

1. THIS COURT ORDERS AND DECLARES that the written notice, a copy of which is attached as Schedule "A", provided to each of the storage locker tenants of Premiere located at 345 Ecclestone Drive, Bracebridge, Ontario via email and/or regular letter mail, as well as the Eviction Notice posted by the Receiver, a copy of which is attached as Schedule "B", at the TDCI premises located at 345 Ecclestone Drive, Bracebridge, Ontario, is effective termination of the storage tenancy agreements with each storage locker tenant as of 4:00 pm September 11, 2015 and neither Premiere nor the Receiver shall have any liability or obligation with respect to any goods, chattels or items not removed by storage locker tenants from Premiere's storage lockers by 4:00 pm September 11, 2015.

2. THIS COURT ORDERS AND DECLARES that the Receiver (while in possession) and the prospective purchaser of TDCI's property and premises, Sancus Properties Ltd. and all of its representatives, particularly Norma Jean Walton, as well as its successors and assigns, shall provide Premiere with full access to the TDCI's premises located at 345 Ecclestone Drive, Bracebridge, Ontario and shall provide such cooperation and assistance as is necessary to permit Premiere and the storage locker tenants to be able to remove their belongings and assets from the lockers and shall not hinder, restrain, or block access to the lockers, and shall enable ingress and egress to the TDCI building located at 345 Ecclestone Drive, Bracebridge, Ontario for access to the Premiere storage lockers and for the removal of the storage lockers and all of Premiere's assets located at TDCI's premises and property, and shall not in any manner interfere with Premiere or Premiere's representatives in their efforts to remove any of Premiere's assets from TDCI's property and premises.

3. THIS COURT ORDERS AND DECLARES that Melvin Eisen shall also be bound by the terms of this Order as set out in paragraph 2 above.

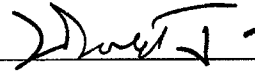
4. THIS COURT ORDERS THAT Clive Figueira shall be and is hereby barred and restricted from entering into or onto the TDCI building located at TDCI's Property until such time as Premiere has removed all of its assets from the premises, and that Clive

✓ with the exception that Mr. Figueira's representative shall have full access to the property for the purpose of accessing Mr. Figueira's personal property ✓
WJ.

Figueira shall not have any contact with any of Premiere's customers, clients or representatives.


5. THIS COURT ORDERS that a copy of this Order shall be sent via email to the storage lockers tenants whose email addresses are available to Premiere and the Receiver, and via regular letter mail to all other storage locker tenants, as well as posted in a conspicuous location at the TDCI premises located at 345 Ecclestone Drive, Bracebridge, Ontario.

6. THIS COURT ORDERS that local police services shall provide such assistance as may be required or necessary to give effect to this Order.



ENTERED AT / INSCRIT A TORONTO
ON / BOOK NO:
LE / DANS LE REGISTRE NO.:

AUG 14 2015



Schedule "A"

PREMIERE SELF STORAGE
345 ECCLESTONE DR
BRACEBRIDGE, ON P1L 1R1

TENANT'S NAME
TENANT'S ADDRESS

Date: 8/12/2015

EVICTIION NOTICE

Dear TENANTS NAME,

It is with sincere regret that I write to inform you that Premiere Self-Storage Inc. ("Premiere") is no longer in a position to provide you with self-storage facilities at 345 Eccelstone Drive. You are requested to remove your belonging from your locker(s) within 30 days of this notice and by no later than September 11, 2015. All storage tenancies will fully terminate as of that date and time and any items or contents remaining in the lockers after that date will be removed at the tenant's expense and will not be the responsibility of Premiere.

As many of you might be aware, the Superior Court of Justice in February of this year placed TDCI Bracebridge Inc. ("TDCI" - the business that owns and operates 345 Eccelstone Drive) into the hands of a receiver. Subsequently, the building has been sold by the Receiver with the sale closing in August 2015. The purchaser is represented by Norma Jean Walton. Documents regarding the various court rulings and Orders related to TDCI and the appointment of a Receiver can be located online including at <http://bit.ly/1Tt1FXI>.

As is clear from the court documents, this entire process, especially the conduct of Clive Figueira as set out therein, has made for a very difficult time for me and my family. I had hoped that as my customer you might be spared the hardship of having to relocate your possessions, but I am afraid the failure to come to an agreement with the new owners has rendered that impossible. As the sole owner of Premiere, I have attempted to negotiate, in good faith, a fair arrangement with Ms. Walton and the purchaser that would allow Premiere to remain on the premises at 345 Eccelstone Drive and to continue to offer storage services to its tenants. Those negotiations have failed and, as a result, it is required that Premiere remove its lockers and other assets from the premises as soon as is possible.

Premiere is seeking a court Order further to this notice and to ensure that all tenants will not be blocked from being able to attend on the premises to remove their belonging prior to 4:00 on September 11, 2015. It is very important to both you and Premiere that all of your belongings are removed from the lockers by no later than date and time as the storage lockers will be removed from the premises at 345 Eccelstone Drive immediately thereafter.

If at some point in the future I am able to find a home for my lockers that is convenient to you, you will be notified directly. In the meantime, no one other than myself has the authority to contact you on behalf of Premiere and you should not accept any information that is provided to you unless it is verified by me or by the Receiver.

I am truly sorry that this situation could not be avoided.

Sincerely,
Grace Adshade

Schedule "B"

EVICTIION NOTICE

ALL TENANTS

Premiere Self-Storage Inc. is no longer in a position to provide you with self-storage facilities at 345 Eccelstone Drive. You are requested to remove your belonging from your locker(s) by no later than 4:00 pm Sept. 11, 2015.

All storage tenancies will fully terminate as of that date and time and any items or contents remaining in the lockers after that date will be removed at the tenant's expense and will not be the responsibility of Premiere Self-Storage.

As the sole owner of Premiere Self-Storage, I sincerely regret this situation and have sent a letter to your home address explaining the unfortunate circumstances behind this closure. Moving forward, please do not accept any information provided to you by individuals other than the myself or the Receiver.

Premiere is seeking a court Order further to this notice and to ensure that all tenants will not be blocked from being able to attend on the premises to remove their belonging prior to September 11, 2015.

Grace Adshade

GRACE ADSHADE, et al.
Applicants

-and- TDCI BRACEBRIDGE INC., et al.
Respondents
Court File No. CV-14-10678-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
Proceeding Commenced at: Toronto

ORDER

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Fax: (416) 860-1933

Lawyers for the Applicants

THE PUBLIC GUARDIAN AND
TRUSTEE

v.

RAFAEL MUROVEC,
MARIA MUROVEC, and
THE CANADA TRUST
COMPANY

Court File No.: 03-026/15

**ONTARIO
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at Toronto

ORDER

Public Guardian and Trustee
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Counsel for the Applicant

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

Proceeding Commenced at: Toronto

MOTION RECORD OF THE APPLICANTS

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Lawyers for the Applicants

FCP-E 4C (July 1, 2007)

August 14, 2015

*Order sought is on consent of
respondent by all interested parties.*

*Order to SPD.
D Smith*