



TELUS Communications Company

90 Gough Road
Markham, Ontario
L3R 5V5

www.telus.com

Phone: 905-474-0460

Fax: 416-496-6767

February 3, 2009

FONDS DE PLACEMENT IMMOBILIER COMINAR
Attention: Mr. Michel Leclerc, Vice Président
455, rue du Marais
Québec, Québec
G1M 3A2

RE: Renewal of Riser Access Agreement for 1080 Beaver Hall, Montreal

Dear Mr. Leclerc:

Please refer to the Lease Agreement entered into between Gestion Nihon 1080 Inc. ("Landlord") and **TELUS Communications (QUEBEC) Inc.** ("Tenant") with a Lease term commencing August 1, 2002 for space occupied to provide telecommunications services in the building bearing main civic number 1080 Beaver Hall, Montréal, Québec ("Building"), which Leasing Agreement expired at the end of July, 2007.

We continue to provide service in the building as stipulated by the Canadian Radio-television and Telecommunications Commission under Decision 2003-45. The terms of the Lease comply with the CRTC Decision but we have been unable to finalize an extension of the agreement terms despite many attempts through our Broker, Cushman & Wakefield.

We hereby provide notice to extend the Term of the Lease Agreement for a further period of Five (5) years commencing August 1, 2007 ("Commencement Date") and expiring on July 31, 2012 ("Termination Date") under the same terms and conditions existing during the last twelve months of the Licensee Term.

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:

Sharon Trottier, Real Estate Manager
TELUS Communications Company
120 - 7th Avenue, S.W.
4th Floor
Calgary, Alberta
T2P OW4

If you are not in agreement with the foregoing, please contact the undersigned at 416-496-6801 as soon as possible. Otherwise, we will forthwith comply with the terms of the agreement.

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

Yours truly,

TELUS COMMUNICATIONS COMPANY

Richard Johnson Manager Building Access on behalf of
Robert Beatty

Per:

Robert Beatty

AVP, Building Access

cc Ms. Sharon Trottier
Mr. Serge Therrien
(TELUS File # 1608)