



August 23, 2012

Attention: Daniel Legault
The Standard Life Assurance Company of Canada
2045 Staley Street,
Suite 1200,
Montreal, Quebec
H3A 2V4

RE: Renewal of POP Access Agreement for 465 McGill St., Montreal

Dear Daniel:

Please refer to the Lease Agreement entered into between Standard Life Assurance Company, now The Standard Life Assurance Company of Canada ("Owner") and **TELUS Communications (QUEBEC) Inc.** now TELUS Communications Company ("Lessee") with a Lease term commencing May 1, 2001 for space occupied to provide telecommunications services in the building bearing a civic address of 465 McGill St., Montréal, Québec ("Building"), which Agreement expired at the end of April, 2012 following the first renewal period.

We continue to provide service in the building as stipulated by the Canadian Radio-television and Telecommunications Commission under Decision 2003-45. We hereby provide notice to extend the Term of the Agreement for a further period of Five (5) years commencing May 1, 2012 ("Commencement Date") and expiring on April 30, 2017 ("Termination Date") under the same terms and conditions existing during the last twelve months of the Licensee Term except a market rental rate of Three Thousand, Two Hundred DOLLARS (\$3,200.00) gross, per annum, plus taxes.

BUILDING SYSTEMS INTERRUPTION:

In the event of any planned and/or staged power outages, generator and other base building testing which could impact continued service, notice should be given via email and telephonic notice to TELUS Event Management, at Change Management: releases@telus.com with a copy to the following via e-mail delivery: The Tenant (Licensee) reserves the right to update and change the contact notices as required throughout the Term, as set forth below with written notification to the Landlord.

TELUS Event Management - EventManager@telus.com, 1-888-530-7755

TELUS Threat and Release notifications - Releases@telus.com

For emergency issues please call TELUS Power NOC - 1 - 800-887-1221, option 3, 3

MAILING ADDRESS FOR NOTICES , ADMINISTRATION, INVOICING:

Richard Johnson, Building Access Manager
TELUS Communications Company
25 York Street, 22nd Floor,
Toronto, Ontario
M5J 2V5
(Phone) 416-496-6893

If you are in agreement with the foregoing please acknowledge your approval by signing below and return one copy to my attention for our records.

We look forward to continuing our relationship with you and remain,

Yours truly,

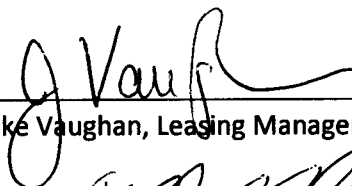
TELUS COMMUNICATIONS COMPANY ,




Per:

Richard Johnson,
Manager, Building Access
cc Mr. Robert Beatty, AVP, Building Access

We, the undersigned, have the authority and hereby agree to bind the Owner to the extension of the Telecommunications Access Agreement as outlined above.


_____ dated: Aug 30, 2012
Jake Vaughan, Leasing Manager


_____ dated: 7-Sept 2012
Franco Falbo, Asset Manager