

## PROMISSORY NOTE

**Toronto, Ontario**

**Date: June 17, 2011**

**\$45,000.00**

FOR VALUE RECEIVED, **Rev. Vasyl Kolega and Mrs. Oksana Kolega** (hereinafter called the APayors@) PROMISE TO PAY TO THE ORDER OF CHRIST THE SAVIOUR RUSSIAN ORTHODOX CATHEDRAL (the APayee@) the sum of Forth-Five Thousand Dollars ---XX/100 (\$45,000.00) DOLLARS in the following manner:

The sum of \$45,000.00, or the remaining balance, shall be due and payable in one instalment on the earlier of the following dates:

- i) June 17, 2016,
- ii) the date that ownership or mortgage financing changes in the property municipally known as 28 Rima Court, Toronto, Ontario, and
- iii) the date when Fr. Vasyl Kolega ceases to be the Rector of Christ the Saviour Russian Orthodox Cathedral,

when the balance remaining shall fall due.

The Payors shall have the privilege of prepaying the whole or any part of the principal sum hereby secured at any time or times without notice of bonus .

Provided, that in the event of default hereunder, at the option of the Payee, the entire principal balance and accrued interest shall be due and payable.

Notwithstanding anything contained herein, should any instalment of principal not be paid when same is due, without prejudice to any other remedy available to the Payee, and without limiting any other remedy available to the Payee, at the option of the Payee, the amount in default shall bear interest on a daily basis at the rate of eight per cent (8%) per annum compounded monthly in arrears.

If the Payee excuses or condones any default by the Payors of any obligation under this Promissory Note, no waiver of such obligation shall be implied in respect of any continuing or subsequent default.

It is intended that all covenants, terms or provisions hereof shall be binding and effective as between the parties, but in the event that any covenant, term or provision, or any part thereof should become or be found to be void, or voidable or unenforceable for any reason whatsoever, then such particular covenant, term or provision shall be deemed severed from the rest of this Note and it shall not be deemed to affect or impair the validity of any other covenant, term or provision of the Note and all other covenants, terms or provisions hereof shall remain in full force and effect.

The Payors hereby waives presentment for payment, protest, notice of protest and notice of non-payment of this Note.

This Promissory Note is not assignable.

**VALUE RECEIVED**

Witness *IRINA DUBOVA*  
*[Signature]*      **Vasyl Kolega** *[Signature]*

Witness *MARINA*  
*[Signature]*  
**MANTCHENKO**      **Oksana Kolega**



# Canada Trust

Branch: 0324 TORONTO ELLESMERE  
85 ELLESMERE RD  
SCARBOROUGH, ON

Date: Jun 17, 2011, 03:28 PM  
Ref #: 00629263/7 - ZACHO  
Card #: 589297130\*\*\*\*\*9179

From: 3138-804561  
Debit Memo CAD Draft  
55383598  
CHR

45,007.50

To: Draft Vasyi Kolega and  
Oksana Kolega 55383598  
AFX Ref # 111680031

45,000.00 ✓

To: 324-470 Draft Commercial -  
CAD/USD Fee

7.50

03242-004 07  
THE TORONTO DOMINION BANK  
JUN 17 2011  
Banking can be this comfortable  
SCARBOROUGH, ONTARIO M1R 4B7  
07 03242-004

Secure Document 03242

10358 (0207)

THE BACK OF THIS DOCUMENT CONTAINS A TD LOGO WATERMARK - DOCUMENT VOID IF MISSING

## The Toronto-Dominion Bank

85 Ellesmere Road  
Scarborough, ON M1R 4B7

Transit-Serial No. 324-55383598

DATE 2011-06-17  
YYYYMMDD

Pay to the  
Order of

VASYI KOLEGA and OKSANA KOLEGA  
CANADA TRUST

\$\*\*\*\*\*4,5,000.00

Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank  
Toronto, Ontario  
Canada M5K 1A2

Authorized Officer  
Commissigned

Number

Canadian Dollars

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑆55383598⑆ ⑆09612⑆001⑆

⑆⑆3808⑆