

**TELECOMMUNICATIONS LICENSE AGREEMENT  
INFORMATION PAGE**

TELECOMMUNICATIONS LICENSE AGREEMENT dated the 1st day of April, 2007 between **Canadian DC Facilities Holdings Inc. – and – Oxford Properties Group Inc.** as the Licensor and **Telus Communications Company** as the Licensee.

Building: 4010 Tupper Street, the building municipally known as 4010 Tupper Street in the City of Montreal, and the Province of Quebec.

Deemed Area: 54 square feet.

Commencement Date: the 1st day of April, 2007.

License Fee: the annual sum of Eight Hundred and Ten dollars (\$810) calculated based on the annual rate of Fifteen dollars (\$15.00) per square foot of the floor area of the Deemed Area. The floor area of the Deemed Area is estimated to be 54 square feet. The exact measurement of the Deemed Area may be verified by the Licensor with any changes agreed upon by the Licensee (both parties acting reasonably) and the applicable adjustment of the License Fee and the floor area will be made retroactively to the Commencement Date.

Hydro Electric Fee: the annual sum of Two Hundred and Fifty dollars (\$250) in advance due on the Commencement Date and each anniversary thereafter, where applicable, as accepted by both parties.

Additional Terms are on Pages 1 to 24 following of this Agreement.

Renewal Term: One period(s) of Five (5) years.

Term: The period starting on the Commencement Date, and ending on the on the 31 day of March, 2013.

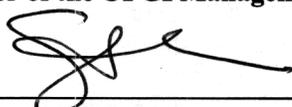
The parties hereto agree to all of the provisions on Pages 1 to 24 following of this Agreement and have executed this Agreement as of the date hereof.

**TELUS COMMUNICATIONS  
COMPANY**  
(Licensee)

Per:   
Name: Sharon Trottier  
Title: Real Estate Specialist  
c/s

Per: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Canadian DC Facilities Holdings Inc. – and – Oxford  
Properties Group Inc. represented by their manager  
(without personal liability), OPGI Management GP  
Inc. as general partner of the OPGI Management  
Limited Partnership**

Per:   
Name: **STEPHEN SMITH**  
Title: VP - NATIONAL PROGRAMS  
c/s

Per:   
Name: DANIEL A. HOLMES  
Title: ASSISTANT SECRETARY

**NOTE: See Oxford Master Agreement, 2007 for terms and conditions.**