

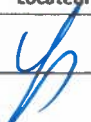

CONVENTION D'ACCES D'UN FOURNISSEUR DE SERVICES

EN CONSIDERATION des loyers par TELUS COMMUNICATIONS (le « Locataire ») à AQUILINI PROPERTIES LP (le « Bailleur »), le Locataire loue par les présentes des espaces (les « lieux ») et le Bailleur loue par les présentes les Lieux selon les modalités et conditions suivantes :

1. **Adresse où les Lieux sont situés** : 215, rue St-Jacques Ouest, Montréal, Québec, H2Y 1M6 (l'« Immeuble ») tel que plus amplement décrit à l'Annexe « A ».
2. **Lieux** : décrits à l'Annexe « B ».
3. **Durée** : Cinq (5) années.
4. **Date de Commencement** : le Premier (1^{er}) Novembre 2025 (la « Date de Commencement »).
5. **Option de Renouvellement** : A condition que le Locataire ne soit pas en défaut en vertu de la présente convention, le Locataire bénéficiera dans les cent quatre-vingt (180) jours suivant la quatrième anniversaire de la Date de Commencement, d'une seule option de renouvellement de cinq (5) années au loyer du marché pour des locaux ayant un usage similaire à celui du Locataire en considérant d'autres immeubles situés dans la région de Montréal au moment du renouvellement. Les parties auront quarante-cinq (45) jours pour s'entendre sur le loyer à défaut de quoi la présente option deviendra nulle et non-avenue et la présente convention prendra fin à l'expiration de la Durée. Pour exercer l'option de renouvellement, le Locataire devra fournir au Bailleur un avis écrit dans le délai prescrit à défaut de quoi la présente option deviendra inopérante.
6. **Loyer** : \$1,777.50 plus TPS et TVQ par année payable annuellement, à l'avance, sans compensation ou autre déduction de quelque nature que ce soit, en un seul versement, le premier versement débutant à la Date de Commencement et les autres versements subséquents seront effectués à chaque date anniversaire (le « Loyer »). Le Locataire paiera sa propre taxe d'affaires et toute augmentation des taxes foncières (incluant la surtaxe sur les immeubles non-résidentiels) ou des primes d'assurances imposées contre le Bailleur en raison de l'installation de l'Équipement ou son usage dans les Lieux en utilisant l'an 2020 comme année de base, telles augmentations étant payables par le Locataire sur présentation de pièces justificatives du Bailleur.
7. **Loyer révisé** : Non applicable.
8. **Usage des Lieux et Services publics** : pour installer, entretenir et compléter l'équipement, câble, appareil et accessoire connexe du Locataire (l'« Equipement »), une liste des Equipements étant jointe aux présentes à l'Annexe « C », pour la télécommunication de signaux à des et de clients dans l'immeuble et comme support ou remplacement pour la technologie sonnet du Locataire dans l'éventualité d'une interruption de service, et pour aucune autre fin. Le Locataire peut se brancher à tous les services publics, lignes de tronc, équipements de clients et le système de mise à terre électrique du Bailleur nécessaires (les « Services publics »), pourvu que de tels raccordements soient conformes aux législations et réglementation applicables et que le Bailleur peut accorder de tels droits suivant la législation et réglementation applicables. Le Bailleur ne fait aucune représentation quant à la possibilité d'utiliser des Lieux et des Services publics conformément à l'usage proposé par le Locataire. Le Locataire aura accès aux conduits, risers, placards et salles de compteurs, sujet à l'approbation préalable du Bailleur.

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9. **Electricité** : Le Locataire devra payer au Bailleur, pour sa propre consommation électrique, annuellement et en un seul versement, le premier novembre de chaque année de la Durée, un montant de trois cents dollars (\$300,00) plus toutes taxes applicables. Le Locataire garantit que sa consommation annuelle n'excèdera pas ladite somme par année et fournira des données de consommation au Bailleur le premier jour de septembre de chaque année de la Durée de la convention et si une telle consommation excédentaire devait survenir, le Locataire en assumera tous les frais à l'entière exonération du Bailleur. Le Bailleur pourra exiger en tout temps du Locataire l'installation d'un compteur individuel au frais du Locataire.
10. **Avant la Date de Commencement, le Locataire devra** :
- Soumettre les plans de l'Équipement au Bailleur pour approbation, lesquels seront sujet au consentement du Bailleur ;
 - Obtenir tous les consentements, licences et permis requis afin d'installer et opérer l'Équipement et le Bailleur accepte de coopérer et de fournir toutes informations raisonnables requises par le Locataire ;
 - Effectuer tous les tests requis pour s'assurer que les Lieux sont adéquats pour leur usage anticipé et en informer par écrit le Bailleur, et
 - Fournir au Bailleur un certificat d'assurance de responsabilité civile et une assurance sur les biens se trouvant dans les Lieux démontrant une couverture d'au moins cinq millions de dollars (\$5,000,000) et souscrivant le Bailleur comme assuré additionnel ainsi que toute autre assurance que le Bailleur pourrait raisonnablement demander, toute assurance devant demeurer en vigueur pendant toute la Durée de la convention. Le Locataire fournira au Bailleur un certificat d'assurance.
11. **Installation et entretien de l'Équipement** :
- Le Locataire devra réparer tous dommages à l'immeuble causés par son installation, entretien ou enlèvement de l'Équipement à la fin de la Durée ou dans l'éventualité d'une résiliation anticipée.
 - L'Équipement devra être installé, opéré, entretenu et amélioré d'une façon adéquate et professionnelle en conformité avec de bonnes pratiques d'ingénieurs et conformément aux législations et réglementation applicables.
 - Le Locataire devra s'assurer qu'aucune charge (incluant, sans limitation aucune hypothèque légale des entrepreneurs) ne soit publiée contre l'immeuble résultant de leurs travaux ou de leurs activités et devra indemniser le Bailleur relativement à ces charges et prendre toutes les procédures appropriés pour les faire radier sans délai.
 - Le Locataire devra respecter et s'assurer que ses entrepreneurs respectent la législation en matière de santé et de sécurité et d'environnement, ainsi que toute autre législation applicable en l'espèce et devra réparer tous dommages causés suite à de telles infractions et indemniser le Bailleur pour tout manquement à celles-ci.
 - Le Locataire devra s'assurer que l'Équipement n'interfère pas avec les signaux et l'équipement de locataires ou de fournisseurs de services à qui l'accès a été accordé préalablement, et le Locataire s'engage à prendre toutes les mesures nécessaires pour que cesse aussitôt que possible toute interférence avec tels signaux et équipements.



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f. Le Locataire devra enlever tous les Equipements à la fin de la Durée, ou lors de la résiliation anticipée de la Convention, et devra remettre les Lieux dans leur état original (à l'exception de l'usure normale), laisser les Lieux propres et en bon état, et réparer tous les dommages causés aux Lieux et à l'Immeuble suite à l'enlèvement des Equipements. Si le Locataire néglige de le faire, le Bailleur pourra effectuer les travaux et réparations nécessaires aux frais du Locataire, auquel cas sera ajouté des frais administratifs de quinze pourcent (15%) du coût des travaux. Le Locataire paiera l'ensemble de ces coûts sur demande du Bailleur.

12. **Respect des obligations du Locataire :** Pourvu que le Locataire ait payé le Loyer et respecté ses autres obligations en vertu de la présente convention, le Bailleur accepte que le Locataire ait accès aux Lieux et aux Services publics 24 heures par jour, sept jours par semaine, le tout en conformité avec la présente convention et les exigences raisonnables de sécurité du Bailleur et ait la jouissance paisible des Lieux et des Services publics.

Afin d'avoir accès aux Lieux et aux Services publics, le Locataire devra donner au Bailleur, un avis écrit d'au moins vingt-quatre (24) heures, l'informant; a) de son intention d'entrer dans les Lieux et aux Services publics, b) des noms des personnes qui accéderont aux Lieux et aux Services publics, c) de la raison de l'entrée dans les Lieux et aux Services publics et, d) de la durée prévue du travail à être exécuté. Il est convenu et entendu qu'aucun avis n'est requis en cas d'urgence.

13. **Indemnité :** Le Bailleur et le Locataire s'indemniseront et se garderont chacun indemnes de toute perte ou dommage à des personnes ou biens causé par leur négligence, faute ou omission ou celle de ceux pour lesquels ils sont responsables. Sauf si la réclamation, le coût ou l'évènement découlent de la faute du Locataire ou du Bailleur ou du personnel dont ils ont la responsabilité légale. Si le Bailleur ou le Locataire, sans faute de leur part, devient partie à une poursuite instituée par ou contre l'autre partie, le Locataire ou le Bailleur doit indemniser l'autre partie et payer la totalité des coûts, dépenses et frais judiciaires et extrajudiciaires raisonnables engagés ou payés par le Locataire ou le Bailleur dans le cadre de cette poursuite. Le Locataire ne sera pas tenu responsable de la contamination environnementale préexistante de l'Immeuble à la Date de Commencement mais sera responsable de toute contamination subséquente à la Date de Commencement et indemnifiera le Bailleur à cet égard.

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14. **Défaut et résiliation** : Le Bailleur peut résilier la présente convention si le Locataire fait défaut de remédier, i) à un manquement au paiement de Loyer suite à un avis écrit de cinq (5) jours ouvrables du Bailleur ou, ii) à tout autre manquement suite à un avis écrit de trente (30) jours du Bailleur, sauf si tel manquement ne peut être remédié à l'intérieur de ce délai et que le Locataire a commencé et continue avec diligence à remédier à ce défaut. Si le Bailleur résilie la présente convention suite au défaut du Locataire, le Bailleur pourra conserver le Loyer pour l'année en cours et le Bailleur pourra réclamer tous les dommages qu'il aura encourus suite au défaut du Locataire.



Nonobstant toute disposition à l'effet contraire aux présentes, le Bailleur pourra mettre fin à la présente convention en tout temps, si une Loi ou un règlement applicable venait interdire ou empêcher l'utilisation des Services publics par des tiers tel le Locataire, en remettant un avis écrit au Locataire, telle résiliation prenant effet sur réception de l'avis, sans pénalité ou charge quelconque.

15. **Résiliation unilatérale du Bailleur : Non applicable**

16. **Cession ou sous-location** : Le Bailleur peut céder la présente convention en tout temps et sera libéré de toutes ses obligations envers le Locataire en vertu de la présente convention, pourvu que le Bailleur s'assure que le cessionnaire reçoive avis de la présente convention et assume toutes les obligations en vertu de celle-ci. Le Locataire ne devra pas céder la présente convention ou sous-louer ou licencier tout ou partie des Lieux (une « cession ») sans le consentement écrit préalable du Bailleur, agissant raisonnablement. Nonobstant ce qui précède, le Locataire peut effectuer une cession à une société affiliée, ses prêteurs ou leurs mandataires ou agents, ou à un acheteur d'une partie significative de son entreprise. Le Locataire devra s'assurer que le Bailleur est informé de toute cession et, sauf en cas d'une cession à un acheteur, demeurera responsable en vertu de la présente convention.

17. **Avis** : Tous les avis en vertu de la présente convention devront être par écrit et pourront être livrés par la poste, télécopieur, adresse courriel ou de main à main aux adresses indiquées ci-dessous et seront réputés avoir été reçus trois (3) jours ouvrables si envoyés par la poste et le jour ouvrable suivant la date de transmission par télécopieur, adresse courriel ou en main propre. A ses propres frais, le Locataire peut publier un avis ou extrait de la présente convention sur le titre de l'Immeuble dans une forme approuvée par le Bailleur et obtiendra la radiation de telle inscription à l'expiration ou la résiliation anticipée de la présente convention, à défaut de quoi le Bailleur pourra procéder à la radiation à titre de mandataire du Locataire, et aux frais du Locataire.

18. **Général** : La présente convention représente l'entente complète entre les parties relativement au sujet décrit aux présentes. Tout amendement doit être par écrit et signé par les deux parties. Si toute partie de la présente convention est déclarée invalide, toute telle partie sera retirée sans affecter la validité du reste de la convention. Sauf en raison d'incapacité financière, un délai dans le respect de toute obligation par chacune des parties sera permis pour des causes hors de leur contrôle. Les parties garantissent qu'il n'y a aucune restriction contenue dans toute autre convention à laquelle ils sont partie qui empêcherait chaque partie de conclure la présente convention. Les dispositions de la présente convention seront



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assujetties aux Lois et règlements applicables qui prévaudront en cas de conflit. La présente convention lie les parties, leurs successeurs et cessionnaires respectifs.

19. **Accès au Bailleur** : Le Bailleur et ses représentants pourront en tout temps, sur préavis de quarante-huit (48) heures, avoir accès aux Lieux pour en examiner la condition et faire les modifications qu'ils jugeront nécessaires ou utiles pour l'exploitation et le bon entretien de l'immeuble ou de ses systèmes.
20. **Relocalisation** : Le Bailleur pourra, sur préavis écrit d'au moins quatre-vingt-dix (90) jours au Locataire, relocaliser les Lieux dans d'autres Lieux similaires dans l'immeuble ayant une superficie, une configuration et des caractéristiques techniques, au moins équivalentes aux Lieux. Le Bailleur paiera tous les coûts de préparation des nouveaux Lieux en vue de leur utilisation par le Locataire et les coûts de déménagement du Locataire dans les nouveaux Lieux.
21. **Approbaton des Travaux** : Le Locataire devra obtenir l'approbation préalable du Bailleur quant à tous les travaux effectués dans les Lieux et remettra les plans des travaux proposés au Bailleur. Le Locataire s'engage à remettre au Bailleur des frais de quinze pourcent (15%) du coût des travaux d'aménagements initiaux et des travaux effectués pendant la Durée, tels coûts étant payables sur demande.
22. **Force majeure** : Malgré toute disposition contraire de la présente convention, en cas de retard ou d'empêchement réel dans l'exécution d'une obligation quelconque prévue par la présente convention pour cause de grève, de conflit ouvrier, d'incapacité à se procurer des matériaux ou services, de panne de courant, de Lois restrictives, d'émeute, d'insurrection, de sabotage, de rébellion, de guerre, de cas de force majeure ou pour toute autre cause indépendante de la volonté de la partie retardée ou empêchée, cette partie sera excusée de l'exécution de l'obligation pour la durée du retard et pourra respecter son obligation dans le délai prévu après l'expiration de la période de retard. Toutefois, les dispositions du présent paragraphe n'ont pas pour effet de décharger une partie de l'obligation de régler sans délai tout paiement prévu par la présente convention.
23. **Droits prioritaires** : Le Bail et les droits du Locataire prévus par la présente convention sont, en tout temps, soumis et subordonnés à l'ensemble des baux sous-jacents, hypothèques ou actes de fiducie qui touchent l'immeuble ou le fonds de Terre et qui ont déjà été conclus ou qui seront conclus après la date des présentes ainsi qu'à l'ensemble des renouvellements, reconductions et actes de remplacement de ces instruments.

Si les droits du Bailleur s'éteignent suite à son défaut, en sa qualité de Locataire d'un contrat de Bail sous-jacent, de se conformer à toutes les dispositions de ce contrat ou à toutes les dispositions d'une hypothèque ou d'un acte de fiducie auquel la présente convention est subordonnée, le Locataire convient d'accepter le Bailleur du contrat de Bail ou l'acquéreur de l'immeuble par suite d'une opération effectuée aux termes de l'hypothèque, et de reconnaître ce Bailleur ou cet acquéreur comme son Bailleur prévu par la présente convention.

Le Locataire s'engage à signer et à remettre en tout temps, à la demande du Bailleur ou d'un bailleur prévu par un bail sous-jacent ou d'un créancier hypothécaire, tout



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instrument qui pourrait s'avérer nécessaire ou utile afin de constater la subordination de la présente convention à l'ensemble des baux, hypothèques ou actes de fiducie susmentionnés lors de l'acceptation et reconnaissance ci-dessus.

- 24. Résiliation de la convention :** A l'expiration ou résiliation de la présente convention, ou lorsque le Locataire, avec la permission du Bailleur, quitte les Locaux avant l'expiration de la présente convention, le Locataire devra enlever, à la demande du Bailleur, toutes les Améliorations ou certaines Améliorations précises, notamment celles que lui ou le Bailleur ont installées dans les Locaux conformément à la présente convention ou à tout Bail antérieur conclu par le Locataire à l'égard des Locaux, peu importe qui du Bailleur ou du Locataire en a supporté le coût. Dès lors, le Locataire est tenu de rétablir les Locaux dans leur état original (à l'exception de l'usure normale) en y laissant les Améliorations, elles demeureront, à l'expiration ou à la résiliation de la présente convention pour quelque raison que ce soit, dans les Locaux à titre de biens appartenant au Bailleur sans compensation pour le Locataire. Qui plus est, toute obligation du Locataire en vertu de la présente convention, toute obligation monétaire, qu'elle soit antérieure ou ultérieure à l'expiration ou à toute résiliation prématurée de la présente convention, due en vertu ou suite à des ajustements prévus en vertu de la présente convention, survivra l'expiration ou toute résiliation prématurée de la présente convention.
- 25. Lois environnementales :** Le Locataire garantit et convient : a) qu'il n'apportera pas ou ne permettra pas que soit apportés dans les Lieux ou dans l'Immeuble des matières dangereuses, sauf tel que prévu par les Lois sur l'Environnement; b) de respecter en tout temps et d'exiger de toute personne dont le Locataire est responsable en vertu de la Loi, de respecter les Lois sur l'Environnement s'appliquant aux Lieux ou à l'Immeuble; c) de donner au Bailleur toute notification quant à la présence en tout temps durant la Durée, de matières dangereuses dans ou aux Lieux avec toutes informations concernant ces matières dangereuses ainsi que leur présence dans les Lieux que le Bailleur pourrait demander; d) d'aviser le Bailleur de toute situation qui pourrait résulter en une obligation, en vertu de toute Loi sur l'Environnement, tant pour le Locataire que pour le Bailleur relativement à la présence de matières dangereuses aux, sur ou dans les Lieux, incluant, sans limitation, un avis pour tout écoulement, déversement dans l'environnement de toute matières dangereuses dans ou à partir des Lieux ou de l'Immeuble.

Pour tout défaut du Locataire de se conformer aux dispositions de la présente section, en plus des droits et des recours qui lui sont conférés, le Bailleur pourra exercer les droits et recours suivants :

- a) À l'entière discrétion du Bailleur, résilier/terminer la présente Convention; et/ou
- b) Recouvrer tous et chacun des dommages liés au défaut, y compris, sans en limiter la généralité, en plus des droits réservés et disponibles du Bailleur relativement à toute résiliation/terminaison prématurée de cette convention, les coûts et dépenses de nettoyer, les indemnités et honoraires tant en matière civile que criminelle, la perte de revenus et ventes du Bailleur et ceux d'autres locataires pour tout dommage subi et réclamation faite par des tierces parties, de même que les frais et honoraires des conseillers juridiques du Bailleur.
- 26. Exclusion de responsabilité :** Non applicable

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27. Exécution par le Bailleur : Non applicable

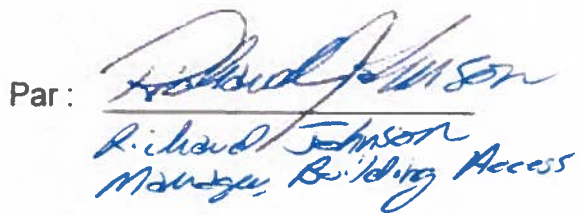
28. Loi d'application : La présente convention est régit par les Lois de la province de Québec et les Lois fédérales qui sont d'application dans cette province et sera interprétée en conséquence. Si l'une quelconque des dispositions de cette convention s'avère illégale ou non exécutoire selon les Lois de cette province, elle est réputée disjointe et les autres dispositions de la présente convention continueront à produire tous leurs effets et sont obligatoires pour les parties comme si la ou les dispositions inopérantes n'y avaient jamais fait parties. Toute dispute concernant l'interprétation ou l'application de l'une ou l'autre des dispositions contenues dans la présente convention, devra être soumise aux tribunaux appropriés pour le district judiciaire de Montréal, province de Québec.

EN FOI DE QUOI, les parties ont signées à Montréal ce 01 novembre 2025.

LOCATEUR :
Aquilini Properties II LP
DBA : 9018 - 4094 Québec Inc.



LOCATAIRE :
Telus Communications

Par : 
Yannick Desbiens,
VP immobilier

Par : 
Richard Johnson
Manager, Building Access

Témoins : _____

Témoins : _____

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Annexe « A »

DÉSIGNATION CADASTRALE DE L'IMMEUBLE

SITE SURVEY OPERATIONS

On January 9th, 2007 et al, a site survey was carried out to locate a thirteen (13) storey building and two (2) basement levels stone and brick building bearing civic number 215 Saint-Jacques Street, in the municipality of the City of Montreal, of which the nature, shape and dimensions are as shown on the attached copy of plan.

UPDATED DESIGNATION OF THE EMPLACEMENT

In my opinion, said building is situated on an emplacement known and designated as lots **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal.

Lot 3 303 508 (PC07576) is more fully described as follows and the common lots number 3 303 505 and 3 303 509 are described hereafter:

Lot 3 303 505 (common lot) (From the Nadir to Altitude -10,00 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND FIVE (3 303 505)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring ninety-three hundredths of a metre (0,93 m) along this limit; to the north-east by lot 3 892 335, measuring six metres and forty-five hundredths (6,45 m) along this limit; to the north-west by lot 3 892 335, measuring twenty-two metres and nineteen hundredths (22,19 m) along this limit; to the north-east by lot 3 893 097, measuring nine metres and thirty-one hundredths (9,31 m) along this limit; to the north-west by lot 3 893 097, measuring eleven metres and thirty-nine hundredths (11,39 m) along this limit; to the south-west by lot 3 893 097, measuring eight metres and fifty-three hundredths (8,53 m) along this limit; to the north-west by lot 3 892 335, measuring ten metres and nine hundredths (10,09 m) along this limit; to the north-west by lot 3 892 335, measuring eleven metres and ninety-four hundredths (11,94 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring fifty-four metres and seventy-two hundredths (54,72 m) along this limit; to the south-west by lot 1 180 646, measuring thirty metres and eighty-one hundredths (30,81 m) along this limit; to the south-east by lot 1 180 646, measuring one metre and ten hundredths (1,10 m) along this limit; to the south-west by lot 1 182 702 composing Des Fortifications Lane, measuring eight metres and twenty-five hundredths (8,25 m) along this limit.

Containing an area of one thousand six hundred and four square metres and eight tenths (1 604,8 m²).

Lot 3 303 509 (Common Lot) (From Altitude 14,62 m to Altitude 26,90 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND NINE (3 303 509)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring twenty-five metres and seventy-five hundredths (25,75 m) along this limit; to the north-east by lot 3 893 097, measuring six metres and two hundredths (6,02 m) along this limit; to the south-east by lots 3 303 507 and 3 303 508, measuring twenty-five metres and eighty-six hundredths (25,86 m) along this limit; to the south-west by lot 1 182 702 (Des Fortifications Lane), measuring five metres and ninety-three hundredths (5,93 m) along this limit.



Containing an area of one hundred and fifty-four square metres and two tenths (154,2 m²).

Lot 3 303 509 (Common Lot) (From Altitude 26,90 m to the Zenith)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND NINE (3 303 509)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring twenty-nine metres and sixteen hundredths (29,16 m) along this limit; to the north-east by lot 3 303 508, measuring six metres and nineteen hundredths (6,19 m) along this limit; to the south-east by lots 3 303 507 and 3 303 508, measuring twenty-six metres and ninety-four hundredths (26,94 m) along this limit; to the south-west by lot 1 182 702 (Des Fortifications Lane), measuring five metres and ninety-three hundredths (5,93 m) along this limit.

Containing an area of one hundred and seventy-seven square metres and nine tenths (177,9 m²).

Lot 3 303 508 (From Altitude -10,00 m to Altitude 11,42 m)

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Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring four metres and sixty-two hundredths (4,62 m) along this limit; to the north-east by lot 3 893 097, measuring nine metres and thirty-one hundredths (9,31 m) along this limit; to the north-west by lot 3 893 097, measuring eleven metres and thirty-nine hundredths (11,39 m) along this limit; to the south-west by lot 3 893 097, measuring eight metres and fifty-three hundredths (8,53 m) along this limit; to the north-west by lot 3 892 335, measuring ten metres and nine hundredths (10,09 m) along this limit; to the north-west by lot 3 892 335, measuring eleven metres and ninety-four hundredths (11,94 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring twenty-three metres and twenty-nine hundredths (23,29 m) along this limit.

Containing an area of one thousand and twenty square metres and five tenths (1 020,5 m²).

Lot 3 303 508
(From Altitude 11,42 m to Altitude 11,86 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring four metres and sixty-two hundredths (4,62 m) along this limit; to the north-east by lot 3 893 097, measuring nine metres and thirty-one hundredths (9,31 m) along this limit; to the north-west by lots 3 893 097 and 3 892 335, measuring twenty-one metres and twenty-one hundredths (21,21 m) along this limit; to the south-west by lot 3 892 335, measuring seven metres and ninety-seven hundredths (7,97 m) along this limit; to the north-west by lot 3 892 335, measuring eleven metres and ninety-four hundredths (11,94 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring twenty-three metres and twenty-nine hundredths (23,29 m) along this limit.

Containing an area of nine hundred and thirty-eight square metres and four tenths (938,4 m²).



Lot 3 303 508
(From Altitude 11,86 m to Altitude 12,63 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring one metre and thirty hundredths (1,30 m) along this limit; to the north-east by lot 3 892 335, measuring sixty-eight hundredths of a metre (0,68 m) along this limit; to the north-west by lot 3 892 335, measuring three metres and thirty-six hundredths (3,36 m) along this limit; to the north-east by lot 3 893 097, measuring one metre and eighty-three hundredths (1,83 m) along this limit; to the north-west by lot 3 893 097, measuring two metres and sixty-three hundredths (2,63 m) along this limit; to the north-east by lot 3 893 097, measuring seven metres and thirty-three hundredths (7,33 m) along this limit; to the north-west by lots 3 893 097 and 3 892 335, measuring eighteen metres and seventy-one hundredths (18,71 m) along this limit; to the south-west by lot 3 892 335, measuring seven metres and ninety-seven hundredths (7,97 m) along this limit; to the north-west by lot 3 892 335, measuring eleven metres and ninety-four hundredths (11,94 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring twenty-three metres and ninety-six hundredths (23,96 m) along this limit.

Containing an area of nine hundred and fifty-eight square metres and three tenths (958,3 m²).

Lot 3 303 508
(From Altitude 12,63 m to Altitude 14,62 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring seven metres and twenty-five hundredths (7,25 m) along this limit; to the north-east by lot 3 893 097, measuring nine metres and eighty-eight hundredths (9,88 m) along this limit; to the north-west by lots 3 893 097 and 3 892 335, measuring eighteen metres and seventy-one hundredths (18,71 m) along this limit; to the south-west by lot 3 892 335, measuring seven metres and ninety-seven

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hundredths (7,97 m) along this limit; to the north-west by lot 3 892 335, measuring eleven metres and ninety-four hundredths (11,94 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring twenty-three metres and ninety-six hundredths (23,96 m) along this limit.

Containing an area of nine hundred and sixty-seven square metres and two tenths (967,2 m²).



Lot 3 303 508 – 2nd Basement Level
(From Altitude 14,62 m to Altitude 17,82 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 303 509, measuring seven metres and twenty-five hundredths (7,25 m) along this limit; to the north-east by lot 3 893 097, measuring nine metres and thirty-seven hundredths (9,37 m) along this limit; to the north-west by lot 3 893 097, measuring eight metres and fifty-one hundredths (8,51 m) along this limit; to the south-west by lot 3 893 097, measuring eight metres and eighty-eight hundredths (8,88 m) along this limit; to the south-west by lot 3 893 097, measuring four metres and seventeen hundredths (4,17 m) along this limit; to the north-west by lot 3 892 355, measuring two metres and seventy-seven hundredths (2,77 m) along this limit; to the north-east by lot 3 892 335, measuring six metres and two hundredths (6,02 m) along this limit; to the north-west by lot 3 892 335, measuring six metres and forty-two hundredths (6,42 m) along this limit; to the south-west by lot 3 892 335, measuring fifty-one hundredths of a metre (0,51 m) along this limit; to the north-west by lot 3 892 335, measuring fifty-eight hundredths of a metre (0,58 m) along this limit; to the north-east by lot 3 892 335, measuring twenty-three hundredths of a metre (0,23 m) along this limit; to the north-west by lot 3 892 335, measuring four metres and sixteen hundredths (4,16 m) along this limit; to the south-west by lot 3 892 335, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 335, measuring sixty-three hundredths of a metre (0,63 m) along this limit; to the north-east by lot 3 892 335, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 335, measuring six metres and seventeen hundredths (6,17 m) along this limit; to the south-west by lot 3 892 335, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 335, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 335, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 335, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring twenty-three metres and ninety-six hundredths (23,96 m) along this limit.

Containing an area of one thousand and fifty-nine square metres and two tenths (1 059,2 m²).

Lot 3 303 508 – 1st Basement Level
(From Altitude 17,82 m to Altitude 21,27 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 303 509, measuring seven metres and twenty-five hundredths (7,25 m) along this limit; to the north-east by lot 3 893 097, measuring nine metres and thirty-seven hundredths (9,37 m) along this limit; to the north-west by lot 3 893 097, measuring eight metres and fifty-one hundredths (8,51 m) along this limit; to the south-west by lot 3 893 097, measuring eight metres and eighty-eight hundredths (8,88 m) along this limit; to the south-west by lot 3 893 097, measuring four metres and seventeen hundredths (4,17 m) along this limit; to the north-west by lot 3 892 355, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 355, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-west by lot 3 892 355, measuring four metres and sixteen hundredths (4,16 m) along this limit; to the south-west by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring sixty-three hundredths of a metre (0,63 m) along this limit; to the north-east by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring six metres and seventeen hundredths (6,17 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring twenty-three metres and ninety-six hundredths (23,96 m) along this limit.

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Containing an area of one thousand and ninety-three square metres and one tenth (1 093,1 m²).

Lot 3 303 508
(From Altitude 21,27 m to Altitude 24,22 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 355, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-west by lot 3 892 355, measuring four metres and sixteen hundredths (4,16 m) along this limit; to the south-west by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring sixty-three hundredths of a metre (0,63 m) along this limit; to the north-east by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring six metres and seventeen hundredths (6,17 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring twenty-five metres and forty-three hundredths (25,43 m) along this limit; to the south-west by lot 3 303 507, measuring thirteen metres and eleven hundredths (13,11 m) along this limit; to the north-west by lot 3 303 507, measuring two metres and ninety-seven hundredths (2,97 m) along this limit; to the south-west by lot 3 303 507, measuring three metres and fifty-one hundredths (3,51 m) along this limit; to the south-east by lot 3 303 507, measuring one metre and fifteen hundredths (1,15 m) along this limit; to the south-west by lot 3 303 507, measuring three metres and four hundredths (3,04 m) along this limit; to the south-east by lot 3 303 507, measuring one metre and seventy-three hundredths (1,73 m) along this limit; to the south-west by lot 3 303 507, measuring two metres and sixty-five hundredths (2,65 m) along this limit; to the north-west by lot 3 893 097, measuring four metres and eighty-one hundredths (4,81 m) along this limit; to the south-west by lot 3 893 097, measuring eight metres and eighty-eight hundredths (8,88 m) along this limit; to the south-west by lot 3 893 097, measuring four metres and seventeen hundredths (4,17 m) along this limit.

Containing an area of seven hundred and sixty-four square metres and three tenths (764,3 m²).

Lot 3 303 508
(From Altitude 24,22 m to Altitude 26,90 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 335, measuring seventy-one hundredths of a metre (0,71 m) along this limit; to the north-west by lot 3 892 335, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-east by lot 3 892 335, measuring eighty-three hundredths of a metre (0,83 m) along this limit; to the north-west by lot 3 892 335, measuring two metres and fifty-nine hundredths (2,59 m) along this limit; to the south-west by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring sixty-three hundredths of a metre (0,63 m) along this limit; to the north-east by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring six metres and seventeen hundredths (6,17 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring twenty-five metres and forty-three hundredths (25,43 m) along this limit; to the south-west by lot 3 303 507, measuring thirteen metres and eleven hundredths (13,11 m) along this limit; to the north-west by lot 3 303 507, measuring two metres and ninety-seven hundredths (2,97 m) along this limit; to the south-west by lot 3 303 507, measuring three metres and fifty-one hundredths (3,51 m) along this limit; to the south-east by lot 3 303 507, measuring one metre and fifteen hundredths (1,15 m) along this limit; to the south-west by lot 3 303 507, measuring three metres and four hundredths (3,04 m) along this limit; to the south-east by lot 3 303 507, measuring one metre and seventy-three hundredths (1,73 m) along this limit; to the south-west by lot 3 303 507, measuring two metres and sixty-five hundredths (2,65 m) along this limit; to the north-west by lot 3 893 097, measuring four metres and eighty-one hundredths (4,81 m) along this limit; to the south-west by lot 3 893 097, measuring eight metres and eighty-eight hundredths (8,88 m) along this limit; to the south-west by lot 3 893 097, measuring four metres and seventeen hundredths (4,17 m) along this limit.

Containing an area of seven hundred and sixty-five square metres and six tenths (765,6 m²).

Lot 3 303 508
(From Altitude 26,90 m to Altitude 27,00 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the

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cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 892 335, measuring five metres and twelve hundredths (5,12 m) along this limit; to the north-east by lot 3 892 335, measuring one metre and ninety-three hundredths (1,93 m) along this limit; to the north-west by lot 3 892 335, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 335, measuring seventy-one hundredths of a metre (0,71 m) along this limit; to the north-west by lot 3 892 335, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-east by lot 3 892 335, measuring eighty-three hundredths of a metre (0,83 m) along this limit; to the north-west by lot 3 892 335, measuring two metres and fifty-nine hundredths (2,59 m) along this limit; to the south-west by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring sixty-three hundredths of a metre (0,63 m) along this limit; to the north-east by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring six metres and seventeen hundredths (6,17 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring twenty-five metres and forty-three hundredths (25,43 m) along this limit; to the south-west by lot 3 303 507, measuring thirteen metres and eleven hundredths (13,11 m) along this limit; to the north-west by lot 3 303 507, measuring two metres and ninety-seven hundredths (2,97 m) along this limit; to the south-west by lot 3 303 507, measuring three metres and fifty-one hundredths (3,51 m) along this limit; to the south-east by lot 3 303 507, measuring one metre and fifteen hundredths (1,15 m) along this limit; to the south-west by lot 3 303 507, measuring three metres and four hundredths (3,04 m) along this limit; to the south-east by lot 3 303 507, measuring one metre and seventy-three hundredths (1,73 m) along this limit; to the south-west by lots 3 303 507 and 3 303 509, measuring seventeen metres and eighty-five hundredths (17,85 m) along this limit.

Containing an area of eight hundred and thirty-eight square metres and six tenths (838,6 m²).



Lot 3 303 508
(From Altitude 27,00 m to Altitude 28,67 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 303 509, measuring eighteen metres and twenty-three hundredths (18,23 m) along this limit; to the south-west by lot 3 303 509, measuring six metres and nineteen hundredths (6,19 m) along this limit; to the north-west by lot 3 892 335, measuring five metres and twelve hundredths (5,12 m) along this limit; to the north-east by lot 3 892 335, measuring one metre and ninety-three hundredths (1,93 m) along this limit; to the north-west by lot 3 892 335, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 335, measuring seventy-one hundredths of a metre (0,71 m) along this limit; to the north-west by lot 3 892 335, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-east by lot 3 892 335, measuring eighty-three hundredths of a metre (0,83 m) along this limit; to the north-west by lot 3 892 335, measuring two metres and fifty-nine hundredths (2,59 m) along this limit; to the south-west by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring sixty-three hundredths of a metre (0,63 m) along this limit; to the north-east by lot 3 892 355, measuring sixteen hundredths of a metre (0,16 m) along this limit; to the north-west by lot 3 892 355, measuring six metres and seventeen hundredths (6,17 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring four metres and forty-four hundredths (4,44 m) along this limit; to the south-east by lot 3 303 507, measuring two metres and forty-eight hundredths (2,48 m) along this limit; to the south-west by lot 3 303 507, measuring four metres and seventy hundredths (4,70 m) along this limit; to the south-east by lot 3 303 507, measuring four metres and seventy-two hundredths (4,72 m) along this limit; to the south-west by lot 3 303 507, measuring fifteen metres and ten hundredths (15,10 m) along this limit.

Containing an area of one thousand three hundred and nineteen square metres and eight tenths (1 319,8 m²).

Lot 3 303 508
(From Altitude 28,67 m to Altitude 36,40 m)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 303 509, measuring eighteen metres and twenty-three hundredths (18,23 m) along this limit; to the south-west by lot 3 303 509, measuring six metres and nineteen hundredths (6,19 m) along this limit; to the north-west by lot 3 892 335, measuring five metres and twelve hundredths (5,12 m) along this

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limit; to the north-east by lot 3 892 335, measuring one metre and ninety-three hundredths (1,93 m) along this limit; to the north-west by lot 3 892 335, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 335, measuring seventy-one hundredths of a metre (0,71 m) along this limit; to the north-west by lot 3 892 335, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-east by lot 3 892 335, measuring eighty-three hundredths of a metre (0,83 m) along this limit; to the north-west by lot 3 892 335, measuring nine metres and thirty-nine hundredths (9,39 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring four metres and forty-four hundredths (4,44 m) along this limit; to the south-east by lot 3 303 507, measuring two metres and forty-eight hundredths (2,48 m) along this limit; to the south-west by lot 3 303 507, measuring four metres and seventy hundredths (4,70 m) along this limit; to the south-east by lot 3 303 507, measuring four metres and seventy-two hundredths (4,72 m) along this limit; to the south-west by lot 3 303 507, measuring fifteen metres and ten hundredths (15,10 m) along this limit.

Containing an area of one thousand three hundred and nineteen square metres and seven tenths (1 319,7 m²).

Lot 3 303 508
(From Altitude 36,40 m to the Zenith)

Lot **THREE MILLION THREE HUNDRED AND THREE THOUSAND FIVE HUNDRED AND EIGHT (3 303 508)**, of the cadastre of Quebec, registration division of Montreal, in the municipality of the City of Montreal, being of irregular figure, bounded and more fully described as follows: to the north-west by lot 3 303 509, measuring eighteen metres and twenty-three hundredths (18,23 m) along this limit; to the south-west by lot 3 303 509, measuring six metres and nineteen hundredths (6,19 m) along this limit; to the north-west by lot 3 892 335, measuring five metres and twelve hundredths (5,12 m) along this limit; to the north-east by lot 3 892 335, measuring one metre and ninety-three hundredths (1,93 m) along this limit; to the north-west by lot 3 892 335, measuring seven metres and eighty-six hundredths (7,86 m) along this limit; to the north-east by lot 3 892 355, measuring four metres and ten hundredths (4,10 m) along this limit; to the north-west by lot 3 892 355, measuring one metre and ninety-one hundredths (1,91 m) along this limit; to the north-east by lot 3 892 335, measuring seventy-one hundredths of a metre (0,71 m) along this limit; to the north-west by lot 3 892 335, measuring one metre and fifty-nine hundredths (1,59 m) along this limit; to the north-east by lot 3 892 335, measuring eighty-three hundredths of a metre (0,83 m) along this limit; to the north-west by lot 3 892 335, measuring nine metres and thirty-nine hundredths (9,39 m) along this limit; to the south-west by lot 3 892 355, measuring forty-six hundredths of a metre (0,46 m) along this limit; to the north-west by lot 3 892 355, measuring one metre (1,00 m) along this limit; to the north-east by lot 3 892 355, measuring twelve hundredths of a metre (0,12 m) along this limit; to the north-west by lot 3 892 355, measuring seventy-four hundredths of a metre (0,74 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nine metres and forty-six hundredths (9,46 m) along this limit; to the north-east by lot 1 284 318 composing Saint-François-Xavier Street, measuring nineteen metres and fifty-seven hundredths (19,57 m) along this limit; to the south-east by lot 1 182 704 composing Saint-Jacques Street, measuring thirty-six metres and forty-seven hundredths (36,47 m) along this limit; to the south-west by lot 3 303 507, measuring eight metres and fourteen hundredths (8,14 m) along this limit; to the south-east by lot 3 303 507, measuring fifteen hundredths of a metre (0,15 m) along this limit; to the south-west by lot 3 303 507, measuring four metres and forty-four hundredths (4,44 m) along this limit; to the south-east by lot 3 303 507, measuring seven metres and twenty hundredths (7,20 m) along this limit; to the south-west by lot 3 303 507, measuring nineteen metres and eighty-one hundredths (19,81 m) along this limit.

Containing an area of one thousand three hundred and forty-one square metres and nine tenths (1 341,9 m²).

The emplacement hereinabove described is subject to a notarial verification of the titles and the servitudes.

DATE OF THE RESEARCH

The last research at the registry office in respect to this lot was completed on October 2nd, 2009.

REFERENCE TO THE LAST DEED OF ACQUISITION

The last sale as indicated in the index of immovable was registered on April 4th, 1997 under number 4 919 078. In said sale, **9018-4094 QUEBEC INC.** is indicated as being the owner of said emplacement.

NOTE: The deed registered under number 4 919 078 covers a greater extent of land than the present property.

CADASTRAL HISTORY

Cadastral Layers

The former cadastral designation of the above described lots was composed of lot 3 303 504.

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The former cadastral designation was composed of lots 2 692 628 and 2 692 629 and part of lots 2 191 344 and 2 191 347.

The former cadastral designation was known as lot 2 191 345, 2 191 346 and part of lots 2 191 344 and 2 191 347.

The former cadastral designation was known as part of lot 1 180 643.

The former cadastral designation was known as a lot without cadastral designation and lots 201-1, 202, 203 of the cadastre of the City of Montreal (West Ward).

The former cadastral designation was known as a lot without cadastral designation and lots 202, 203 and part of lot 201 of the cadastre of the City of Montreal (West Ward).

Registration Date

Lot 3 303 508 was deposited at the Registry Office on February 7th, 2006.

Lot 3 303 504 was deposited on February 3rd, 2006.

Lots 2 692 628 and 2 692 629 were deposited on August 19th, 2002.

Lots 2 191 344 to 2 191 347 were deposited on August 22nd, 2000 and subsequently corrected on July 4th, 2001.

Lot 1 180 643 was deposited on July 17th, 1998 and subsequently corrected on June 13th, 2000.



Lot 201-1 was deposited on January 16th, 1987.

Lots 201 to 203 were deposited on September 1st, 1870.

CO-OWNERSHIP

The property under study is subject to the charges, conditions, obligations and privileges as prescribed in the Declaration of Co-ownership registered under number 5 316 824 and further amended under numbers 10 349 649 and 11 131 990. All of which has been restated and amended by the deed registered under number 13 050 246.

With the buildings thereon erected bearing civic number 201 and 215 Saint-Jacques Street, in the City of Montreal, Province of Quebec.

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Annexe « B »

Lieux de l'installation du Locataire

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Annexe « C »

Liste des équipements du Locataire

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