

SECOND LEASE AMENDMENT to the LEASE entered into in Toronto, on this 2013.

*September 13, 2013*  
of August

**BETWEEN :** **880 HONORÉ-MERCIER S.E.C.**, limited partnership registered on March 6, 2008, under number 3365016594, having its head office at 545 Crémazie East, Suite 1210, Montreal, province of Quebec, H2M 2V1, here represented by its Real Estate manager **GESTION IMMOBILIÈRE DEVCORP INC.**, having a business place at 1180 Drummond Street, Suite 600, Montreal, province of Quebec, H3G 2S1, here represented by Christian Guay, president, duly authorized for this purpose, as he declares.

(hereinafter called the « LANDLORD »)

**AND :** **TELUS COMMUNICATIONS COMPANY**, which has an office at 25 York Street, 22nd. Floor, Toronto, Ontario, M5J 2V5, here represented by Bob Beatty, AVP, Building Access, duly authorized for this purpose, as he declares.

(hereinafter called the « TENANT »)

WHO in order to conclude the present amendment, declare beforehand the following.

WHEREAS the parties have signed a LEASE on Octobre 10, 2003 for premises located at 900, boulevard René-Lévesque East in Quebec;

WHEREAS the parties have signed a FIRST AMENDMENT to the LEASE on September 24, 2008;

WHEREAS the TENANT wishes to extend its LEASE for a new term of ten (10) years;

The parties here present agree to the following:

1. TERM OF LEASE

This new term will be for a period of ten (10) years, from September 1, 2013 until August 31, 2023.

2. RENT

For the first term of five (5) years, from Septembre 1, 2013 until August 31, 2018 the annual gross rental payment will be Three Thousand Six Hundred Dollars (3 600\$), plus all applicable taxes extra, payable once a year on September 1<sup>st</sup>

Initials	
Landlord	Tenant
<i>CG</i>	<i>RB</i>

For the second term of five (5) years, from September 1, 2018 until August 31, 2023 the annual gross rental payment will be Four Thousand Two Hundred Dollars (4,200\$), plus all applicable taxes extra, payable once a year on September 1st.

3. Real Estate commission

No fees/or commission will be due to Cushman & Wakefield by the LANDLORD. All fees will be payable by the TENANT.


4. Other clauses

All other clauses contained in the LEASE and the First Amendment that are not incompatible with the present shall continue to apply to the RENTED PREMISES, herein specified.

IN WITNESS WHEREOF, the LANDLORD duly signed and executed the present in September 13 of ~~August~~ 2013, this

GESTION IMMOBILIÈRE DEVCORP INC.  
Real Estate Managers for  
880 HONORÉ-MERCIER S.E.C.  
"the LANDLORD »

  
CHRISTIAN GUAY  
PRÉSIDENT

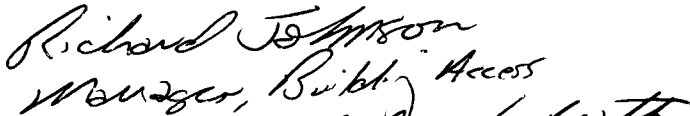
  
(WITNESS)

IN WITNESS WHEREOF, the TENANT duly signed and executed the present in twelve 12<sup>th</sup> day of ~~August~~ September 2013.

TELUS COMMUNICATIONS COMPANY  
"The TENANT"

  
BOB BEATTY  
AVP Building Access

(WITNESS)

  
Richard Johnson  
Manager, Bldg. Access  
on behalf of Robert Beatty