

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE *COMPANIES' CREDITORS'
ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF SEARS CANADA INC., CORBEIL
ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC.,
SEARS CONTACT SERVICES INC., INITIUM LOGISTICS
SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM
TRADING AND SOURCING CORP., SEARS FLOOR
COVERING CENTRES INC., 173470 CANADA INC., 2497089
ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA
INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD.,
4201531 CANADA INC., 168886 CANADA INC., AND 3339611
CANADA INC.

APPLICANTS

**MOTION RECORD OF THE APPLICANTS
(Motion for Approval of Lease Termination Agreement with RioCan Holdings
(Oakville Place) Inc. Oakville Place Mall (Store # 1321)
returnable October 4, 2017)**

September 29, 2017

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TO: SERVICE LIST

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TAB 1

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

IN THE MATTER OF THE *COMPANIES' CREDITORS
ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
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CANADA INC.

Applicants

NOTICE OF MOTION
**(Motion for Approval of Lease Termination Agreement with
RioCan Holdings (Oakville Place) Inc.
Oakville Place Mall (Store #1321))**

The Applicants will make a motion before a judge of the Ontario Superior Court of Justice (Commercial List) on October 4, 2017 at 10:00 a.m., or as soon after that time as the motion can be heard, at 330 University Avenue, Toronto, Ontario.

PROPOSED METHOD OF HEARING: The motion is to be heard orally.

THE MOTION IS FOR:

1. An Order (the "**Approval and Discharge Order**") substantially in the form attached to the Motion Record, *inter alia*:
 - (a) if necessary, abridging the time for service of this Notice of Motion and the Motion Record and dispensing with service on any person other than those served;

- (b) approving the Lease Termination Agreement entered into as of September 27, 2017 between Sears Canada Inc. (“**Sears Canada**”) and RioCan Holdings (Oakville Place) Inc. (“**RioCan**”), and terminating Sears Canada’s right, title and interest in and to the Lease and the Real Property Interests (as defined in the Approval and Discharge Order) in RioCan; and
 - (c) sealing from the public record certain commercially-sensitive information and documents (as described below).
2. Such further and other relief as this Court may deem just.

THE GROUNDS FOR THE MOTION ARE:

1. The Applicants were granted protection from their creditors under the *Companies’ Creditors Arrangement Act*, R.S.C. 1985 c. C-36, as amended (the “**CCAA**”) pursuant to the Initial Order of the Ontario Superior Court of Justice (Commercial List) dated June 22, 2017, as amended and restated;
2. FTI Consulting Canada Inc. was appointed to act as the Monitor (the “**Monitor**”) in the CCAA proceeding;

Approval and Discharge Order

3. On July 13, 2017, the Court approved a process (the “**SISP**”) by which BMO Nesbitt Burns Inc. (the “**Sale Advisor**”) on behalf of Sears Canada and under the supervision of both the Special Committee of the Board of Directors of Sears Canada and the Monitor sought bids and proposals for a broad range of transaction alternatives with respect to the business, assets and/or leases of the Applicants;
4. On September 27, 2017, Sears Canada entered into a Lease Termination Agreement in which Sears Canada has agreed to terminate its real property interests related to Sears Canada’s lease in respect of the Oakville Place Shopping Mall (Oakville, ON);
5. The consideration to be received in the transaction is fair and reasonable;

6. The process leading to the Lease Termination Agreement was fair and reasonable in the circumstances and was approved by the Monitor;
7. The Lease Termination Agreement is in the best interests of the creditors and other stakeholders of the Applicants;
8. The relief sought on this motion is supported by the Monitor and the Sale Advisor;
9. The debtor-in-possession credit agreements (“**DIP Agreements**”) require that the Net Proceeds of any Disposition (both as defined in the DIP Agreements) shall be applied promptly, and in any event no later than three business days after receipt thereof, to prepay the Obligations (as defined in the DIP Agreements) in the priority provided for in the DIP Agreements;
10. The proposed Approval and Vesting Order provides that an amount equal to the aggregate of amounts claimed by certain lien claimants will be set aside with the Monitor to address any dispute between the lien claimants and other parties regarding their entitlement to parts of the proceeds of the transaction;

Sealing Order

11. The Confidential Appendix to the Third Report of the Monitor contains confidential and commercially sensitive information which, if made public, would be materially prejudicial to Sears Canada and detrimental to the SISP if the proposed transaction is not completed and the leases must be the subject of further marketing efforts;
12. There are no reasonable alternative measures to sealing this information from the public record;
13. The salutary effects of sealing this information outweigh the deleterious effects of doing so;
14. The provisions of the CCAA, including section 36, and the inherent and equitable jurisdiction of this Honourable Court;

15. Rules 1.04, 1.05, 2.03, 3.02, 16 and 37 of the Ontario *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194, as amended and section 106 of the Ontario *Courts of Justice Act*, R.S.O. 1990, c. C.43 as amended; and

16. Such further and other grounds as counsel may advise and this Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of this motion:

1. The Affidavit of Mark Caiger sworn September 28, 2017 and the exhibits attached thereto;
2. The Affidavit of Billy Wong sworn September 28, 2017 and the exhibits attached thereto;
3. The Affidavit of Billy Wong sworn June 22, 2017 and exhibit K attached thereto;
4. The Third Report of the Monitor; and
5. Such further and other evidence as counsel may advise and this Court may permit.

September 29, 2017

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TO: SERVICE LIST

IN THE MATTER OF the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended

Court File No: CV-17-11846-00CL

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF SEARS CANADA INC., CORBEIL ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC., SEARS CONTACT SERVICES INC., INITIUM LOGISTICS SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM TRADING AND SOURCING CORP., SEARS FLOOR COVERING CENTRES INC., 173470 CANADA INC., 2497089 ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD., 4201531 CANADA INC., 168886 CANADA INC., AND 3339611 CANADA INC.

Applicants

Ontario
**SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**
Proceeding commenced at Toronto

NOTICE OF MOTION
(Motion for Approval of Lease Termination Agreement
with RioCan Holdings (Oakville Place) Inc.
Oakville Place Mall (Store # 1321))

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TAB 2

Ontario
**SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE *COMPANIES' CREDITORS
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CANADA INC.

APPLICANTS

**AFFIDAVIT OF BILLY WONG
(Sworn September 28, 2017)**

**(Motion for Approval of Lease Termination Agreement with
RioCan Holdings (Oakville Place) Inc.
Oakville Place Mall (Store # 1321))**

I, Billy Wong, of the City of Toronto, in the Province of Ontario, MAKE OATH

AND SAY:

1. I am the Executive Vice-President and Chief Financial Officer of the Applicant Sears Canada Inc. ("**Sears Canada**"). I am also a director of each of the other Applicants. As such, I have personal knowledge of the matters deposed to herein. Where I have relied on other sources for information, I have specifically referred to such sources and believe them to be true. In preparing this Affidavit, I have consulted with members of the senior management team of Sears Canada, legal, financial and other advisors of Sears Canada, and representatives of FTI Consulting Canada Inc. (the "**Monitor**").

2. I swear this Affidavit in support of the motion brought by the Applicants seeking an Order, substantially in the form attached to the Motion Record, approving the Lease Termination Agreement dated as of September 27, 2017 (the “**Lease Termination Agreement**”) between Sears Canada and RioCan Holdings (Oakville Place) Inc. (“**RioCan**”) relating to the lease held by Sears Canada (the “**Lease**”) for the Sears Canada full-line store located at the Oakville Place Shopping Mall (Store #1321), the details of which are summarized in the following chart:

Property	City	Landlord	Size of Store (square feet)	Lease Expiration	Options Remaining, Outside Expiration
Oakville Place Shopping Mall	Oakville	RioCan Holdings (Oakville Place) Inc.	104,165	March 31, 2021	12 options, March 31, 2081

3. Any capitalized terms used in this Affidavit that are not otherwise defined will have the meaning given to them in the Lease Termination Agreement.

4. This Affidavit should be read in conjunction with the Affidavit of Mark Caiger sworn September 28, 2017 (the “**Caiger Affidavit**”), which describes in more detail the sales efforts undertaken by Sears Canada and BMO Nesbitt Burns Inc. (the “**Sale Advisor**”) pursuant to the Court-approved Sale and Investment Solicitation Process (the “**SISP**”), which efforts result in, among other things, RioCan’s bid and the Lease Termination Agreement which is the subject of this motion.

5. I understand from the Monitor that the consideration that Sears Canada will receive in this proposed transaction (the “**Termination Consideration**”) is included in a Confidential Appendix to the Monitor’s Report that will be filed separately in connection with this motion. In the view of the Applicants and Sale Advisor, the Termination Consideration is confidential information and general disclosure of such information could be materially prejudicial to the Applicants in connection with the SISP generally and in connection with any further marketing of the Lease in particular in the event the proposed transaction does not proceed to close as anticipated. As such, the Termination Consideration in the Lease Termination Agreement, which is attached as Exhibit “A” to this Affidavit, has been redacted. The Applicants are requesting that a sealing order be granted with respect to the Confidential Appendix.

6. The Applicants and the Sale Advisor believe that this transaction is in the best interests of the Applicants and their stakeholders, and that the Termination Consideration to be paid in respect of the transaction is fair and reasonable. Moreover, the Applicants and the Sale Advisor believe that the process leading to the transaction, as described in the Caiger Affidavit, was reasonable in the circumstances.

7. It is my understanding that the Monitor approves the process that has been followed by Sears Canada and the Sale Advisor, and supports the Applicants’ motion seeking approval of the Lease Termination Agreement.

Background to RioCan’s Bid

8. On July 13, 2017, the Court granted the Applicants’ request for an order approving the SISP that would be conducted by Sears Canada’s Sale Advisor under the

supervision of the Monitor and a special committee of independent directors of the board of Sears Canada (the “**Special Committee**”).

9. The purpose of the SISP was to seek out proposals for the acquisition of, or an investment in, Sears Canada’s business, property and/or leases, and to implement one or a combination of such proposals with the objective of maximizing value for the benefit of Sears Canada’s stakeholders.

10. The Caiger Affidavit provides details regarding the steps that were taken to market and solicit interest in Sears Canada’s assets pursuant to the SISP, including the Lease which is subject to the Lease Termination Agreement.

11. In accordance with the SISP, on August 31, 2017, RioCan submitted a bid in respect of the Lease in which RioCan offered to terminate all of Sears Canada’s right, title and interest in and to the Lease, Real Property Interests and Premises on the terms and conditions set out in RioCan’s proposed form of lease termination agreement.

12. Following receipt of the bid, the Special Committee directed Sears Canada and the Sale Advisor to engage in negotiations with RioCan in an effort to conclude a transaction. I am advised by Mr. Caiger and believe that negotiations ensued with RioCan in respect of financial and legal aspects of its bid, draft documents were exchanged by the parties, and follow up calls were held as necessary. As a result of those negotiations, and after considering RioCan’s offer and alternatives available, the Sale Advisor recommended to the Special Committee, and the Special Committee subsequently recommended to the Board, that Sears Canada enter into a transaction with RioCan in respect of the Lease. After carefully considering RioCan’s offer,

including being satisfied that the Termination Consideration being offered is fair and reasonable, the Board determined that RioCan's offer was in the best interests of the Applicants and their stakeholders.

13. In coming to this view, Sears Canada and the Special Committee, in consultation with the Sale Advisor, took into account the fact that the proposed transaction eliminates certain potential claims into the Applicants' estate, including pre-filing claims into the estate from RioCan relating to the Lease and any claims RioCan might otherwise have arising from a potential disclaimer of the Lease.

The Lease Termination Agreement

14. On September 28, 2017, Sears Canada and RioCan entered into the Lease Termination Agreement. The Lease Termination Agreement provides for, among other things, the following:

- (a) RioCan will pay the Termination Consideration, plus all applicable taxes. The Termination Consideration is subject to certain typical adjustments as set out in the Lease Termination Agreement, which adjustments will be final and not subject to readjustment. This allows for final settlement of all of Sears Canada's obligations relating to the Lease, the Real Property Interests and the Premises, giving certainty of result.
- (b) Subject to the Initial Order and the SISP Order, Sears Canada and RioCan agree to terminate the Lease and the Real Property Interests at 11:59 p.m. on

the day before the Closing Date in accordance with the terms and conditions set out in the Lease Termination Agreement.

- (c) The Lease Termination Agreement and the Transaction contemplated therein are subject to the Court issuing the proposed Approval and Discharge Order and the Monitor delivering the Monitor's Certificate.
- (d) Closing will take place on the Business Day that is three Business Days following the issuance of the Approval and Discharge Order or at such other date as Sears Canada (with the consent of the DIP Lenders and the Monitor) may advise RioCan in writing, provided that the Closing Date shall be no later than November 24, 2017 without the consent of RioCan, the DIP Lenders and the Monitor, or as otherwise ordered by the Court.
- (e) Subject to the terms of the Lease Termination Agreement and any Court order, including the Inventory Liquidation Order, RioCan is accepting the surrender of the Lease and Real Property Premises and accepting the Premises on an "as is, where is" basis.
- (f) On Closing, RioCan, on its own behalf and on behalf of certain affiliates (collectively, the "**Releasors**"), shall execute a Release whereby RioCan will fully and unconditionally release and forever discharge each of the Releasees (which includes, among others, Sears Canada and the other Applicants) of and from any and all Claims which any of the Releasors ever had, now has or hereafter can, shall or may have against any of the Releasees in any way

relating to or arising from the Lease, the Premises, and/or the Property, except for any claims in respect of the Lease Termination Agreement and the Access Agreement.

- (g) Sears Canada and its agents and their respective representatives will have access to the Premises to occupy the Premises until December 31, 2017, in order to conduct a liquidation sale of the FF&E located on the Premises as at the Closing Date and/or the Inventory and/or to remove any of the Tenant Assets in accordance with the Access Agreement (the form of which is attached as Schedule "D" to the Lease Termination Agreement) and the Inventory Liquidation Order.¹

Construction Liens

15. A number of lien claimants have registered construction liens on title for the property subject to the Leases as of September 28, 2017, which are described below:

Lien Claimant	Instrument No. of Document Registering Lien on Title	Registration Date	Amount of Claim
ROSSCLAIR Contractors Inc.	HR1473158	July 19, 2017	\$1,347,473.97
B-N-E Contractors Inc.	HR1475342	July 26, 2017	\$167,240.00
DSK Electric Inc.	HR1473750	July 20, 2017	\$152,178.25
Flatten Services Inc.	HR1479803	August 10, 2017	\$107,573.29
Indigo Painting Inc.	HR1478427	August 4, 2017	\$21,357.00
Hanson + Jung Architects Inc.	HR1478187	August 3, 2017	\$127,032.84
Total			\$1,922,855.35

¹ The Applicants will be seeking Court approval for a proposed liquidation process in order to conduct a sale of the Applicants' Inventory and FF&E at the Premises.


16. The proposed Approval and Discharge Order will expunge the above listed construction liens from title, but provides that an amount equal to the aggregate of amounts claimed by the above-noted lien claimants will be set aside with the Monitor (the “**Construction Lien Claim Reserve**”) to address any dispute between the lien claimants and other parties regarding their entitlement to parts of the proceeds of the transaction.

Proposed Distribution of Proceeds of Transaction


17. Subject to setting aside funds for the Construction Lien Claim Reserve, the proposed Approval and Discharge Order provides that the Monitor will distribute any net proceeds from the Transaction (“**Net Proceeds**”) to repay amounts owing under the DIP ABL Credit Agreement or the DIP Term Credit Agreement after filing the Monitor’s Certificate (a “**Distribution**”). Any Distribution will be made free and clear of all Claims and Encumbrances. If all amounts owing under the DIP Credit Agreements have been repaid then, subject to the Construction Lien Claim Reserve, the Monitor will retain any Net Proceeds remaining on behalf of the Applicants pending further Order of the Court.

18. For all of the foregoing reasons, the Applicants believe that approval of the Lease Termination Agreement is in the best interests of the Applicants and their stakeholders.

SWORN BEFORE ME at the City of Toronto, on the 28th day of September, 2017.



Commissioner for taking Affidavits



Billy Wong

**THIS IS EXHIBIT "A" TO THE AFFIDAVIT
OF BILLY WONG SWORN BEFORE ME ON
THIS 28th DAY OF SEPTEMBER, 2017.**

Wahad Malik

A commissioner for taking Affidavits

LEASE TERMINATION AGREEMENT

SEARS CANADA INC.
as Tenant

- and -

RIOCAN HOLDINGS (OAKVILLE PLACE) INC.
as Landlord

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THIS LEASE TERMINATION AGREEMENT is made as of September 27 2017

BETWEEN:

SEARS CANADA INC. (the "Tenant")

- and -

RIOCAN HOLDINGS (OAKVILLE PLACE) INC. (the "Landlord")

RECITALS:

- A. On the Filing Date, the Tenant and certain of its affiliates and subsidiaries (the "Sears Group") applied for and were granted protection from their creditors under the CCAA pursuant to the Initial Order. Pursuant to the Initial Order, the Court appointed FTI Consulting Canada Inc. as Monitor in connection with the CCAA Proceedings.
- B. On the SISP Order Date, the Court granted the SISP Order which, among other things, approved the SISP. The SISP Order and the SISP govern the process for soliciting and selecting bids for the sale of all or substantially all of the Business, Assets (as defined in the SISP) and/or leases of the Sears Group.
- C. The Tenant and Landlord hereby offer to terminate all of the Tenant's interest in and to the Lease, the Real Property Interests and the Premises on the terms and conditions set out herein (the "Offer").
- D. This Agreement and the completion of the Transaction is subject to the Court issuing the Approval and Discharge Order and the Monitor releasing the Monitor's Certificate all as more particularly described herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Tenant and the Landlord (individually, a "Party" and collectively, the "Parties") covenant and agree as follows:

ARTICLE 1 DEFINITIONS

1.1 Definitions

Unless otherwise provided for herein, all capitalized terms set out below when used in this Agreement shall have the meaning ascribed thereto unless the context expressly or by necessary implication otherwise requires:

"**Access Agreement**" means an access agreement between the Landlord and the Tenant, whereby the Tenant, its agents and their respective representatives shall have access to the Premises during the Post-Closing Access Period to conduct a liquidation sale of the Inventory and/or the FF&E and/or to remove any of the Tenant Assets, and shall be in substantially the form attached as Schedule "D".

“Agreement” means this agreement constituted by the Tenant’s acceptance of the Offer together with all schedules and instruments in written amendment or confirmation of it and the expression **“Section”** followed by a number means and refers to the ascribed thereto Section of this Agreement.

“Approval and Discharge Order” means an order issued by the Court approving this Agreement and the Transaction, authorizing the Tenant to enter into and complete the Transaction, contemplated by this Agreement, discharging the Construction Lien Claims from title to the Premises, the Property and the Mall, and releasing the Landlord, the Premises, the Property and the Mall from any and all liability and Claims in respect of the Construction Lien Claims, and terminating all of the Tenant’s right, title and interest in and to the Lease and the Real Property Interests, which order shall be substantially in the form of Schedule “A” (with only such changes as the Parties shall approve in their reasonable discretion, but in all cases in form and substance acceptable to the Monitor).

“Authorization” means, with respect to any Person, any order, permit, approval, waiver, licence or similar authorization of any Governmental Authority having jurisdiction over the Person.

“Binding Bid Deadline” has the meaning ascribed thereto in the SISP Order.

“Business Day” means any day of the year, other than a Saturday, Sunday or any day on which major banks are closed for business in Toronto, Ontario.

“CCAA” means the *Companies’ Creditors Arrangement Act* (Canada).

“CCAA Proceedings” means the proceedings commenced under the CCAA by the Sears Group pursuant to the Initial Order (Court File No. CV-17-11846-00CL).

“Claims” means any and all claims, demands, complaints, grievances, actions, applications, suits, causes of action, Orders, charges, indictments, prosecutions, informations or other similar processes, assessments or reassessments, equitable interests, options, preferential arrangements of any kind or nature, assignments, restrictions, financing statements, deposit arrangements, rights of others, Lease, sub-Lease, licences, rights of first refusal or similar restrictions, judgments, debts, liabilities, expenses, costs, damages or losses, contingent or otherwise, including loss of value, reasonable professional fees, including fees and disbursements of legal counsel on a full indemnity basis, and all actual and documented costs incurred in investigating or pursuing any of the foregoing or any proceeding relating to any of the foregoing.

“Closing” has the meaning ascribed thereto in Section 7.5(a).

“Closing Date” means the Business Day that is three (3) Business Days following the issuance of the Approval and Discharge Order or such later date as the Tenant (with the consent of the DIP Lenders and the Monitor) may advise the Landlord in writing; provided that the Closing Date shall be no later than October 25, 2017 or such later date (which shall not be later than thirty (30) days following October 25, 2017 without the further consent of the Landlord) as agreed to in writing by the Tenant (with the consent of the DIP Lenders and the Monitor) or as otherwise ordered by the Court.

"Closing Documents" means those documents and deliveries to be delivered in connection with the Closing as contemplated in this Agreement including those set out in Section 7.4.

"Construction Lien Claims" means the construction liens and underlying claims, demands and causes of action listed in Schedule "E" hereto together with such other construction liens as may be registered against title to the Mall, the Property or the Premises up to and including the Business Day immediately prior to the date of the Approval and Discharge Order as a result of the activities of, or non-payment by the Tenant;

"Construction Lien Claimants" means the parties asserting the Construction Lien Claims, and **"Construction Lien Claimant"** means any one of them;

"Contracts" means, collectively, all of the Tenant's contracts and agreements to enter into contracts with respect to the operation, fire protection, servicing, maintenance, construction, renovation, repair and cleaning of the Premises (and no other premises), or the furnishing of supplies or services to the Premises, any property management or asset management contracts, any employment contracts and any insurance contracts entered into by the Tenant or any manager or agent on behalf of the Tenant, in each case solely with respect to the Premises or the Lease.

"Court" means the Ontario Superior Court of Justice (Commercial List).

"DIP Lenders" has the meaning ascribed thereto in the SISP.

"Encumbrance" means any Construction Lien, restriction, reservation, easement, servitude, right-of-way, encroachment, mortgage, charge, pledge, hypothec, prior claims, lien (statutory or otherwise), security interest, title retention agreement or arrangement, assignment, claim, prior claim, liability (direct, indirect, absolute or contingent), obligation, trust, deemed trust, right of retention, judgment, writ of seizure or execution, notice of sale, contractual right, option, right of first refusal, or any other right or interest, of any nature or any other arrangement or condition whether or not registered, published or filed, statutory or otherwise, secured or unsecured.

"Environment" means the environment or natural environment as defined in any Environmental Laws and includes air, surface water, ground water, land surface, soil and subsurface strata.

"Environmental Laws" means Laws relating to the protection of human health and the Environment, and includes Laws relating to the storage, generation, use, handling, manufacture, processing, transportation, treatment, Release, remediation, management and disposal of Hazardous Substances.

"Excise Tax Act" means the *Excise Tax Act*, R.S.C., 1985, c. E-15, as amended, restated, supplemented or substituted from time to time.

"Execution Date" means the date of this Agreement as set out on the top of page 1 hereof.

"FF&E" means the fixtures, improvements, tools, signs, furniture, machinery, equipment, supplies, personal or moveable property, chattels, furnishings and fixtures including shelves, counters, video cameras and equipment, security systems, point-of-sales systems and related appurtenances, telecommunications systems and related appurtenances, electric light fixtures,

elevating devices and equipment and trade fixtures located at the Premises, in each case, to the extent owned or leased by the Tenant.

"Filing Date" means June 22, 2017.

"Financial Advisor" means BMO Nesbitt Burns Inc.

"Governmental Authorities" means governments, regulatory authorities, governmental departments, agencies, agents, commissions, bureaus, officials, ministers, Crown corporations, courts, bodies, boards, tribunals or dispute settlement panels or other law or regulation-making organizations or entities: (a) having or purporting to have jurisdiction on behalf of any nation, province, territory or state or any other geographic or political subdivision of any of them; or (b) exercising, or entitled or purporting to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power.

"GST/HST Certificate" mean the Landlord's certificate to be in substantially the form set out in Schedule "B".

"Hazardous Substances" means pollutants, contaminants, wastes of any nature, hazardous substances, hazardous materials, toxic substances, prohibited substances, dangerous substances or dangerous goods regulated by or under Environmental Laws.

"Initial Order" means the Initial Order granted by the Court on June 22, 2017 pursuant to which the Sears Group were granted protection from their creditors under the CCAA (as amended, restated, supplemented and/or modified from time to time).

"Interim Period" means the period between the close of business on the Execution Date and the Closing on the Closing Date.

"Inventory" means all retail inventory of a nature ordinarily sold by the Tenant, in saleable condition, to be sold from the Premises.

"Inventory Liquidation Order" means an order of the Court authorizing the Tenant directly, or through a court approved agreement with an agent, to liquidate the Inventory and the FF&E from the Premises;

"Landlord" has the meaning ascribed thereto on page 1 hereof.

"Laws" means any and all applicable laws, including all statutes, codes, ordinances, decrees, rules, regulations, municipal by-laws, judicial or arbitral or administrative or ministerial or departmental or regulatory judgments, orders, decisions, ruling or awards, and general principles of common and civil law and equity, binding on or affecting the Person referred to in the context in which the word is used.

"Lease" means the lease dated as of March 10, 1981 made between Oakville Place Developments Limited as Landlord and Simpsons Limited as tenant, as assigned by Simpsons Limited to, and assumed by, the Tenant by Assignment and Assumption Agreement dated as of the 17th day of July 1991, as amended from time to time, and other agreements to occupy the Premises entered into by, or assigned in favour of the Tenant, as same has been amended, restated, renewed, assigned or supplemented from time to time.

"Mall" means the lands and buildings, including the Premises, comprising the Oakville Place shopping mall, municipally known as 240 Leighland Avenue, Oakville Ontario;

"Monitor" means FTI Consulting Canada Inc., in its capacity as Court-appointed monitor of the Sears Group pursuant to the Initial Order and not in its personal capacity.

"Monitor's Certificate" means the certificate to be filed with the Court by the Monitor certifying receipt of (i) confirmation from the Landlord and the Tenant that all conditions of Closing in Sections 7.1, 7.2 and 7.3 of this Agreement have been satisfied or waived and (ii) the Termination Consideration and any Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord.

"Notice" has the meaning ascribed thereto in Section 8.16.

"Off-Title Compliance Matters" means open permits or files, work orders, deficiency notices, directives, notices of violation, non-compliance and/or complaint and/or other outstanding matters or matters of non-compliance with the zoning and/or other requirements of any Governmental Authorities or any open building permits and Orders related to any of the foregoing.

"Offer" has the meaning ascribed thereto in Recital C.

"Orders" means orders, injunctions, judgments, administrative complaints, decrees, rulings, awards, assessments, directions, instructions, penalties or sanctions issued, filed or imposed by any Governmental Authority or arbitrator.

"Person" means an individual, partnership, corporation, trust, unincorporated organization, company, government, or any department or agency thereof, and the successors and assigns thereof or the heirs, executors, administrators or other legal representatives of an individual.

"Post-Closing Access Period" has the meaning ascribed thereto in Section 6.3(d).

"Premises" means, collectively, the lands and premises known as the Simpson Building which are leased to the Tenant pursuant to the Lease, as more particularly described in the Lease.

"Property" means collectively, the real or immovable property of which the Premises form part for the purposes of the Lease and includes the Landlord's freehold or other ownership interest, ground leasehold interest or right of emphyteusis therein.

"Property Claims" means any and all Claims which the Landlord ever had, now has or hereafter can, shall or may have against the Tenant in respect of the Lease, the Real Property Interests, the Premises, and/or the Property.

"Real Property Interests" means all interests and rights of the Tenant which are related to the operation at each of the Premises, which for greater certainty include all the Tenant's interests, including its leasehold interest at common law and its rights as a lessee under civil law, in and to the Lease and the Premises, including, if any, the benefit of all easements, restrictive covenants, access rights, licences to use any common areas or rooftop areas of the buildings or shopping centres of which the Premises form part, rights to renew or extend the term of the Lease, options

and similar rights of first offer, first refusal or first opportunity or otherwise to lease or purchase (if any), parking rights and signage rights.

"Release" has the meaning prescribed in any Environmental Laws and includes any release, spill, leak, pumping, pouring, emission, emptying, discharge, injection, escape, leaching, disposal, dumping, deposit, spraying, burial, abandonment, incineration, seepage, placement or introduction.

"Release of Property Claims" means a release by the Landlord of any Property Claims against the Tenant and all predecessors in interest to the Tenant under any of the Lease, in substantially the form attached as Schedule "D"

"SISP" means the Sale and Investment Solicitation Process approved by the SISP Order (as amended, restated, supplemented and/or modified from time to time).

"SISP Order" means the Order granted by the Court on the SISP Order Date (as amended, restated, supplemented and/or modified from time to time), which, among other things, approved the SISP.

"SISP Order Date" means July 13, 2017.

"Successful Bid" has the meaning ascribed thereto in the SISP Order.

"Taxes" means taxes, duties, fees, premiums, assessments, imposts, levies and other similar charges imposed by any Governmental Authority under applicable Laws, including all interest, penalties, fines, additions to tax or other additional amounts imposed by any Governmental Authority in respect thereof, and including those levied on, or measured by, or referred to as, income, gross receipts, profits, capital, transfer, land transfer, registration, sales, goods and services, harmonized sales, use, value-added, excise, stamp, withholding, business, franchising, property, development, and occupancy taxes, all surtaxes, all customs duties and import and export taxes, countervail and anti-dumping, and all licence, franchise and registration fees.

"Tenant" has the meaning ascribed thereto on page 1 hereof.

"Tenant Assets" means: (i) all Trade-Marks, intellectual property or proprietary rights, whether registered or not, and any intangible property, owned, used or held by the Tenant; (ii) any property belonging to the subtenants, franchisees or licensees of the Tenant or other occupants of the Premises; and (iii) any and all chattels, personal property or movables owned by the Tenant located at a Premises as of the Closing Date.

"Termination Consideration" has the meaning ascribed thereto in Section 3.1

"Trade-Marks" shall have the meaning ascribed thereto in section 3.3 hereof.

"Transaction" means the Lease termination transaction contemplated by this Agreement.

ARTICLE 2
TERMINATION TRANSACTION

2.1 Offer and Acceptance

- (a) Subject to the Initial Order and the SISP Order, the Tenant and the Landlord hereby agree to terminate the Lease and the Real Property Interests on the Closing Date in accordance with the terms and conditions of this Agreement.
- (b) The Offer shall be irrevocable by the Landlord until twenty (20) Business Days following the Binding Bid Deadline, provided that if this Offer is selected as a Successful Bid, this Offer will remain irrevocable until the closing of the Transaction, unless this Agreement is terminated in accordance with its terms.
- (c) Upon acceptance of this Offer by the Tenant, this Offer shall constitute a binding agreement to terminate the Lease and the Real Property Interests, on the terms of this Agreement, subject to the Court making the Approval and Discharge Order.

2.2 As Is, Where Is

Notwithstanding the foregoing or anything else contained herein or elsewhere, the Landlord acknowledges and agrees in favour of the Tenant that as of the Execution Date and the Closing Date:

- (a) except as expressly stated in this Agreement including the Tenant's covenant to leave the Premises in a broom-swept condition on the Closing Date as set out in Section 5.1(c) and in any Court order including the Inventory Liquidation Order, the Landlord is accepting the surrender of the Lease and the Real Property Interests and accepting the Premises on an "as is, where is" basis, without any written or oral statements, representations, warranties, promises or guaranties of any nature or kind whatsoever, either legal or conventional, express or implied (by operation of law or otherwise), as to the state of title thereto, the state of any Encumbrances, the condition of any of the Premises and the Real Property Interests and the status of any of the Lease or the Encumbrances, the existence of any default on the part of the Tenant, the physical, environmental or other condition of, in, on, under or in the vicinity of any of the Premises, the existence of any Encumbrance and/or Off-Title Compliance Matters affecting the Lease, the Real Property Interests, the Premises, or the Permitted Encumbrances, the structural integrity or any other aspect of the physical condition of the Premises, compliance with Environmental Laws, the conformity of the Premises to past, current or future applicable zoning or building code requirements or other applicable Laws, the existence of soil instability, past soil repairs, soil additions or conditions of soil fill or any other matter affecting the stability or integrity of the Premises, the sufficiency of any drainage, the availability of public utilities, access, parking and/or services for the Premises, the fitness or suitability of the Premises for occupancy or any intended use (including matters relating to health and safety), the potential for further development of the Premises, the existence of land use, zoning or building entitlements affecting the Premises, the presence, release or use of wastes of any nature, Hazardous Substances, pollutants,

contaminants or other regulated substances in, under, on or about the Premises or any neighbouring lands;

- (b) any disclosure in respect of the Lease, the Real Property Interests and/or the Premises, if any, was made available to the Landlord solely as a courtesy but the Landlord is not entitled to rely on such disclosure, and it is expressly acknowledged by the Landlord that, except as expressly stated in this Agreement, no written or oral statement, representation, warranty, promise or guarantee of any nature or kind whatsoever, either legal or conventional, express or implied (by operation of law or otherwise), is made by the Tenant and/or the Monitor and/or their respective legal counsel, the Financial Advisor or other advisors or representatives as to the accuracy, currency or completeness of any such disclosure, and each of them expressly disclaims any and all liabilities with respect to such disclosure and any and all errors therein or omissions therefrom;
- (c) the Landlord hereby unconditionally and irrevocably waives any and all actual or potential rights or Claims the Landlord might have against the Tenant pursuant to any warranty, legal or conventional, express or implied, of any kind or type relating to the Lease, the Real Property Interests, the Premises or the Assumed Liabilities or any other assets or any other aspect of the Transaction, other than Claims in respect of the obligations of the Tenant under this Agreement itself. Such waiver is absolute, unlimited and includes, but is not limited to, waiver of express warranties, implied warranties, any warranties at law and/or in equity, warranties of fitness for a particular use, warranties of merchantability, warranties of occupancy, strict liability and Claims of every kind and type, including, but not limited to, Claims regarding defects, whether or not discoverable, product liability Claims, or similar Claims, and to all other extent or later created or conceived of strict liability or strict liability type Claims and rights;
- (d) the Landlord conducted its own independent review, inspection, diligence and investigations and forming its own independent opinions and conclusions in respect of the Lease, the Real Property Interests and the Premises. The Landlord's decision to make this Offer and enter into this Agreement was made of its own accord without reference to or reliance upon any disclosure made by the Tenant and/or the Monitor and/or their respective legal counsel, the Financial Advisor or other advisors or representatives. The Landlord acknowledges having been given a reasonable and adequate opportunity to conduct its own independent diligence prior to entering in this Agreement;
- (e) during the Interim Period the Tenant shall be entitled to, but is not obligated to, remove any and all Inventory, FF&E and any other Tenant Assets from the Premises;
- (f) during the Post-Closing Access Period in accordance with and subject at all time to terms of the Inventory Liquidation Order and the Access Agreement, the Tenant shall be entitled to remove any and all Inventory, FF&E and any other Tenant Assets from all or any of the Premises, and shall only be entitled to bring new Inventory into the Premises for sale during the Post Closing Access Period;

- (g) the Tenant shall not be responsible for making any repairs, replacements, renovations, alterations, improvements or upgrades or undertaking any remediation to address a Release in or to the Property or any part thereof, and it shall be the sole responsibility of the Landlord to make, at the Landlord's sole cost, any repairs, replacements, renovations, alterations, improvements and upgrades in or to the Property following Closing as may be required by the Landlord to make the Property suitable for its purposes;
- (h) the Lease, the Real Property Interests or the Premises may be subject to certain Off-Title Compliance Matters, municipal requirements, including building or zoning by-laws and regulations, servitudes, easements for hydro, gas, telephone affecting same, and like services to the Premises, and restrictions and covenants affecting the Premises. Without limiting the foregoing, the Tenant shall not be responsible for rectification of any matters disclosed by any Governmental Authority or quasi-governmental authority having jurisdiction, and the Landlord shall accept the Property subject to such matters; and
- (i) the Landlord shall accept full responsibility for all conditions related to the Property, and the Landlord shall comply with all orders relating to the condition of the Property issued by any competent Governmental Authority, including any order issued against the Tenant including without limitation, any non-compliance with Environmental Laws or relating to the existence of any Hazardous Substances.

The Tenant has no and shall have no obligations or responsibility to the Landlord after Closing with respect to any matter relating to the Real Property Interests, Lease, the Premises or the Property or the condition thereof save and only to the extent expressly provided in this Agreement. The Landlord shall be responsible for costs, including legal and witness costs, claims, demands, civil actions, prosecutions, or administrative hearings, fines, judgments, awards, including awards of costs, that may arise as a result of the condition of the Property, any order issued by any competent Governmental Authority in connection with the condition of the Property, or any loss, damage, or injury caused either directly or indirectly as a result of the condition of the Property including, without limitation, non-compliance with the Environmental Laws or the existence of any Hazardous Substances. This Section 2.2 shall survive and not merge on Closing and all Closing Documents shall incorporate this Section 2.2 by reference.

2.3 Amendment and Early Termination of Lease

Conditional and effective upon Closing, Lease is hereby amended and the Landlord and the Tenant hereby agree that the Lease has expired and is terminated, as of 11:59 p.m. on the day immediately preceding the Closing Date (the "**Termination Date**"), and neither the Tenant nor the Landlord shall have any further liabilities or obligations under the Lease, financial or otherwise, as of and as from the Termination Date.

2.4 Surrender of Premises by Tenant

Conditional and effective upon Closing, and subject to the terms of the Access Agreement, the Tenant hereby vacates and surrenders the Premises demised by the Lease to the Landlord, as of the Termination Date, and the Landlord hereby accepts such surrender of the Premises demised

by the Lease from the Tenant, and all the Tenant's rights, title and interest thereunder, with the intent that the unexpired residue of the term of the Lease including, without limitation, any rights or options to renew or extend hereby merge and are terminated and extinguished in the reversion expectant thereon, effective on Closing, on the terms and conditions set out in this Agreement.

ARTICLE 3 CONSIDERATION

3.1 Termination Consideration

The consideration payable by the Landlord to the Tenant for the Transaction shall be [REDACTED] (the "Termination Consideration") exclusive of Taxes. Subject only to adjustment in accordance with this Agreement, the Termination Consideration shall be paid to the Tenant, subject only to the adjustments made in accordance with this Agreement, by wire transfer of immediately available funds to the Monitor in trust or as the Monitor may direct on the Closing Date.

3.2 Property Claims

The Landlord covenants with the Tenant that it shall, as and from the Closing Date, release and quit claim all of the Landlord's right, title and interest in and to the Property Claims, together with any and all benefits, advantages, privileges and rights relating thereto or arising and flowing therefrom. On Closing, the Landlord shall execute and deliver to the Tenant a Release of Property Claims.

3.3 Trade-Marks

Notwithstanding the foregoing or anything else contained herein or elsewhere, the Landlord acknowledges and agrees that: (a) no signs, trade-marks, trade-names, logos, commercial symbols, business names or other intellectual property rights identifying "Sears" or containing the words "Sears" or any other proprietary wording or intellectual property rights of the Tenant or any of its affiliates, including, the websites (collectively, "Trade-Marks"), are conveyed or intended to be conveyed to the Landlord as part of the Transaction; and (b) all right, title and interest of the Tenant in and to all of its existing Trade-Marks are hereby specifically reserved and excluded from the Transaction. This Section shall survive and not merge on Closing.

ARTICLE 4 ADJUSTMENTS

4.1 Statement of Adjustments and Absence of Post-Closing Adjustments

The Tenant shall prepare a draft statement of adjustments and deliver same with supporting documentation to the Landlord for its review and approval no later than two (2) Business Days prior to the Closing Date. If the amount of any adjustments required to be made pursuant to this Agreement cannot be reasonably determined as of the Closing Date, an estimate shall be made by the Landlord and the Tenant as of the Closing Date based upon the best information available to the Parties at such time, each Party acting reasonably and such estimate shall serve as a final determination. The final form of statement of adjustments shall be satisfactory to the Monitor, acting reasonably. There shall be no further adjustments or readjustments after Closing of any

amounts adjusted or intended to be adjusted on the statement of adjustments pursuant to this Agreement and the amounts set out on the statement of adjustments shall be final.

4.2 Items of Adjustments Under the Lease

- (a) The Tenant and the Landlord shall adjust the rent (including basic or minimum rent and additional rent) and other amounts payable under each of the Lease which have been paid or pre-paid to the Landlord in respect of each of the Lease for any period prior to the Closing Date as well as the month in which the Closing Date occurs, with the Closing Date itself to be allocated to the Landlord.
- (b) Without limiting the generality of the foregoing, the Tenant and the Landlord shall as of the Closing Date adjust between themselves the following amounts:
 - (i) basic or minimum rent for the month in which the Closing occurs;
 - (ii) 2016 and 2017 adjustments for additional rent paid by the Tenant required after reconciliation of actual amounts with estimated amounts. For greater certainty, there shall be no prior year reconciliations; and
 - (iii) in favour of the Tenant, on account of any roof repair costs or other costs of improvements paid by the Tenant which were required to be reimbursed to the Tenant by the Landlord.
- (c) The Landlord shall be responsible for and pay all applicable Taxes payable by the Landlord in connection with the Transaction.
- (d) The Landlord hereby waives any fees or charges payable to the Landlord under any of the Lease in respect of the Transaction, including, without limitation, any fees, penalties, or charges payable to any Landlord in respect of a termination of a Lease and any obligation in respect of the payment of accelerated and/or increased rent which arises as a result of a termination of the Lease.

4.3 Contracts

The Tenant covenants to terminate effective as of the Closing Date, at its sole cost and expense, all Contracts insofar as they relate to the Premises.

4.4 Utilities

- (a) The Landlord shall not assume any contracts or agreements entered into by or on behalf of the Tenant for the supply of any utilities (including electricity, gas, water, fuel, telephone service, internet services, security and surveillance services or otherwise) at the Premises. On or before the Closing Date, the Tenant shall terminate all of its contracts and agreements for the supply of any utilities to the Premises. For the avoidance of doubt, there shall be no adjustment at Closing in respect of the payment of any utilities. The provisions of this Section 4.4(a) shall survive and not merge on Closing.

- (b) From and after the Closing Date, any and all utility charges and other related fees payable for any of the Premises, pursuant to any invoice or statement issued on or after the Closing Date, shall be the sole responsibility of the Landlord, and there shall be no adjustments between the Tenant and the Landlord of any utility charges or related fees paid by the Landlord pursuant to any such invoice or statement issued on or after the Closing Date.

ARTICLE 5
INTERIM PERIOD, POST-CLOSING ACCESS PERIOD

5.1 Interim Period

- (a) During the Interim Period, the Landlord and the Tenant shall comply with each and every term and condition of the Lease as currently applicable in the CCAA Proceedings, subject only to the provisions of the Initial Order, the SISP Order any other Order of the Court, and the provisions of this Section.
- (b) During the Interim Period, the Tenant by itself or through any agent shall be entitled to, but is not obligated to, remove and sell, or permit any other Persons to remove and sell, any Tenant Assets, Inventory and FF&E from the Premises in accordance with this Agreement, the Initial Order, the SISP Order, and any other Order of the Court.

5.2 Post-Closing Access Period

- (a) During the Post-Closing Access Period in accordance with the Access Agreement, the Tenant by itself or through any agent shall be entitled to, remove and sell, or permit any other Persons to remove and sell, any Tenant Assets, Inventory and FF&E located on the Premises on the Closing Date, plus such additional Inventory as is permitted hereunder, from the Premises in accordance with this Agreement, the Inventory Liquidation Order, the Initial Order, the SISP Order, the Access Agreement and any other Order of the Court.

5.3 Operation, Expropriation and Risk

- (a) Notwithstanding any provision of the Lease, but subject to the Inventory Liquidation Order, the Tenant shall have no obligation to operate in the Premises during the Interim Period or the Post-Closing Access Period.
- (b) In the event that prior to the Closing Date all or a part of the Premises or more is expropriated or notice of expropriation or intent to expropriate all or a part of the Premises is issued by any Governmental Authority (an "Expropriation"), the Landlord shall immediately advise the Tenant thereof by Notice in writing, and in the Notice the Landlord shall advise the Tenant if the Landlord wishes to: (i) terminate this Agreement in accordance with subsection 7.10(f); or (ii) complete the Transaction contemplated herein in accordance with the terms hereof without reduction of the Termination Consideration and all compensation for expropriation shall be payable to the Landlord and all right and claim of the

Tenant to such amounts, if any, shall be assigned to the Landlord on a without recourse basis.

- (c) The Premises shall be and remain until Closing at the risk of the Tenant. In the event of material damage by fire or other hazard to the Premises or any part thereof occurring before the Closing Date, the Tenant shall immediately advise the Landlord thereof by Notice in writing (“**Material Damage**”). The Landlord shall immediately advise the Tenant thereof by Notice in writing, and in the Notice the Landlord shall advise the Tenant if the Landlord wishes to: (i) terminate this Agreement in accordance with subsection 7.10(f); or (ii) complete the Transaction contemplated herein in accordance with the terms hereof without reduction of the Termination Consideration and all insurance and other compensation for Material Damage shall be payable to the Landlord and all right and claim of the Tenant to such amounts, if any, shall be assigned to the Landlord on a without recourse basis.

ARTICLE 6 REPRESENTATIONS, WARRANTIES & COVENANTS

6.1 Tenant’s Representations and Warranties

The Tenant represents and warrants to and in favour of the Landlord that as of the Execution Date and as of Closing as to the following and acknowledges and confirms that the Landlord is relying upon such representations and warranties in connection with the entering into of this Agreement:

- (a) the execution, delivery and performance by the Tenant of this Agreement has been duly authorized by all necessary corporate action on the part of the Tenant subject to the Approval And Discharge Order and authorization as is required by the Court;
- (b) to the best of the Tenant’s knowledge and belief, other than the Construction Lien Claims set out in Schedule “E” hereto, the Tenant has taken no steps or failed to take and steps or failed to make any payments which have given rise to, or which could give rise to a Construction Lien Claim in respect of the Premises, the Mall or the Property from and after the Execution Date;
- (c) the Tenant is not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada); and
- (d) the Tenant is a registrant for the purposes of the tax imposed under Part IX of the *Excise Tax Act*;

6.2 Landlord’s Representations and Warranties

The Landlord represents and warrants to and in favour of the Tenant that as of the Execution Date and as of Closing as to the following and acknowledges and confirms that the Tenant is relying upon such representations and warranties in connection with the entering into of this Agreement:

- (a) the Landlord has been duly incorporated and is validly subsisting under the Laws of the jurisdiction of its incorporation, and has all requisite corporate capacity, power and authority to carry on its business as now conducted by it and to own its properties and assets and is qualified to carry on business under the Laws of the jurisdictions where it carries on a material portion of its business;
- (b) the Landlord is not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
- (c) the Landlord is a registrant for the purposes of the tax imposed under Part IX of the *Excise Tax Act*;
- (d) the execution, delivery and performance by the Landlord of this Agreement:
 - (i) has been duly authorized by all necessary corporate action on the part of the Landlord;
 - (ii) does not (or would not with the giving of notice, the lapse of time or the happening of any other event or condition) require any consent or approval under, result in a breach or a violation of, or conflict with, any of the terms or provisions of its constating documents or by-laws or any contracts or instruments to which it is a party or pursuant to which any of its assets or property may be affected, including any consent or approval from a mortgagee or lender or its respective agent, servicer or such other creditor to the Landlord or its affiliates with security on all or part of a Property; and
 - (iii) will not result in the violation of any Laws;
- (e) the Landlord is the registered and beneficial owner of the Property and the sole and beneficial lessor under the Lease for the Premises;
- (f) this Agreement has been duly executed and delivered by the Landlord and constitutes legal, valid and binding obligations of the Landlord, enforceable against it in accordance with their respective terms subject only to any limitation under applicable Laws relating to (i) bankruptcy, winding-up, insolvency, arrangement and other similar Laws of general application affecting the enforcement of creditors' rights, and (ii) the discretion that a court may exercise in the granting of equitable remedies such as specific performance and injunction;
- (g) the Landlord has reviewed and is familiar with all of the terms and conditions of the Lease; and
- (h) the Landlord has, and will have at Closing, all funds on hand necessary to pay the Termination Consideration and any Taxes payable by the Landlord in connection with the Transaction.

6.3 Landlord's Covenants

- (a) The Landlord shall use commercially reasonable efforts to take all such actions as are within its power or control, and to cause other actions to be taken which are not within its power or control, so as to ensure compliance with each of the conditions and covenants set forth in Article 7 which are for the benefit of the Tenant or the mutual benefit of the Parties.
- (b) The Landlord shall take any and all steps in order to avoid the filing of an application for, or the issuance of any interim Order or other Order which would have the effect of delaying or preventing the Closing, and if any such interim Order or other Order is issued, the Landlord shall take any and all steps to have it rescinded, revoked or set aside as soon as possible. For greater certainty, "any and all steps" shall include, committing to or effecting undertakings, a consent agreement, a hold separate arrangement, a consent Order, a hold separate Order, a sale, a divestiture, a disposition or other action, in any such case without any reduction of the Termination Consideration.
- (c) The Landlord will promptly notify the Tenant and the Tenant will promptly notify the Landlord upon:
 - (i) becoming aware of any Order or any complaint requesting an Order restraining or enjoining the execution of this Agreement or the consummation of the Transactions; or
 - (ii) receiving any notice from any Governmental Authority of its intention:
 - (A) to institute a suit or proceeding to restrain or enjoin the execution of this Agreement or the consummation of the Transaction; or
 - (B) to nullify or render ineffective this Agreement or the Transaction if consummated.
- (d) For a period from the Closing Date to the date that is not later than December 31, 2017 (the "**Post-Closing Access Period**"), the Tenant and its agents and their respective representatives (collectively, the "**Accessing Parties**") shall have access to the Premises to occupy the Premises in order for one or more of the Accessing Parties to conduct a liquidation sale of the FF&E located on the Premises as at the Closing Date and/or the Inventory and/or to remove any of Tenant Assets in accordance with the Access Agreement and the Inventory Liquidation Order. (for greater certainty, only additional Inventory may be brought into the Premises for sale from and after the Closing Date). Subject to the Inventory Liquidation Order, the Tenant shall not be obligated to remove any Tenant Assets from the Premises or undertake any repair of the Premises. Any Tenant Assets left by the Tenant on the Premises at the expiry of the Post-Closing Access Period shall be deemed to be abandoned and quitclaimed by the Tenant (and any third parties who may have an interest in such property) and can be dealt with, disposed of, or otherwise utilized by the Landlord in its sole discretion. This Section shall survive and not merge on Closing.

6.4 Tenant's Covenants

The Tenant agrees, that subject to the Initial Order, the SISP Order and the Approval and Discharge Order, to thereafter take all commercially reasonable actions as are within its power or control, and to use its commercially reasonable efforts to cause other actions to be taken which are not within its power or control, so as to fulfill the conditions set forth in Article 7 which are for the benefit of the Landlord or the mutual benefit of the Parties.

6.5 Tax Matters

In addition to the representations and warranties set forth in Section 6.2, the Landlord further warrants, represents and covenants to the Tenant, and acknowledges and confirms that the Tenant is relying on such representations and warranties, indemnities and covenants in connection with the entering into of this Agreement, that:

- (a) the Landlord is or will be prior to the Closing Date duly registered under Subdivision (d) of Division V of Part IX of the *Excise Tax Act* with respect to the goods and services tax and harmonized sales tax which registration shall be in full force and effect and shall not have been cancelled or revoked on the Closing Date;
- (b) the Landlord has entered into this Agreement and is terminating the Lease and the Real Property Interests on the Closing Date, as principal for its own account and not as an agent, nominee, trustee or otherwise on behalf of another Person;
- (c) to the extent permitted under subsection 221(2) of the *Excise Tax Act* and any equivalent or corresponding provision under any applicable provincial or territorial legislation, the Landlord shall self-assess and remit directly to the appropriate Governmental Authority any applicable Taxes including goods and services tax or harmonized sales tax, as the case may be, imposed under the *Excise Tax Act* and any similar value added or multi-staged tax or sales tax imposed by any applicable provincial or territorial legislation payable by the Landlord in connection with the Transaction, including the termination of the Lease and the Real Property Interests;
- (d) on Closing, the Landlord shall have executed and delivered a certificate, undertaking and indemnity which includes its certification of its registration number issued under the *Excise Tax Act* and incorporates the provisions of this Section 6.5 (the "GST/HST Certificate"), which GST/HST Certificate shall form part of this Agreement.

The provisions of this Section 6.5 shall survive and not merge on Closing.

6.6 Survival of Covenants,

Except as otherwise expressly provided in this Agreement to the contrary, no representations, warranties, covenants or agreements of the Tenant or the Landlord in this Agreement shall survive the Closing.

**ARTICLE 7
CLOSING**

7.1 Conditions of Closing for the Benefit of the Landlord

The Landlord's obligation to complete the Transaction is subject to the following conditions to be fulfilled or performed, on or before the Closing Date, which conditions are for the exclusive benefit of the Landlord and may be waived, in whole or in part, by the Landlord:

- (a) the representations and warranties of the Tenant in Section 6.1 shall be true and correct as of the Closing Date with the same force and effect as if such representations and warranties were made on and as of such date;
- (b) the Tenant shall have performed and complied with all of the other terms and conditions in this Agreement on its part to be performed or complied with at or before Closing in all material respects and shall have executed and delivered or caused to have been executed and delivered to the Landlord at Closing all the Closing Documents contemplated or required to be so executed and delivered in this Agreement; and
- (c) the Landlord shall have received the Closing Documents.

7.2 Conditions of Closing for the Benefit of the Tenant

The Tenant's obligation to complete the Transaction is subject to the following conditions to be fulfilled or performed, on or before the Closing Date, which conditions are for the exclusive benefit of the Tenant and may be waived, in whole or in part, by the Tenant:

- (a) the representations and warranties of the Landlord in Section 6.2 shall be true and correct as of the Closing Date with the same force and effect as if such representations and warranties were made on and as of such date;
- (b) the Landlord shall have paid the Termination Consideration and any applicable Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord, subject to the adjustments in accordance with this Agreement, in its entirety to the Monitor and shall have performed and complied with all of the terms and conditions in this Agreement on its part to be performed or complied with at or before Closing in all material respects and shall have executed and delivered or caused to have been executed and delivered to the Tenant at Closing all the documents contemplated required to be so executed and delivered in this Agreement; and
- (c) the Tenant shall have received the Closing Documents.

7.3 Conditions of Closing for the Mutual Benefit of the Parties

The obligations of either the Tenant or the Landlord to complete the Transaction are subject to the following conditions to be fulfilled or performed, on or before the Closing Date, which conditions are for the mutual benefit of each of the parties and may only be waived, in whole or in part, by agreement of the parties to this Agreement:

- (a) the Approval and Discharge Order, substantially in the form attached hereto as Schedule "A", shall have been issued and entered by the Court; and
- (b) the Monitor shall have delivered the Monitor's Certificate.

7.4 Closing Documents

On or before Closing, subject to the provisions of this Agreement, the Tenant and the Landlord shall, execute or cause to be executed and shall deliver or cause to be delivered into escrow (in a sufficient number of copies or counterparts for the Landlord and the Tenant and, where applicable, in registerable form), the following, which shall be in form and substance reasonably satisfactory to the Landlord and the Tenant and their respective solicitors:

- (a) By the Tenant and the Landlord:
 - (i) the Access Agreement; and
 - (ii) such other documents as each Party or each Party's solicitors shall reasonably require in good faith in accordance with this Agreement or as may be required under applicable Laws.
- (b) By the Tenant:
 - (i) the Approval and Discharge Order;
 - (ii) the statement of adjustments evidencing the adjustments made at Closing;
 - (iii) all master keys relating to the Premises, if any, all security cards and access cards relating to the Premises, if any, and all combinations and passwords to vaults and combination locks and other security features located in the Premises, if any, in each case, to the extent in the possession of the Tenant, provided that such keys and such other information may be retained by the Tenant during the Post-Closing Access Period; and
 - (iv) such other documents as the Landlord or the Landlord's solicitors shall reasonably require in good faith in accordance with this Agreement or as may be required under applicable Laws.
- (c) By the Landlord:
 - (i) the Termination Consideration, subject to the adjustments in accordance with this Agreement;
 - (ii) GST/HST Certificate;
 - (iii) the Release of Property Claims; and
 - (iv) such other documents as the Tenant or the Tenant's solicitors shall reasonably require in good faith in accordance with this Agreement or as may be required under applicable Laws.

7.5 Closing Date

- (a) Subject to the SISP Order, the completion of the Transaction contemplated by this Agreement (the "Closing") shall take place at 10:00 a.m. (Toronto time) on the Closing Date at the Toronto office of Osler, Hoskin and Harcourt LLP, or at such other place as may be agreed upon by the Tenant and the Landlord in writing.
- (b) Subject to satisfaction or waiver by the relevant Party or Parties, as applicable, of the conditions of closing in its favour contained in this Article 7, at Closing, the Landlord will pay or satisfy the Termination Consideration in accordance with Article 3, and the Closing of the Transaction will take effect, pursuant to the Approval and Discharge Order, upon delivery of the Monitor's Certificate.

7.6 Confirmation of Satisfaction of Conditions

On the Closing Date, subject to satisfaction or waiver by the relevant Party or Parties, as applicable, of the conditions of Closing in its favour contained in Article 7, the parties or their respective solicitors shall confirm to the Monitor the satisfaction of all conditions to Closing, and upon the Monitor receiving the Termination Consideration, subject to the adjustments in accordance with this Agreement, the Monitor shall deliver copies of the Monitor's Certificate to the Parties hereto and release the Termination Consideration, as well as any Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord, to the Tenant and following Closing file the Monitor's Certificate with the Court.

7.7 Closing

- (a) The Termination Consideration, as well as any Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord, subject to the adjustments in accordance with this Agreement, shall be held by the Monitor, in trust in a separate interest bearing account, pending completion of the Transaction or earlier termination of this Agreement. In holding and dealing with the funds paid to the Monitor in trust and any interest earned thereon pursuant to this Agreement, the Monitor is not bound in any way by any agreement other than this Section 7.7 and the Monitor shall not assume or be deemed to assume any duty, liability or responsibility other than to hold the trust funds and any interest earned thereon in accordance with the provisions of this Section 7.7 and to pay the funds, and any interest earned thereon, to the Party becoming entitled thereto in accordance with the terms of this Agreement, except in the event of a dispute between the parties as to entitlement to the trust funds, of which the Monitor has been given notice in writing, the Monitor may, in its sole, subjective and unreviewable discretion, or shall, if requested by either of the parties, pay the trust funds and any and all interest earned thereon into court, whereupon the Monitor shall have no further obligations relating to the trust funds or any interest earned thereon or otherwise hereunder.
- (b) The Monitor shall not, under any circumstances, be required to verify or determine the validity of any written notice or other document whatsoever delivered to the Monitor in connection with the trust funds and the Monitor is hereby relieved of any liability or responsibility for any loss or damage which

may arise as a result of the acceptance by the Monitor of any such written notice or other document.

- (c) On or before Closing, the parties' respective solicitors shall exchange the Closing Documents in escrow and the Termination Consideration, as well as any Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord, subject to the adjustments in accordance with this Agreement, shall be delivered to or paid to the order of the Monitor, in trust, and shall remain in escrow with the Monitor until the Monitor has delivered the Monitor's Certificate to the Tenant and the Landlord, upon the occurrence of which the escrow shall be lifted, the Closing Documents shall take effect as of the date and time set out in the Monitor's Certificate, the entire amount of the Termination Consideration, as well as any Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord, subject to the adjustments in accordance with this Agreement, shall be forthwith released to the Tenant and the Closing shall be deemed to have occurred as of such date and time set out in the Monitor's Certificate and fully signed Closing Documents shall be released to each of the Tenant and Landlord.
- (d) The parties acknowledge that, notwithstanding that the Monitor is not a party to this Agreement, the Monitor may rely upon the provisions of this Section 7.7.
- (e) This Section 7.7 shall survive the Closing or termination of this Agreement.

7.8 Filings and Authorizations

- (a) Each of the Tenant and the Landlord, as promptly as practicable after the execution of this Agreement, will make, or cause to be made, all such filings and submissions under all Laws applicable to it, as may be required for it to consummate the Transaction in accordance with the terms of this Agreement, other than the motion seeking approval of the Transaction and the issuance of the Approval and Discharge Order. The Tenant and the Landlord shall co-ordinate and cooperate with one another in exchanging such information and supplying such assistance as may be reasonably requested by each in connection with the foregoing including, providing each other with all notices and information supplied to or filed with any Governmental Authority (except for notices and information which the Tenant or the Landlord, in each case acting reasonably, considers highly confidential and sensitive which may be filed on a confidential basis), and all notices and correspondence received from any Governmental Authority.
- (b) The Parties acknowledge and agree that the Monitor shall be entitled to deliver the Monitor's Certificate to the Tenant and the Landlord and file the Monitor's Certificate with the Court, without independent investigation, upon (i) receiving written confirmation from the Tenant and the Landlord or their respective solicitors that all conditions of Closing have been satisfied or waived, and setting out the amount of the Termination Consideration and Taxes payable by the Landlord to the Tenant that are not self-assessed and remitted by the Landlord, and (ii) receipt of such Termination Consideration and Taxes by the Monitor, and

the Monitor shall have no liability to the Tenant or the Landlord or any other Person as a result of filing the Monitor's Certificate.

7.9 Court Matters

- (a) The Tenant shall consult and co-ordinate with the Landlord and their respective legal advisors regarding the parties upon whom the motion seeking the Approval and Discharge Order will be served. For greater certainty, all Construction Lien Claimants shall be timely served with the motion for the Approval and Discharge Order.
- (b) The Landlord shall provide such information and take such actions as may be reasonably requested by the Tenant to assist the Tenant in obtaining the Approval and Discharge Order and any other order of the Court reasonably necessary to consummate the transactions contemplated by this Agreement.
- (c) Notwithstanding anything else contained in this Agreement or elsewhere, the Landlord acknowledges and agrees that the Tenant cannot guarantee that it will obtain the Approval and Discharge Order and the Approval and Discharge Order may or may not be granted by the Court.

7.10 Termination

This Agreement may, by notice in writing given at or prior to Closing, be terminated:

- (a) by mutual consent of the Landlord and Tenant (in respect of which the Tenant shall require the consent of the Monitor to provide its consent) or on further order of the Court;
- (b) by the Landlord if any of the conditions in Section 7.1 have not been satisfied on or before the Closing Date and the Landlord has not waived such condition;
- (c) by the Tenant with the consent of the Monitor if any of the conditions in Section 7.2 have not been satisfied on or before the Closing Date and the Tenant has not waived such condition; or
- (d) by either Party if any of the conditions precedent in Section 7.3 have not been satisfied on or before the Closing Date and the parties have not waived such condition; or
- (e) by the Tenant (with the consent of the Monitor) if Closing has not occurred on or before the Closing Date, provided that the Tenant may not terminate this Agreement pursuant to this Section 7.10(e) if it has failed to perform any one or more of its obligations or covenants under this Agreement and the Closing has not occurred because of such failure.
- (f) by the Landlord if an Expropriation under subsection 5.1(e) or Material Damage under subsection 5.1(f) occurs before the Closing Date;

**ARTICLE 8
OTHER PROVISIONS**

8.1 Confidentiality

The Tenant shall be entitled to disclose this Agreement and all information provided by the Landlord in connection herewith, to the Court, the Monitor and parties in interest to the CCAA Proceedings. This Section shall survive and not merge on Closing.

8.2 Leasehold Interest

Notwithstanding any provision of this Agreement to the contrary, for purposes of this Agreement and each Closing Document: (i) all references to "Lease" include any sublease or agreement to sublease by which the Tenant (as subtenant) holds its interest in, and/or right to occupy the related Premises, (ii) for the Premises which are subject to a sublease or agreement to sublease (rather than a lease) in favour of the Tenant, all references to the Tenant's "leasehold" interest in such Premises shall mean the Tenant's "subleasehold" interest, where applicable (rather than a leasehold interest) in such Premises, any reference to "Landlord" shall mean the sublandlord under the applicable sublease or agreement to sublease pursuant to which the Tenant (as subtenant) holds its interest in, and/or right to occupy such Premises, and any reference to "Sublease" shall mean a sub-sublease in such Premises in favour of the Tenant, and (iii) all other similar references relating to the Lease and Premises shall be interpreted and construed in a similar manner.

8.3 Time of the Essence

Time shall be of the essence of this Agreement.

8.4 Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the transactions contemplated in this Agreement and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the parties with respect to the subject matter of this Agreement. There are no representations, warranties, covenants, conditions or other agreements, legal or conventional, express or implied, collateral, statutory or otherwise, between the parties in connection with the subject matter of this Agreement, except as specifically set forth in this Agreement. The parties have not relied and are not relying on any other information, discussion or understanding in entering into and completing the transactions contemplated by this Agreement.

8.5 Waiver

- (a) No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision (whether or not similar), nor shall such waiver be binding unless executed in writing by the Party to be bound by the waiver.

- (b) No failure on the part of the Tenant or the Landlord to exercise, and no delay in exercising any right under this Agreement shall operate as a waiver of such right; nor shall any single or partial exercise of any such right preclude any other or further exercise of such right or the exercise of any other right.

8.6 Further Assurances

Each of the parties covenants and agrees to do such things, to attend such meetings and to execute such further surrenders, re-leases, conveyances, transfers, documents and assurances as may be deemed necessary or advisable from time to time in order to effectively terminate the Lease and the Real Property Interests and carry out the terms and conditions of this Agreement in accordance with their true intent. The provisions of this Section 8.6 shall survive and shall not merge on Closing.

8.7 Severability

If any provision of this Agreement shall be determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, that provision shall be severed from this Agreement and the remaining provisions shall continue in full force and effect.

8.8 Governing Law

This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. Each Party irrevocably and unconditionally submits to the jurisdiction of the courts of the Province of Ontario with respect to any action or proceeding arising out of or relating to this Agreement or the Transaction, and waives, to the fullest extent permitted by applicable Laws, any objection that it may now or hereafter have to the venue of any action or proceeding arising out of or relating to this Agreement or the Transaction in any court of the Province of Ontario. Each of the Parties hereby irrevocably waives, to the fullest extent permitted by applicable Laws, the defence of an inconvenient forum to the maintenance of such action or proceeding in any such court.

8.9 English Language

The parties hereto have requested that this Agreement be drafted in English only. *Les parties aux présentes ont demandé à ce que la présente convention soit rédigée en anglais seulement.*

8.10 Statute References

Any reference in this Agreement to any statute or any section thereof shall, unless otherwise expressly stated, be deemed to be a reference to such statute or section as amended, restated or re-enacted from time to time.

8.11 Headings

The division of this Agreement into Sections, the insertion of headings is for convenience of reference only and are not to be considered in, and shall not affect, the construction or interpretation of any provision of this Agreement.

8.12 References

Where in this Agreement reference is made to an article or section, the reference is to an article or section in this Agreement unless the context indicates the reference is to some other agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article, Section or other portion hereof and include any agreement supplemental hereto. The word "includes" or "including" shall mean "includes without limitation" or "including without limitation", respectively. The word "or" is not exclusive.

8.13 Number and Gender

Unless the context requires otherwise, words importing the singular include the plural and vice versa and words importing gender include all genders.

8.14 Business Days

If any payment is required to be made or other action is required to be taken pursuant to this Agreement on a day which is not a Business Day, then such payment or action shall be made or taken on the next Business Day. All actions to be made or taken by a particular Business Day must be made or taken by no later than 5:00 p.m. (Toronto time) on a Business Day and any action made or taken thereafter shall be deemed to have been made and received on the next Business Day.

8.15 Currency and Payment Obligations

Except as otherwise expressly provided in this Agreement all dollar amounts referred to in this Agreement are stated in Canadian Dollars.

8.16 Notice

Notwithstanding anything to the contrary contained in the Lease, any notice, consent or approval required or permitted to be given in connection with this Agreement or the Lease (a "Notice") shall be in writing and shall be sufficiently given if delivered (whether in person, by courier service or other personal method of delivery), or if transmitted by facsimile or e-mail:

- (a) in the case of a Notice to the Tenant at:

Sears Canada Inc.
290 Yonge Street, Suite 700
Toronto, ON M5B 2C3

Attn: ●
Email: ●

With a copy to:

Osler, Hoskin & Harcourt LLP
100 King Street West
1 First Canadian Place
Suite 6200, P.O. Box 50
Toronto, ON M5X 1B8

Attn: Marc Wasserman & Tracy Sandler
Email: mwasserman@osler.com / tsandler@osler.com

With a copy to:

FTI Consulting Canada Inc.
TD South Tower
Suite 2010, P.O. Box 104
Toronto, ON M5K 1G8

Attn: Paul Bishop
Email: paul.bishop@fticonsulting.com

With a copy to:

Norton Rose Fulbright Canada LLP
Suite 3800, Royal Bank Plaza, South Tower
200 Bay Street, P.O. Box 84
Toronto, ON M5J 2Z4

Attn: Orestes Pasparakis & Virginie Gauthier
Email: orestes.pasparakis@nortonrosefulbright.com &
virginie.gauthier@nortonrosefulbright.com

(b) in the case of a Notice to the Landlord at:

RioCan Holdings (Oakville Place) Inc.
1 Eglinton Square
Toronto, Ontario
M1L 2K1

Attn: Jonathan Gitlin
email: jgitlin@riocan.com

with a copy to:

WeirFoulds LLP
4100-66 Wellington Street West
P.O. Box 35 TD Bank Tower
Toronto, ON M5K 1B7

Attention: Edmond Lamek
email: elamek@weirfoulds.com

A Notice is deemed to be given and received (i) if sent by personal delivery or same day courier, on the date of delivery if it is a Business Day and the delivery was made prior to 5:00 p.m. (local time in the place of receipt) and otherwise on the next Business Day, (ii) if sent by overnight courier, on the next Business Day, or (iii) if sent by email, when the sender receives an email from the recipient acknowledging receipt (which acknowledgement shall not be unreasonably delayed or withheld), provided that an automatic "read receipt" does not constitute acknowledgment of an email for purposes of this section. Any Party may change its address for service from time to time by providing a Notice in accordance with the foregoing. Any subsequent Notice must be sent to the Party at its changed address. Any element of a Party's address that is not specifically changed in a Notice will be assumed not to be changed. Subject to Section 8.19, sending a copy of a Notice to a Party's legal counsel as contemplated above is for information purposes only and does not constitute delivery of the Notice to that Party. The failure to send a copy of a Notice to legal counsel does not invalidate delivery of that Notice to a Party.

8.17 Subdivision Control Legislation

This Agreement and the Transaction are subject to compliance with the applicable subdivision control legislation to the extent applicable.

8.18 Solicitors as Agent and Tender

Any Notice, approval, waiver, agreement, instrument, document or communication permitted, required or contemplated in this Agreement (including, without limitation, any agreement to amend this Agreement) may be given or delivered and accepted or received by the Landlord's solicitors on behalf of the Landlord and by the Tenant's solicitors on behalf of the Tenant and any tender of Closing Documents may be made upon the Tenant's solicitors and the Landlord's solicitors, as the case may be.

8.19 No Registration of Agreement

The Landlord covenants and agrees not to register or cause or permit to be registered this Agreement or any notice of this Agreement on title to any of the Properties and that no reference to or notice of it or any caution, certificate of pending litigation or other similar court process in respect thereof shall be registered on title to the Property and/or any part thereof and the Landlord shall be deemed to be in material default under this Agreement if it makes, or causes or permits, any registration to be made on title to the Property and/or any part thereof prior to the successful completion of the Transaction contemplated herein on the Closing Date. The Landlord shall indemnify and save the Tenant harmless from and against any and all Claims whatsoever arising from or with respect to any such registration, including, all the legal fees, on a full indemnity basis, including those incurred by the Tenant with respect to obtaining the removal of such registration. This indemnity shall survive and not merge on the expiration, non-completion and/or termination of this Agreement for any reason.

8.20 Third Party Costs

Each of the Parties hereto shall be responsible for the costs of their own solicitors, respectively, in respect of the Transaction. The Landlord shall be solely responsible for and shall pay, in addition to the Termination Consideration, any applicable land transfer taxes payable in connection with the Transaction, all registration taxes, fees and other costs payable in respect of registration of any documents to be registered by the Landlord at Closing and all federal and provincial sales and other taxes payable upon or in connection with the Transaction, including, goods and services tax or harmonized sales tax or any similar value added or multi-staged tax imposed on the Landlord by any applicable provincial or territorial legislation, as the case may be, and any other provincial sales taxes. This Section 8.20 shall survive the Closing or the termination of this Agreement.

8.21 Interpretation

The parties hereto acknowledge and agree that: (a) each Party and its counsel reviewed and negotiated the terms and provisions of this Agreement and have contributed to their revision, (b) the rule of construction to the effect that any ambiguities are resolved against the drafting Party shall not be employed in the interpretation of this Agreement, and (c) the terms and provisions of this Agreement shall be construed fairly as to all parties hereto and not in favour of or against any Party, regardless of which Party was generally responsible for the preparation of this Agreement.

8.22 No Third Party Beneficiaries

Each Party hereto intends that this Agreement shall not benefit or create any right or cause of action in or on behalf of any Person, other than the Parties hereto and the Monitor, and no Person, other than the Parties hereto and the Monitor, shall be entitled to rely on the provisions hereof in any Claim, proceeding, hearing or other forum. The Parties acknowledge and agree that the Monitor, acting in its capacity as the Monitor, will have no liability in connection with this Agreement whatsoever, in its capacity as Monitor, in its personal capacity or otherwise.

8.23 Enurement

This Agreement shall become effective when executed by the Tenant and the Landlord and after that time shall be binding upon and enure to the benefit of the parties and their respective heirs, executors, personal legal representatives, successors and permitted assigns. The Landlord has and shall have no right to assign, convey and/or transfer its rights and/or obligations hereunder or to effect a "change of control" so as to indirectly effect the foregoing, without in each case first obtaining the prior written consent of the Tenant, which consent may be arbitrarily and unreasonably withheld by the Tenant.

8.24 Amendments

This Agreement may only be amended, supplemented or otherwise modified by written agreement signed by the Tenant and the Landlord, except that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by the Tenant or the Tenant's solicitors on one hand and the Landlord or the Landlord's solicitors on the other.

8.25 Counterparts and Delivery

All Parties agree that this Agreement and any amendments hereto (and any other agreements, Notices, or documents contemplated hereby) may be executed in counterpart and transmitted by facsimile or e-mail (PDF) and that the reproduction of signatures in counterpart by way of facsimile or e-mail (PDF) will be treated as though such reproduction were executed originals.

IN WITNESS WHEREOF the parties have executed this Agreement.

SEARS CANADA INC.

By: P. M. [Signature]
Name: P. M. [Signature]
Title: Secretary
By: _____
Name:
Title:

RIOCAN HOLDINGS (OAKVILLE PLACE) INC.

By: [Signature]
Name: Jonathan Gitlin
Title: ASO

SCHEDULE "A"
APPROVAL AND DISCHARGE ORDER

Court File No. CV-17-11846-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE MR.)	●, THE ● TH
)	
JUSTICE HAINEY)	DAY OF ●, 2017

IN THE MATTER OF THE *COMPANIES' CREDITORS*
ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF SEARS CANADA INC., CORBEIL
ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC.,
SEARS CONTACT SERVICES INC., INITIUM LOGISTICS
SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM
TRADING AND SOURCING CORP., SEARS FLOOR
COVERING CENTRES INC., 173470 CANADA INC., 2497089
ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA
INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD.,
4201531 CANADA INC., 168886 CANADA INC., AND 3339611
CANADA INC.

(each, an "Applicant", and collectively, the "Applicants")

APPROVAL AND DISCHARGE ORDER – LEASE TERMINATION AGREEMENT

OAKVILLE PLACE MALL (STORE #1321)

THIS MOTION, made by the Applicants, pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. c-36, as amended (the "CCAA") for an order, *inter alia*, approving: the lease termination (the "Transaction") contemplated by a Lease Termination Agreement between Sears Canada Inc. ("Sears Canada"), as Tenant, and RioCan Holdings (Oakville Place) Inc. (the "Landlord") as Landlord dated as of September , 2017 (the "Lease Termination Agreement") and certain related relief, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion of the Applicants, the Affidavit of Stephen Champion sworn on ●, 2017 including the exhibits thereto (the "**Champion Affidavit**"), and the ● Report of FTI Consulting Canada Inc., in its capacity as Monitor (the "**Monitor**"), filed, and on hearing the submissions of respective counsel for the Applicants, the Monitor, the Landlord, the DIP ABL Agent, the DIP Term Agent and such other counsel as were present, no one else appearing although duly served as appears from the Affidavit of Service of ● sworn ●, 2017, filed:

SERVICE AND DEFINITIONS

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion Record herein is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.

2. THIS COURT ORDERS that any capitalized term used and not defined herein shall have the meaning ascribed thereto in the Amended and Restated Initial Order in these proceedings dated June 22, 2017 (the "**Initial Order**"), or in the Lease Termination Agreement, as applicable.

APPROVAL OF THE LEASE TERMINATION AGREEMENT

3. THIS COURT ORDERS AND DECLARES that the entering into of the Transaction by Sears Canada is hereby approved and ratified and that the execution of the Lease Termination Agreement by Sears Canada is hereby authorized, approved and ratified with such minor amendments as Sears Canada (with the consent of the Monitor after consultation with the DIP Lenders) and the Landlord may agree to in writing. Sears Canada is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction, including the termination by the Landlord of all of Sears Canada's interests in and to the Lease and the Real Property Interests (each as defined in the Lease Termination Agreement) and the Monitor shall be authorized to take such additional steps in furtherance of its responsibilities under the Lease Termination Agreement and this Order, and shall not incur any liability as a result thereof.

4. THIS COURT ORDERS AND DECLARES that upon the delivery of a Monitor's certificate to the Landlord substantially in the form attached as Schedule "A" hereto (the

"Monitor's Certificate"), all of Sears Canada's interest in and to the Lease and the Real Property Interests shall be terminated.


5. THIS COURT ORDERS that effective upon the delivery of the Monitor's Certificate, any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise in respect of the Lease and the Real Property Interests (collectively, the **"Claims"**), including, without limiting the generality of the foregoing:

- (a) the Administration Charge, the FA Charge, the KERP Priority Charge, the Directors' Priority Charge, the DIP ABL Lenders' Charge, the DIP Term Lenders' Charge, the KERP Subordinated Charge and the Directors' Subordinated Charge (as such terms are defined in the Initial Order) and any other charges hereafter granted by this Court in these proceedings (collectively, the **"CCAA Charges"**);
- (b) all charges, security interests or claims evidenced by registrations pursuant to the Personal Property Security Act (Ontario) or any other personal property registry system; and
- (c) those Claims listed on Schedule "C" hereto;

(all of which are collectively referred to as the **"Encumbrances"**), and, for greater certainty, this Court orders that all of the Claims and Encumbrances affecting or relating to the Lease, the Real Property Interests and/or the Premises are hereby expunged and discharged as against the Lease, the Real Property Interests, the Premises and the Property, including the real or immovable property identified in Schedule "B".

5. THIS COURT ORDERS that upon the registration in the applicable land registry office of a certified copy of this Order in the manner prescribed by the applicable land registry office, the applicable land registrar is hereby directed to specifically discharge, cancel, delete and expunge from title to the real property described in Schedule "B" all of the Encumbrances listed in Schedule "C" hereto.

6. THIS COURT ORDERS that for the purposes of determining the nature and priority of claims against Sears Canada or any other party relating to the Premises, including without limitation the Construction Lien Claims, the Termination Consideration received on the Closing of the Transaction shall stand in the place and stead of the Lease, the Real Property Interests, the Premises and the Property, and that from and after the delivery of the Monitor's Certificate all claims and any encumbrances shall attach to the Termination Consideration therefrom, with the same priority as they had with respect to the Lease, the Real Property Interests, the Premises and the Property, immediately prior to the Closing of the Transaction, as if the Transaction had not been completed



7. THIS COURT ORDERS THAT upon the filing of the Monitor's Certificate, the Landlord, the Premises and the Property, be and are hereby forever released and discharged of and from any and all liability in respect of the Claims and Encumbrances, including without limitation the Construction Lien Claims.

8. THIS COURT ORDERS AND DIRECTS the Monitor to file with the Court a copy of the Monitor's Certificate, forthwith after delivery thereof in accordance with the terms of the Lease Termination Agreement.

9. THIS COURT ORDERS that Confidential Appendix "X" to the "#" Report of the Monitor shall be and is hereby sealed, kept confidential and shall not form part of the public record, pending further Order of this Court.

GENERAL PROVISIONS

10. THIS COURT ORDERS that, notwithstanding:
- (a) the pendency of these proceedings;

- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any of the Applicants and any bankruptcy order issued pursuant to any such applications; or
- (c) any assignment in bankruptcy made in respect of any of the Applicants;

the termination of the Lease and the Real Property Interests pursuant to this Order and the Lease Termination Agreement shall be binding on any trustee in bankruptcy that may be appointed in respect of any of the Applicants and shall not be void or voidable by creditors of any of the Applicants, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

11. THIS COURT ORDERS that this Order shall have full force and effect in all provinces and territories in Canada.

12. THIS COURT HEREBY REQUESTS the aid and recognition of any Court, tribunal, regulatory or administrative bodies, having jurisdiction in Canada or in the United States of America, to give effect to this Order and to assist the Applicants, the Monitor and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Applicants and to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor in any foreign proceeding, or to assist the Applicants and the Monitor and their respective agents in carrying out the terms of this Order.

SCHEDULE "A" (TO APPROVAL AND DISCHARGE ORDER)

Court File No. CV-17-11846-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

*IN THE MATTER OF THE COMPANIES' CREDITORS
ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED*

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF SEARS CANADA INC., CORBEIL ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC., SEARS CONTACT SERVICES INC., INITIUM LOGISTICS SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM TRADING AND SOURCING CORP., SEARS FLOOR COVERING CENTRES INC., 173470 CANADA INC., 2497089 ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD., 4201531 CANADA INC., 168886 CANADA INC., AND 3339611 CANADA INC.

(each, an "Applicant", and collectively, the "Applicants")

MONITOR'S CERTIFICATE

RECITALS

A. All undefined terms in this Monitor's Certificate have the meanings ascribed to them in the Order of the Court dated ●, 2017 (the "Approval and Discharge Order") approving the Lease Termination Agreement between Sears Canada Inc. ("Sears Canada"), as Tenant, and RioCan Holdings (Oakville Place) Inc. (the "Landlord") as Landlord dated September , 2017 (the "Lease Termination Agreement"), a copy of which is attached as Exhibit ● to the Affidavit of Stephen Champion dated ●, 2017.

B. Pursuant to the Approval and Discharge Order the Court approved the Lease Termination Agreement and provided for the termination of the Lease and the Real Property Interests (as defined in the Lease Termination Agreement), which termination is to be effective with respect to the Lease and the Real Property Interests upon the delivery by the Monitor to the Landlord and Sears Canada of a certificate confirming that (i) the conditions to Closing as set out in sections 7.1, 7.2 and 7.3 of the Lease Termination Agreement have been satisfied or waived by

the Landlord and Sears Canada, as applicable, and (ii) the Termination Consideration and any Taxes payable by the Landlord (each as defined in the Lease Termination Agreement) to Sears Canada that are not self-assessed and remitted by the Landlord have been received by the Monitor.

THE MONITOR CERTIFIES the following:

1. The conditions to Closing as set out in sections 7.1, 7.2 and 7.3 of the Lease Termination Agreement have been satisfied or waived by the Landlord and Sears Canada, as applicable; and
2. The Termination Consideration and any Taxes payable by the Landlord to Sears Canada that are not self-assessed and remitted by the Landlord have been received by the Monitor.

This Monitor's Certificate was delivered by the Monitor at _____ [TIME] on _____ [DATE].

FTI CONSULTING CANADA INC., in its capacity as Court-appointed Monitor of Sears Canada Inc., et al. and not in its personal or corporate capacity

Per: _____

Name:

Title:

SCHEDULE "B" (TO APPROVAL AND DISCHARGE ORDER)

Legal description(s) of Real Property:

PIN 24882-0154 (LT) being PT LT 13, CON 2 TRAF SDS, PTS 1,5,6,7,8,9 20R4606;
S/T 543363; S/T 527626,527972,581309; TOWN OF OAKVILLE

PIN 24882-0169 (LT) being PT LT 13, CON 2 TRAF SDS, PTS 2,3,4,10,11,12 20R4606; S/T
543363; S/T 527626,581309. S/T EASEMENT IN GROSS HR679317 OVER PT 1 20R17109;
TOWN OF OAKVILLE

SCHEDULE "C" (TO APPROVAL AND DISCHARGE ORDER)

CLAIMS TO BE DISCHARGED

1. HR1473158 – JULY 19, 2017 - ROSSCLAIR CONTRACTORS INC. - \$1,347,473.97
- 1(a) HR1478427 – September 12, 2017 – Certificate of Action

2. HR1471220 – JULY 12, 2017 – FLATTEN SERVICES INC. - \$107,573.29
(MAY HAVE BEEN DELETED BY HR1479804)

3. HR1479803 – AUG. 10, 2017 – FLATTEN SERVICES INC. - \$107,573.29
- 3(a) HR1490231 – September 19, 2017 – Certificate of Action

4. HR1473750 – JULY 20, 2017 – DSK ELECTRIC INC. - \$152,178.25
And any associated registered Certificate of Action

5. HR 1475342 – JULY 26, 2017 - B-N-E CONTRACTORS INC. – \$167,240.00
And any associated registered Certificate of Action

6. HR1478187 – AUG. 3, 2017 – HANSON + JUNG ARCHITECTS INC. – \$127,032.84
- 6(a) HR1489893 – September 18, 2017 – Certificate of Action

7. HR1478427 – AUG. 4, 2017 – INDIGO PAINTING INC. - \$21,357.00
- 7(a) HR 1488508 – September 13, 2017 - Certificate of Action

SCHEDULE "B"
LANDLORD'S GST/HST CERTIFICATE

TO: Sears Canada Inc. (the "Tenant")

RE: Lease Termination Agreement dated as of September , 2017, made between the Tenant, as Tenant, and RioCan Holdings (Oakville Place) Inc., as Landlord, (the "Landlord") for the termination of the Lease and the Real Property Interests (as such terms are defined in the Lease Termination Agreement)

In consideration of the completion of the transaction set out in the Agreement, the Landlord hereby certifies and agrees as follows:

- 1) the Lease Termination Agreement is entered into by the Landlord as principal for its own account and not as an agent, nominee, trustee or otherwise on behalf of or for another Person;
- 2) the Landlord is registered under Subdivision (d) of Division V of Part IX of the *Excise Tax Act* (Canada) (the "*Excise Tax Act*") for the collection and remittance of goods and services tax and harmonized sales tax ("GST/HST") and its registration number is ● and such registration is in good standing and has not been varied, cancelled or revoked;
- 3) the Landlord shall be liable for, shall self-assess and shall remit to the appropriate governmental authority, any GST/HST which is payable by the Landlord under the *Excise Tax Act*, in connection with the termination of the Lease and the Real Property Interests, all in accordance with the *Excise Tax Act*;
- 4) the Landlord shall indemnify and save harmless the Tenant from and against any and all GST/HST, penalties, interest and/or other costs which may become payable by or be assessed against the Tenant as a result of any failure by the Tenant to collect and remit any GST/HST applicable on the surrender of the Lease and the Real Property Interests by the Tenant to the Landlord or as a result of any inaccuracy, misstatement or misrepresentation by the Landlord in this GST/HST Certificate or any failure by the Landlord to comply with the provisions of this GST/HST Certificate; and
- 5) this GST/HST Certificate shall survive and not merge upon closing of the above-noted transaction.

This GST/HST Certificate, may be executed in counterpart and transmitted by facsimile or e-mail (PDF) and the reproduction of signatures in counterpart by way of facsimile or e-mail (PDF) will be treated as though such reproduction were executed originals.

DATED _____, 2017.

**RIOCAN HOLDINGS (OAKVILLE
PLACE) INC.**

By: _____

Name: Jonathan Gitlin

Title: ASO

SCHEDULE "C"
FORM OF RELEASE OF PROPERTY CLAIMS

TO: SEARS CANADA INC. (the "Tenant")

AND TO: ALL PREDECESSORS IN INTEREST TO THE TENANT UNDER ANY OF THE LEASE (the "Predecessors")

FROM: RIOCAN HOLDINGS (OAKVILLE PLACE) INC. (the "Landlord")

RE: Lease Termination Agreement between the Tenant and the Landlord dated as of September , 2017 (as amended, modified, restated and/or supplemented from time to time, the "Lease Termination Agreement")

WHEREAS:

- A. The Tenant and certain of its affiliates and subsidiaries (collectively, the "Sears Group") applied for and were granted protection from their creditors under the CCAA pursuant to the Initial Order of the Court. Pursuant to the Initial Order, the Court appointed FTI Consulting Canada Inc. as Monitor in connection with the CCAA Proceedings.
- B. The Tenant and the Landlord entered into the Lease Termination Agreement whereby, among other things, the Tenant and the Landlord agreed to terminate the Lease and tenant agreed to vacate and the surrender the Premises.
- C. On ●, 2017, the Court issued an Approval and Discharge Order approving the Lease Termination Agreement.
- D. The Lease Termination Agreement contemplates that the Landlord and the Tenant shall execute and deliver a post-closing access agreement providing for period of access to the Premises by the Tenant and its authorized agents and representatives for purposes of liquidating the Tenant's Inventory and FF&E (the "Access Agreement").
- E. The Lease Termination Agreement contemplates that the Landlord shall execute and deliver a release on the Closing Date to the Tenant pursuant to which the Landlord will release and forever discharge the Tenant from all claims in respect of each of the Lease, the Premises, and the Property.
- F. The Landlord desires to execute and deliver this Release to the Tenant in satisfaction of the foregoing obligation.
- G. Unless otherwise expressly provided for herein, all capitalized terms when used in this Release have the same meaning given to such terms in the Lease Termination Agreement.

NOW THEREFORE for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned agree as follows:

- 1. The Landlord, on its own behalf and on behalf of its subsidiary, affiliated, and associated corporations and entities and all of their respective successors and assigns (collectively

the "Releasors", and individually, a "Releasor"), hereby forever fully and unconditionally remises, release, acquits, waives and forever discharges each of the Tenant, the Sears Group, and the Predecessors and each of their respective subsidiaries, affiliates, and associates and each of their respective members, partners, directors, officers, employees, agents, shareholders, successors and permitted assigns (collectively, the "Releasees" and individually, a "Releasee") from any and all actual or potential claims, demands, complaints, grievances, actions, applications, proceedings, suits, causes of action, Orders, charges, indictments, prosecutions, informations or other similar processes, assessments or reassessments, judgments, debts, liabilities, expenses, costs, dues, accounts, bonds, damages or losses, contingent or otherwise, whether liquidated or unliquidated, matured or unmatured, disputed or undisputed, contractual, legal or equitable, including loss of value, reasonable professional fees, including fees and disbursements of legal counsel on a full indemnity basis, and all actual and documented costs incurred in investigating or pursuing any of the foregoing or any proceeding relating to any of the foregoing (collectively, the "Claims"), whether known or unknown, howsoever arising of every nature and kind whatsoever that the Releasors ever had, now have or hereafter can, shall or may have against any of the Releasees in any way relating to or arising from any of the Lease, the Premises, and/or the Property, **SAVE AND EXCEPT claims in respect of the Lease Termination Agreement and the Access Agreement which are specifically reserved.**

2. Each of the Releasors covenants and agrees not to make any Claims against any Person which might Claim over against any of the Releasees, or who might claim contribution or indemnity from any of the Releasees in connection with the matters which are herein released. In the event that any of the Releasors hereafter makes any Claims against any of the Releasees or against any Person who may Claim over or claim contribution or indemnity against any of the Releasees with respect to any of the matters herein released then:
 - (i) such Releasor shall immediately discontinue such Claim;
 - (ii) such Releasor shall be liable for all legal and related costs and expenses incurred by the affected member of the other on a full indemnity basis; and
 - (iii) this Release contained shall:
 - (A) operate conclusively as an estoppel and complete bar to any such Claim;
 - (B) may be pleaded as a complete defence and reply in the event of such Claim; and
 - (C) may be relied upon in any proceeding to dismiss such Claim and no objection will be raised by the party which commenced such Claim to the effect that the other parties to such Claim are not parties to this Release.
3. Each of the Releasors acknowledges and declares that: (a) it has had an adequate opportunity to read and consider this Release and to obtain such advice in regard to it as it should consider advisable; (b) it fully understands the nature and effect of this Release;

and (c) this Release has been duly and voluntarily authorized, executed and delivered and it has the capacity and authority to execute and deliver it.

4. This Release shall not be deemed to be any admission of liability on the part of the Releasees and liability is specifically denied by each of them.
5. Each of the Releasors covenants and agrees to do such things, to attend such meetings and to execute such further surrenders, release, conveyances, transfers, documents and assurances as may be deemed necessary or advisable from time to time in order to effectively carry out the terms and conditions of this Release in accordance with their true intent.
6. If any provision of this Release shall be determined to be illegal, invalid or unenforceable, that provision shall be severed from this Release and the remaining provisions shall continue in full force and effect.
7. This Release shall enure to the benefit of each of the Releasees and its heirs, attorneys, guardians, estate trustees, executors, successors, assigns and representatives and be binding upon each of the Releasors and its heirs, attorneys, guardians, estate trustees, executors, successors, assigns and representatives.
8. This Release shall be governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein.
9. The terms of this Release constitute the entire agreement between the parties relating to the subject matter hereof.
10. This Release may be executed by the parties in counterparts and may be executed and delivered by facsimile or electronic transmission and all such counterparts and facsimiles or electronic transmissions shall together constitute one and the same agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS OF WHICH the Landlord has duly executed this Release this ____ day of ●,
2017.

**RIOCAN HOLDINGS (OAKVILLE
PLACE) INC.**

By: _____
Name: Jonathan Gitlin
Title: ASO

SCHEDULE "D"
FORM OF ACCESS AGREEMENT

THIS AGREEMENT dated as of the ____ day of _____, 2017,

BETWEEN:

SEARS CANADA INC. (the "Tenant")

- and -

RIOCAN HOLDINGS (OAKVILLE PLACE) INC. (the "Landlord")

RECITALS:

- A. The Tenant and certain of its affiliates and subsidiaries applied for and were granted protection from their creditors under the CCAA pursuant to the Initial Order of the Court. Pursuant to the Initial Order, the Court appointed FTI Consulting Canada Inc. as Monitor in connection with the CCAA Proceedings.
- B. On the SISP Order Date, the Court granted the SISP Order which, among other things, approved the SISP. The SISP Order and the SISP govern the process for soliciting and selecting bids for the sale of all or substantially all of the Business, Assets and/or Lease (each as defined in the SISP) of the Sears Group.
- C. The Tenant and the Landlord entered into a lease termination agreement dated as of September ●, 2017 (said agreement as amended, extended, supplemented, restated and/or amended and restated from time to time being collectively, the "Lease Termination Agreement") whereby, among other things, the Tenant and the Landlord agreed to terminate the Lease at the Property (being the property commonly known as Oakville Place shopping mall and municipally known as 240 Leighland Avenue Oakville, Ontario).
- D. The Lease Termination Agreement was approved by the Court pursuant to the Order dated ● (the "Approval and Discharge Order").
- E. The Tenant and the Landlord are entering into this Agreement to provide for the Tenant to have access to the Premises to remove and sell any and all Inventory and FF&E located at the Premises as at the Closing Date plus permitted additional Inventory, and to remove Tenant Assets located on the Premises in accordance with the terms hereof.
- F. Unless otherwise expressly provided for herein, all capitalized terms when used in this Agreement have the same meaning given to such terms in the Lease Termination Agreement.

NOW THEREFORE IN CONSIDERATION OF the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged by each of the Tenant and the Landlord (collectively, the "**Parties**", and individually, a "**Party**"), the Parties hereby covenant and agree as follows:

1. The Landlord hereby grants to Tenant and its agents and representatives (collectively, the "**Accessing Parties**") the uninterrupted and undisturbed right to possess, access, use, occupy and enjoy the Premises on an exclusive basis for 24 hours a day and seven days a week commencing on the Closing Date and ending on the date that is the earlier of: (i) the vacation date set out in an Early Vacation Notice delivered by the Tenant to the Landlord and (ii) December 31, 2017 (the "**Post-Closing Access Period**") at no charge to the Tenant. The Accessing Parties shall be entitled to use the Premises as they are currently being used, to remove any Tenant's Assets and to conduct a liquidation sale of the Inventory and/or FF&E located on the Premises as at the Closing Date plus such additional Inventory owned by, and of a nature ordinarily sold by, Sears Canada Inc. and in saleable condition as may be brought into the Premises by an Accessing Party during the Post-Closing Access period, and for any other use permitted by Order of the Court (the "**Permitted Use**"). For greater certainty, the Accessing Parties shall be entitled to advertise and sell the Inventory and FF&E on a "final sale" and "as is" basis and may advertise such liquidation sale as a "everything on sale", "everything must go", "store closing" or similar themed sale and may use exterior banners and signs, provided that the Accessing Parties shall not use neon or day-glow signs, such exterior signs and banners shall be professionally hung and the Accessing Parties shall repair any damage caused by the hanging or removal of such exterior signs and banners. The Landlord shall not interfere with the Accessing Parties use and enjoyment of the Premises as permitted hereunder. Any Tenant Assets, Inventory and FF&E left on the Premises at the expiry of the Post-Closing Access Period shall become the property of the Landlord without a bill of sale, representation, warranty or other title documentation.
2. The Accessing Parties shall have no obligation to remove any of the FF&E or Inventory that remains on the Premises following the expiry of the Post-Closing Access Period and shall have no liability for any removal or destruction costs relating thereto. None of Accessing Parties shall be responsible for making any repairs, replacements, renovations, alterations, improvements or upgrades in or to the Premises or any part thereof, provided that the Tenant shall maintain the Premises in a broom-swept and clean condition.
3. The Landlord hereby grants to the Accessing Parties, including their respective officers, agents, employees, customers, invitees and licensees, the non-exclusive use and enjoyment of the parking facilities, driveways, entrances, sidewalks, landscaped areas, elevators, escalators and all other common facilities from time to time located on the Property and for the public use and enjoyment (collectively, the "**Common Facilities**"), provided that the Accessing Parties shall not conduct any sales on the Common Facilities nor shall the Accessing Parties obstruct the Common Facilities.
4. The Landlord shall maintain, repair and replace the Common Facilities, the Premises (except for the obligation of the Tenant to maintain the Premises in a clean and broom-

swept condition) and the Property in good repair and in a clean, orderly and safe condition and shall continue to operate the Mall in accordance with first class standards in the shopping centre industry.

5. The Landlord shall provide, supply and maintain without charge to the Accessing Parties all reasonable water, gas, sewage, electrical power services to all parts of the Premises actually accessed and utilized by the Accessing Parties. For greater certainty, the Accessing Parties shall be responsible for all telephone and other communications arrangements and charges used in the Premises during the Post-Closing Access Period.
6. During the Post-Closing Access Period, the Accessing Parties shall maintain commercial general liability insurance in an amount and with such coverage which is not less than that which is currently in place by the Tenant and as is required by the Lease, with the Landlord named as an additional insured.
7. This Agreement shall become effective when executed by the Tenant and the Landlord and after that time shall be binding upon and enure to the benefit of the Parties and their respective successors and permitted assigns. Neither this Agreement nor any of the rights or obligations under this Agreement shall be assignable or transferable by either party without the consent of the other party, provided that notwithstanding the foregoing, the Tenant shall be entitled to assign this Agreement without consent of, but on notice to, the Landlord, to any agent conducting a sale of the Inventory and/or FF&E of the Tenant pursuant to an agency agreement or similar agreement approved by the Court. Upon any such assignment by the Tenant, the Tenant shall cause the assignee to enter into an agreement with the Landlord agreeing to be bound by the terms of this Agreement and the Tenant shall thereupon be released from all of its liabilities and obligations hereunder. Upon a transfer of the Property or any portion thereof, the Landlord shall obtain an agreement executed by the Landlord and such transferee in favour of the Tenant, in form satisfactory to the Tenant, whereby the transferee agrees to be bound by the terms of this Agreement and the Landlord and the transferee shall be jointly and severally liable for the Landlord's obligations hereunder.
8. No amendment to or waiver of this Agreement shall be effective unless evidenced in writing and executed by all the Parties.
9. Each of the parties covenants and agrees to do such things and to execute such further documents and assurances as may be deemed necessary or advisable from time to time in order to effectively carry out the terms and conditions of this Agreement in accordance with their true intent.
10. If any provision of this Agreement shall be determined to be illegal, invalid or unenforceable, that provision shall be severed from this Agreement and the remaining provisions shall continue in full force and effect.
11. This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

12. Each Party submits to the exclusive jurisdiction of the Court in any action, application, reference or other proceeding arising out of or related to this Agreement and agrees that all claims in respect of any such actions, application, reference or other proceeding shall be heard and determined in the CCAA Proceedings before the Court.
13. This Agreement shall enure to the benefit and be binding on the Parties and their respective successors and assigns.
14. Any notice, consent or approval required or permitted to be given in connection with this Agreement shall be in writing and shall be sufficiently given if delivered or transmitted in accordance with the Lease Termination Agreement.
15. All Parties agree that this Agreement may be executed in counterpart and transmitted by facsimile or e-mail (PDF) and that the reproduction of signatures in counterpart by way of facsimile or e-mail (PDF) will be treated as though such reproduction were executed originals.

[Signature pages follow.]

IN WITNESS WHEREOF the Tenant has executed this Agreement.

SEARS CANADA INC.

By: _____
Name:
Title:

IN WITNESS WHEREOF the Landlord has executed this Agreement.

RIOCAN HOLDINGS (OAKVILLE PLACE) INC.

By: _____
Name: Jonathan Gitlin
Title: ASO

SCHEDULE "E"
CONSTRUCTION LIEN CLAIMS

1. HR1473158 – JULY 19, 2017 - ROSSCLAIR CONTRACTORS INC. - \$1,347,473.97
2. HR1471220 – JULY 12, 2017 – FLATTEN SERVICES INC. - \$107,573.29
(MAY HAVE BEEN DELETED BY HR1479804)
3. HR1479804 – AUG. 10, 2017 – FLATTEN SERVICES INC. - \$107,573.29
4. HR1473750 – JULY 20, 2017 – DSK ELECTRIC INC. - \$152,178.25
5. HR 1475342 – JULY 26, 2017 - B-N-E CONTRACTORS INC. – \$167,240.00
6. HR1478187 – AUG. 3, 2017 – HANSON + JUNG ARCHITECTS INC. -- \$127,032.84
7. HR1478427 – AUG. 4, 2017 – INDIGO PAINTING INC. - \$21,357.00

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF SEARS CANADA INC., CORBEIL ELECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC., SEARS CONTACT SERVICES INC., INITIUM LOGISTICS SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM TRADING AND SOURCING CO RP., SEARS FLOOR COVERING CENTRES INC., 173470 CANADA INC., 2497089 ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD., 4201531 CANADA INC., 168886 CANADA INC., AND 3339611 CANADA INC.

Applicants

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

Proceeding commenced at Toronto

AFFIDAVIT OF BILLY WONG
(Motion for Approval of Lease Termination Agreement
with RioCan Holdings (Oakville Place) Inc.
Oakville Place Mall (Store # 1321))

OSLER, HOSKIN & HARCOURT, LLP
P.O. Box 50, 1 First Canadian Place
Toronto, ON M5X 1B8

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Fax: 416.862.6666

Lawyers for the Applicants

TAB 3

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE MR.) WEDNESDAY, THE 4TH
)
JUSTICE HAINEY) DAY OF OCTOBER, 2017

IN THE MATTER OF THE *COMPANIES' CREDITORS*
ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF SEARS CANADA INC., CORBEIL
ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC.,
SEARS CONTACT SERVICES INC., INITIUM LOGISTICS
SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM
TRADING AND SOURCING CORP., SEARS FLOOR
COVERING CENTRES INC., 173470 CANADA INC., 2497089
ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA
INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD.,
4201531 CANADA INC., 168886 CANADA INC., AND 3339611
CANADA INC.
(each, an “**Applicant**”, and collectively, the “**Applicants**”)

APPROVAL AND DISCHARGE ORDER – LEASE TERMINATION AGREEMENT

OAKVILLE PLACE MALL (STORE #1321)

THIS MOTION, made by the Applicants, pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. c-36, as amended (the “**CCAA**”) for an order, *inter alia*, approving: the lease termination (the “**Transaction**”) contemplated by a Lease Termination Agreement between Sears Canada Inc. (“**Sears Canada**”), as Tenant, and RioCan Holdings (Oakville Place) Inc. (the “**Landlord**”) as Landlord dated as of September 27, 2017 (the “**Lease Termination Agreement**”) and certain related relief, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion of the Applicants, the Affidavit of Billy Wong sworn on September 28, 2017 including the exhibits thereto, and the ● Report of FTI Consulting Canada Inc., in its capacity as Monitor (the “**Monitor**”), filed, and on hearing the submissions of

respective counsel for the Applicants, the Monitor, the Landlord, the DIP ABL Agent, the DIP Term Agent and such other counsel as were present, no one else appearing although duly served as appears from the Affidavit of Service of ● sworn ●, 2017, filed:

SERVICE AND DEFINITIONS

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion Record herein is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.
2. THIS COURT ORDERS that any capitalized term used and not defined herein shall have the meaning ascribed thereto in the Amended and Restated Initial Order in these proceedings dated June 22, 2017 (the “**Initial Order**”), or in the Lease Termination Agreement, as applicable.

APPROVAL OF THE LEASE TERMINATION AGREEMENT

3. THIS COURT ORDERS AND DECLARES that the entering into of the Transaction by Sears Canada is hereby approved and ratified and that the execution of the Lease Termination Agreement by Sears Canada is hereby authorized, approved and ratified with such minor amendments as Sears Canada (with the consent of the Monitor after consultation with the DIP Lenders) and the Landlord may agree to in writing. Sears Canada is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction, including the termination by the Landlord of all of Sears Canada’s interests in and to the Lease and the Real Property Interests (each as defined in the Lease Termination Agreement) and the Monitor shall be authorized to take such additional steps in furtherance of its responsibilities under the Lease Termination Agreement and this Order, and shall not incur any liability as a result thereof.
4. THIS COURT ORDERS AND DECLARES that upon the delivery of a Monitor’s certificate to the Landlord substantially in the form attached as Schedule “A” hereto (the “**Monitor’s Certificate**”), all of Sears Canada’s interest in and to the Lease and the Real Property Interests shall be terminated, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, charges, or other financial or

monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise in respect of the Lease and the Real Property Interests (collectively, the “**Claims**”), including, without limiting the generality of the foregoing:

- (a) the Administration Charge, the FA Charge, the KERP Priority Charge, the Directors’ Priority Charge, the DIP ABL Lenders’ Charge, the DIP Term Lenders’ Charge, the KERP Subordinated Charge and the Directors’ Subordinated Charge (as such terms are defined in the Initial Order) and any other charges hereafter granted by this Court in these proceedings (collectively, the “**CCAA Charges**”);
- (b) all charges, security interests or claims evidenced by registrations pursuant to the Personal Property Security Act (Ontario) or any other personal property registry system; and
- (c) those Claims listed on Schedule “C” hereto;

(all of which are collectively referred to as the “**Encumbrances**”), and, for greater certainty, this Court orders that all of the Claims and Encumbrances affecting or relating to the Lease, the Real Property Interests and/or the Premises are hereby expunged and discharged as against the Lease, the Real Property Interests, the Premises and the Property, including the real or immovable property identified in Schedule “B”.

5. THIS COURT ORDERS that upon the registration in the applicable land registry office of a certified copy of this Order in the manner prescribed by the applicable land registry office, the applicable land registrar is hereby directed to specifically discharge, cancel, delete and expunge from title to the real property described in Schedule “B” all of the Encumbrances listed in Schedule “C” hereto.

6. THIS COURT ORDERS that from and after the delivery of the Monitor’s Certificate, all Claims and Encumbrances shall attach to the net proceeds from the Transaction (the “**Net Proceeds**”), with the same priority as they had with respect to the Lease, the Real Property Interests, the Premises and the Property immediately prior to the Closing of the Transaction, as if the Transaction had not been completed.

7. THIS COURT ORDERS that, to the extent that obligations remain owing by the Applicants under the DIP ABL Credit Agreement or the DIP Term Credit Agreement, the Monitor be and is hereby authorized and directed to distribute, on behalf of the Applicants, on the day of filing the Monitor's Certificate or as soon as practicable thereafter, the Net Proceeds, subject to the Construction Lien Claim Reserve (as defined below) to the DIP ABL Agent or the DIP Term Agent, as applicable, in partial repayment of amounts then owing by the Applicants under the DIP ABL Credit Agreement or the DIP Term Credit Agreement, as applicable (a "**Distribution**").

8. THIS COURT ORDERS that any Distribution made pursuant to this Order shall be and shall be deemed to be made free and clear of all Claims and Encumbrances.

9. THIS COURT ORDERS that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any of the Applicants and any bankruptcy order issued pursuant to any such applications; or
- (c) any assignment in bankruptcy made in respect of any of the Applicants;

the distribution permitted by paragraph 7 above shall be binding on any trustee in bankruptcy or receiver that may be appointed in respect of any of the Applicants and shall not be void or voidable by creditors of any of the Applicants, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

10. THIS COURT ORDERS that the Monitor shall hold back from any distributions of proceeds as permitted hereunder, \$1,922,855.35, being the aggregate amounts claimed by the holders of construction liens registered in respect of the Lease, the Real Property Interests, the Premises and the Property (the "**Construction Lien Claim Reserve**"). The Construction Lien Claim Reserve shall only be distributed on further Order of this Court. For greater certainty, the

creation of the Construction Lien Claim Reserve does not in itself create, enhance, affect or impair any rights of persons or parties in such funds.

11. THIS COURT ORDERS that, if all obligations of the Applicants under the DIP ABL Credit Agreement or the DIP Term Credit Agreement have been satisfied in full the Monitor shall be entitled to retain the Net Proceeds or any remaining portion thereof, subject to the Construction Lien Claim Reserve, on behalf of the Applicants to be dealt with by further Order of the Court.

12. THIS COURT ORDERS AND DIRECTS the Monitor to file with the Court a copy of the Monitor's Certificate, forthwith after delivery thereof in accordance with the terms of the Lease Termination Agreement.

13. THIS COURT ORDERS that Confidential Appendix "●" to the ● Report of the Monitor shall be and is hereby sealed, kept confidential and shall not form part of the public record, pending further Order of this Court.

GENERAL PROVISIONS

14. THIS COURT ORDERS that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any of the Applicants and any bankruptcy order issued pursuant to any such applications; or
- (c) any assignment in bankruptcy made in respect of any of the Applicants;

the termination of the Lease and the Real Property Interests pursuant to this Order and the Lease Termination Agreement shall be binding on any trustee in bankruptcy or receiver that may be appointed in respect of any of the Applicants and shall not be void or voidable by creditors of any of the Applicants, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any

other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

15. THIS COURT ORDERS that this Order shall have full force and effect in all provinces and territories in Canada.

16. THIS COURT HEREBY REQUESTS the aid and recognition of any Court, tribunal, regulatory or administrative bodies, having jurisdiction in Canada or in the United States of America, to give effect to this Order and to assist the Applicants, the Monitor and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Applicants and to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor in any foreign proceeding, or to assist the Applicants and the Monitor and their respective agents in carrying out the terms of this Order.

SCHEDULE "A" (TO APPROVAL AND DISCHARGE ORDER)

Court File No. CV-17-11846-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE *COMPANIES' CREDITORS
ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF SEARS CANADA INC., CORBEIL
ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC.,
SEARS CONTACT SERVICES INC., INITIUM LOGISTICS
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CANADA INC.

(each, an "**Applicant**", and collectively, the "**Applicants**")

MONITOR'S CERTIFICATE

RECITALS

A. All undefined terms in this Monitor's Certificate have the meanings ascribed to them in the Order of the Court dated ●, 2017 (the "**Approval and Discharge Order**") approving the Lease Termination Agreement between Sears Canada Inc. ("**Sears Canada**"), as Tenant, and RioCan Holdings (Oakville Place) Inc. (the "**Landlord**") as Landlord dated September 27, 2017 (the "**Lease Termination Agreement**"), a copy of which is attached as Exhibit A to the Affidavit of Billy Wong dated September 28, 2017.

B. Pursuant to the Approval and Discharge Order the Court approved the Lease Termination Agreement and provided for the termination of the Lease and the Real Property Interests (as defined in the Lease Termination Agreement), which termination is to be effective with respect to the Lease and the Real Property Interests upon the delivery by the Monitor to the Landlord and Sears Canada of a certificate confirming that (i) the conditions to Closing as set out in sections 7.1, 7.2 and 7.3 of the Lease Termination Agreement have been satisfied or waived by

the Landlord and Sears Canada, as applicable, and (ii) the Termination Consideration and any Taxes payable by the Landlord (each as defined in the Lease Termination Agreement) to Sears Canada that are not self-assessed and remitted by the Landlord have been received by the Monitor.

THE MONITOR CERTIFIES the following:

1. The conditions to Closing as set out in sections 7.1, 7.2 and 7.3 of the Lease Termination Agreement have been satisfied or waived by the Landlord and Sears Canada, as applicable; and
2. The Termination Consideration and any Taxes payable by the Landlord to Sears Canada that are not self-assessed and remitted by the Landlord have been received by the Monitor.

This Monitor's Certificate was delivered by the Monitor at _____ [TIME] on _____ [DATE].

FTI CONSULTING CANADA INC., in its capacity as Court-appointed Monitor of Sears Canada Inc., et al. and not in its personal or corporate capacity

Per: _____
Name:
Title:

SCHEDULE "B" (TO APPROVAL AND DISCHARGE ORDER)

Legal description(s) of Real Property:

PIN 24882-0154 (LT) being PT LT 13, CON 2 TRAF SDS, PTS 1,5,6,7,8,9 20R4606;
S/T 543363; S/T 527626,527972,581309; TOWN OF OAKVILLE

PIN 24882-0169 (LT) being PT LT 13, CON 2 TRAF SDS, PTS 2,3,4,10,11,12 20R4606; S/T
543363; S/T 527626,581309. S/T EASEMENT IN GROSS HR679317 OVER PT 1 20R17109;
TOWN OF OAKVILLE

SCHEDULE "C" (TO APPROVAL AND DISCHARGE ORDER)

CLAIMS TO BE DISCHARGED

1. HR1473158 – JULY 19, 2017 - ROSSCLAIR CONTRACTORS INC. - \$1,347,473.97
- 1(a) HR1478427 – September 12, 2017 – Certificate of Action

2. HR1471220 – JULY 12, 2017 – FLATTEN SERVICES INC. - \$107,573.29
(MAY HAVE BEEN DELETED BY HR1479804)

3. HR1479803 – AUG. 10, 2017 – FLATTEN SERVICES INC. - \$107,573.29
- 3(a) HR1490231 – September 19, 2017 – Certificate of Action

4. HR1473750 – JULY 20, 2017 – DSK ELECTRIC INC. - \$152,178.25
And any associated registered Certificate of Action

5. HR 1475342 – JULY 26, 2017 - B-N-E CONTRACTORS INC. – \$167,240.00
And any associated registered Certificate of Action

6. HR1478187 – AUG. 3, 2017 – HANSON + JUNG ARCHITECTS INC. – \$127,032.84
- 6(a) HR1489893 – September 18, 2017 – Certificate of Action

7. HR1478427 – AUG. 4, 2017 – INDIGO PAINTING INC. - \$21,357.00
- 7(a) HR 1488508 – September 13, 2017 - Certificate of Action

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF SEARS CANADA INC., CORBEIL ÉLECTRIQUE INC., S.L.H. TRANSPORT INC., THE CUT INC., SEARS CONTACT SERVICES INC., INITIUM LOGISTICS SERVICES INC., INITIUM COMMERCE LABS INC., INITIUM TRADING AND SOURCING CORP., SEARS FLOOR COVERING CENTRES INC., 173470 CANADA INC., 2497089 ONTARIO INC., 6988741 CANADA INC., 10011711 CANADA INC., 1592580 ONTARIO LIMITED, 955041 ALBERTA LTD., 4201531 CANADA INC., 168886 CANADA INC., AND 3339611 CANADA INC.

Applicants

Ontario

**SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

Proceeding commenced at Toronto

MOTION RECORD OF THE APPLICANTS
(Motion for Approval of Lease Termination Agreement
with RioCan Holdings (Oakville Place) Inc.
Oakville Place Mall (Store # 1321)
returnable October 4, 2017)

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