



May 5, 2015

Sent via Purolator

Telus Communications Company
Attention: Richard Johnson
25 York Street, 26th floor
Toronto, ON
M5J 2V5

Dear Sirs/Mesdames:

Re: Telecommunications POP License Agreement between OMERS Realty Corporation and CPP Investment Board Real Estate Holdings Inc. and Telus Communications Company dated September 1, 2010 with respect to 10 Bay Street, Toronto, Ontario (the "License Agreement")

Pursuant to section 4 of the above-referenced License Agreement (the automatic renewal provision), we are pleased to confirm that the License Agreement has been renewed for a further five (5) year term, commencing September 1, 2015.

The renewal term will be governed by the same terms and conditions of the License Agreement except for the License Fee and further rights to renew, both as set out in that section.

The pertinent details are as follows:

1. Renewal Term: 5 years
2. Commencement Date: September 1, 2015
3. Expiration Date: August 31, 2020
4. CPI Increase: 8.7%
5. License Fee for Renewal Term: Nine Hundred and Forty-One dollars and Sixty cents (\$706.33) per annum
6. License Fee due dates:
 - September 1, 2015
 - September 1, 2016
 - September 1, 2017
 - September 1, 2018
 - September 1, 2019
7. Remaining Renewal Term: 1 period of 5 years

On behalf of the Licensor,

OXFORD PROPERTIES GROUP

David Giddings, Director, National Programs

Receipt of this notice hereby acknowledged this 12th day of May, 2015.

Telus Communications Company

Name: Richard Johnson
Title: Manager, Building Access