legal counsel to represent the Manager or the Corporation in any proceeding or suit involving an alleged violation by the Manager or the Corporation, or either of them, of any provision, statute, ordinance, law or regulation in accordance with the payment terms of any retainer agreement executed by the Manager with legal counsel but nothing herein contained shall require the Manager to employ counsel to represent the Corporation in any proceeding or suit, provided that, if the Manager shall have been finally adjudged to be unduly negligent or has committed an unlawful act the Manager shall bear the sole responsibility for fees of counsel;
- (c) to provide the Manager with all documents and records available to the Corporation which may be required by the Manager to properly manage and operate the Condominium Property and to perform its duties hereunder, including but not so as to limit the generality of the foregoing, a summary or list, as amended from time to time, indicating the ownership, occupant and mortgagee of each Unit of the Condominium; and
- (d) to provide the Manager with a copy of the By-laws of the Corporation and to notify the Manager from time to time of any amendments or additions thereto.

12. Termination.

- (a) The Corporation may terminate this Agreement for the next ensuing renewal term upon delivery of notice of such termination given to the Manager at least sixty (60) days prior expiry of the then current term.
- (b) The Manager may terminate this Agreement at any time on at least sixty (60) day prior notice of such termination given to the Corporation.
- (c) Upon termination of this Agreement:
 - (i) the Manager, shall, within a reasonable time thereafter, not to exceed ninety (90) days, render a final accounting to the Corporation and pay over any balance in the Managers trust account remaining to the credit of the Corporation, less any amounts necessary to satisfy commitments made by the Manager pursuant hereto prior to the date of termination;
 - (ii) the Manager shall deliver to the Corporation within ninety (90) days, all contracts, records, files and other documents and information which may be pertinent to the continuing operation of the Condominium Property, and the Corporation shall provide access to the Manager at all reasonable times and upon reasonable notice to all such contracts, records, files and other documents or information subsequent to the termination of this Agreement; and
 - (iii) the Corporation shall assume the obligations of any and all contracts that the Manager has made for the purpose of arranging the services to be provided pursuant to this Agreement unless the Manager has advised the Corporation, in writing, that the contracts have been terminated effective to the same date of termination of this agreement.

13. General Terms

- (a) Any notice or demand required or permitted herein, shall be in writing and shall be effected by delivering the same or by sending the same in a postage prepaid envelope by registered mail, addressed to the Manager as follows:

**Equium Realty Inc. o/a Equium Group,
Suite 850, 639 5th Ave SW,
Calgary, Alberta, T2P 0M9**

and addressed to the Corporation at the Corporation's address for service as shown on the Condominium Plan.

- (b) Either of the parties hereto may change its address for notice by sending notice thereof to the other party.
14. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors.
15. This Agreement shall be governed by and construed in accordance with the laws of the Province of Alberta.
16. Each Party acknowledges having been advised to obtain independent legal advice prior to entering into this Agreement and by entering into this Agreement that Party represents that it did obtain whatever independent legal advice it considered appropriate and sufficient.
17. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof. This Agreement may not be modified or amended except in writing signed by both Parties. Should any provision of this Agreement be invalid, illegal or unenforceable in any respect, such provision shall not affect the validity or enforceability of any other part of the Agreement. The Parties agree that any rule of construction to the effect that any ambiguity is to be resolved against the drafting party shall not be applicable in the interpretation of this Agreement.

(The remainder of this page left intentionally blank. Execution page follows).

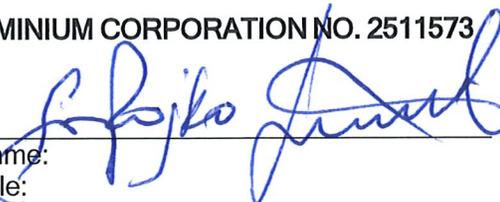
18. This Agreement may be executed in counterparts, each of which will be deemed to be an original, but all of which together will be deemed to be one and the same instrument. This Agreement may also be executed by exchange of PDF, facsimile or other electronic transmissions among the Parties.

IN WITNESS WHEREOF, the parties hereto have reviewed this Agreement, attested by the hands of their proper signing officers duly authorized in that behalf, as of the date first written above.

EQUIUM REALTY INC. o/a EQUIUM GROUP

Per: 
Name: Nawaz Damji
Title: Managing Partner and Broker

CONDOMINIUM CORPORATION NO. 2511573

Per: 
Name:
Title:

SCHEDULE A
Corporation Additional Services Fee Schedule

<p>Administrative / Office Expenses Printing, paper, photocopying, envelopes and courier charges. (Generally, already captured in your existing budget under "Office or Admin Expenses")</p>	<p>The Manager will provide a fixed monthly administrative cost based on the current budget and financial statements of the corporation.</p>
<p>Estoppel Certificates and Disclosure Statements Residential Unit Titled Parking Stall Titled Storage Unit Disclosure / Information Statement</p>	<p>\$200.00 \$200.00 \$200.00 \$100.00 RUSH fees apply, all listed fees in keeping with the fees listed within the Condo Property Act, Regulations</p>

The Broward Condominium Management Agreement (Signed)

Final Audit Report

2026-01-07

Created:	2026-01-07
By:	David Simpson (dsimpson@equium.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAb2bekj83_N3Xy-gT-Y9TbdohUgXdCLxw

"The Broward Condominium Management Agreement (Signed)" History

-  Document created by David Simpson (dsimpson@equium.ca)
2026-01-07 - 4:05:14 PM GMT
-  Document emailed to Nawaz Damji (nawaz@equium.ca) for signature
2026-01-07 - 4:05:19 PM GMT
-  Email viewed by Nawaz Damji (nawaz@equium.ca)
2026-01-07 - 4:10:31 PM GMT
-  Document e-signed by Nawaz Damji (nawaz@equium.ca)
Signature Date: 2026-01-07 - 4:11:00 PM GMT - Time Source: server
-  Agreement completed.
2026-01-07 - 4:11:00 PM GMT