

9110-6062 QUEBEC INC.

800 Place Victoria  
Suite 440,  
Montréal, Québec  
H4Z 1E8

Tel: 514.933.5112

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*Michael Matthews, Vice-president – Director of Leasing  
Ligne Directe/Direct Line: 514-933-5112, ext. 262  
mmatthews@theshapirogroup.com*

September 26<sup>th</sup>, 2012

Telus Communications Company  
C/o Robert Beatty  
25 York Street, 22nd floor  
Toronto (Ontario) M5J 2V5

Sent by email: robert.beatty@telus.com

RE: Lease Renewal for 3750 Cremazie E., Montreal

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Dear Mr. Beatty:

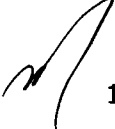
We wish to confirm the extension of your Original Lease, dated September 30<sup>th</sup>, 2001 and Lease dated July 29<sup>th</sup>, 2008 under the following terms and conditions:

**RENEWAL TERM & RENTAL:**

The Renewal Term of the Lease shall be for five (5) years, commencing on the first day of October 2012 and terminating on the last day of September 2017.

For the renewal term, the Tenant shall pay an annual rental as follows on the first day of October of each year of the renewal term:

- From October 1<sup>st</sup>, 2012 to September 30<sup>th</sup>, 2013: \$3,015.20, plus all applicable taxes
- From October 1<sup>st</sup>, 2013 to September 30<sup>th</sup>, 2014: \$3,090.58, plus all applicable taxes
- From October 1<sup>st</sup>, 2014 to September 30<sup>th</sup>, 2015: \$3,167.84, plus all applicable taxes
- From October 1<sup>st</sup>, 2015 to September 30<sup>th</sup>, 2016: \$3,256.26, plus all applicable taxes
- From October 1<sup>st</sup>, 2016 to September 30<sup>th</sup>, 2017: \$3,337.67, plus all applicable taxes


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**ACCEPTANCE:**

EXECUTED BY TENANT THIS 31<sup>ST</sup> DAY OF OCT 2012.

**Telus Communications Company**

Per:

  
\_\_\_\_\_  
Tenant – Robert Beatty

ACCEPTED BY LANDLORD THIS 5<sup>TH</sup> DAY OF NOVEMBER 2012.

**9110-6062 Québec Inc.**

Per:

  
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Landlord – Michael Matthews