

LEASE AMENDMENT AGREEMENT # 2

BETWEEN

9222-1605 Québec Inc.
represented by
ALFID SERVICES IMMOBILIERS LTÉE.
(The Landlord)

AND

TELUS Communications ^{COMPANY} ~~(Québec)~~ Inc. *RG*
(The Tenant)

1199, Bleury, Montreal
Suite SS3

April 16th, 2013

LEASE AMENDING AGREEMENT # 2

THIS AGREEMENT is made the 24th day of April 2013.

BETWEEN: **9222-1605 Québec Inc.**, represented by SERVICES IMMOBILIERS ALFID LTÉE, a legal person duly incorporated under the laws of the province of Quebec, herein acting and represented by Mr. Jean-Jacques Laurans, its President, duly authorized for the purposes of the present Lease.

(hereinafter referred to as the "Landlord")

AND: TELUS Communications ^{Company} ~~(Québec) Inc.~~, a duly incorporated company herein acting and represented by Mrs. Catherine M. Longo-Bon its Real Estate Services, duly authorized for the purposes hereof.

(hereinafter referred to as the "Tenant")

WHEREAS by Deed of Lease dated the 1st day of December 2003 (the "Original Lease"), LES PROPRIÉTÉ 1199 BLEURY INC., company as the Lessor leased to the Tenant certain premises (the "Original Leased Premises"), for the services of telecommunications, bearing suite number SS3 and forming part of the building more particularly described in the Original Lease (the "Building") for and during a term of tree (3) years, commencing on July 1st, 2003 and expiring on June 30th, 2006. The whole upon the terms and conditions set forth in the Original Lease;

The Original Lease as amended by the Amendment is hereinafter sometimes collectively referred to as the "Lease".

WHEREAS, the Landlord and the Tenant had agreed, by a Lease Extension Agreement (the "Lease Extension Agreement"), to extend the Term of the Lease for a further period of Five (5) years, commencing on July 1st, 2006 and expiring on June 30th, 2011;

WHEREAS, the Landlord and the Tenant have agreed, by this Lease Extension Agreement (the "Lease Extension Agreement 2"), to extend the Term of the Lease for a further period of Five (5) years, commencing on May 1st, 2013 and expiring on April 30th, 2018;

NOW THEREFORE THIS LEASE EXTENSION AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the parties do hereby agree as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact and that such recitals form an integral part hereof.
2. The Term of the Lease is hereby extended for a further period of Five (5) years, (the "Extended Term"), commencing on May 1st, 2013 and expiring on April 30th, 2018.
3. The Gross Rent for the Premises for the extended Term, shall be as follows :
From May 1st, 2013 to April 30th, 2018, a flat annual rate of two thousand one hundred and sixty dollars (\$ 2160.00) per year, plus applicable taxes;
4. The Tenant declares itself familiar, content and satisfied of the Leased Premises, and accepts the Leased Premises "as is" in their state and condition.

INITIALS	
Landlord	Lessee
3	ALB

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The parties confirm that in all other respects, the terms, covenants and conditions of the Original Lease and the Amendment remain unchanged, and in full force and effect. It is understood and agreed that all terms and expressions when used in this Original Lease Extension Agreement, unless a contrary intention is expressed herein, have the same meaning as they have in the Original Lease.

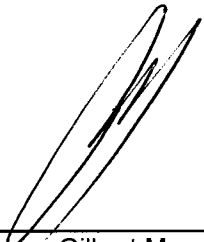
6 This Lease Extension Agreement shall inure to the benefit of and be binding upon the parties hereto, the successors and assigns of the Landlord and the permitted successors and assigns of the Tenant.

7 The parties hereto have required that the Lease Extension Agreement and all notices, deeds, documents and other instruments to be given pursuant hereto be drawn in the English language only.

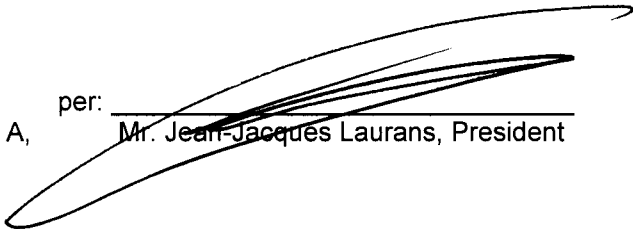
Les parties ont exigé que la présente Convention d'Amendement ainsi que tous les avis, actes, documents et autres écrits à être exécutés ou donnés en vertu des présentes soient rédigés en langue anglaise seulement.

SIGNED AND DELIVERED in Montreal:

9222-1605 QUÉBEC INC.
represented by
Alfid Services Immobiliers Ltée.
(Landlord)

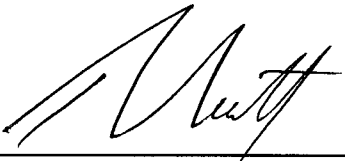


Witness : Gilbert Masson, Adm. A,
Vice-president, Leasing

per: 

Mr. Jean-Jacques Laurans, President

TELUS Communications (Québec) Inc.
(Tenant) *COMPANY 23*


per: _____
Mr. Robert Beatty
Real Estate Services
AUP, BUILDING ACCESS