

LEASE EXTENSION AGREEMENT

THIS AGREEMENT MADE as of the 29th day of January 2016

BETWEEN : FAIRWAY REALTIES INC. (the "LESSOR")

AND : TELUS COMMUNICATIONS COMPANY (the "Lessee")

SITE LOCATION : 3535 QUEEN-MARY RD., MONTRÉAL QC H3V 1H8

WHEREAS there exists an Agreement between the Parties dated February 28, 2005, and

WHEREAS said Agreement was renewed periodically until February 29, 2016.

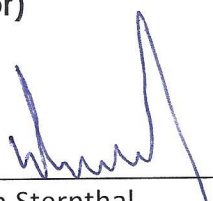
WHEREAS the Parties are desirous of renewing the said **Agreement**.

THE PARTIES HEREBY AGREE AS FOLLOWS :


1. The term of the renewal period will be five (5) years, commencing March 1, 2016 and terminating February 28, 2021.
2. The annual rental will be increased to \$ 1,800.00 plus G.S.T. and Q.S.T.

All other terms and conditions as contained in the lease agreement and subsequent renewals will remain unchanged.

FAIRWAY REALTIES INC.
(Lessor)

Per : 
Norman Sternthal

**TELUS COMMUNICATIONS
COMPANY (Lessee)**

Per : 
Richard Johnson
Manager, Building Access