

TELECOMMUNICATIONS LICENSE AGREEMENT
INFORMATION PAGE

TELECOMMUNICATIONS LICENSE AGREEMENT dated the 1st day of January, 2007 between **Oxford Properties Group Inc. and 735832 Alberta Ltd.** as the Licensor and **Telus Communications Company** as the Licensee.

Building: Government House, the building municipally known as 800 Burrard Street in the City of Vancouver, and the Province of British Columbia.

Deemed Area: 80 square feet.

Commencement Date: the 1st day of January, 2007.

License Fee: the annual sum of One Thousand, Six Hundred dollars (\$1,600) calculated based on the annual rate of Twenty dollars (\$20.00) per square foot of the floor area of the Deemed Area. The floor area of the Deemed Area is estimated to be 80 square feet. The exact measurement of the Deemed Area may be verified by the Licensor with any changes agreed upon by the Licensee (both parties acting reasonably) and the applicable adjustment of the License Fee and the floor area will be made retroactively to the Commencement Date.

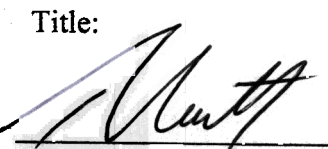

Hydro Electric Fee: the annual sum of Two Hundred and Fifty dollars (\$250) in advance due on the Commencement Date and each anniversary thereafter, where applicable, as accepted by both parties.

Additional Terms are on Pages to 24 following of this Agreement.

Renewal Term: One period(s) of Five (5) years.

Term: The period starting on the Commencement Date, and ending on the on the 31 day of December, 2012.

The parties hereto agree to all of the provisions on Pages 1 to 24 following of this Agreement and have executed this Agreement as of the date hereof.

TELU COMMUNICATIONS COMPANY (Licensee)	Oxford Properties Group Inc. and 735832 Alberta Ltd. by their agent (without personal liability) Oxford Management Services Inc.
Per: _____	Per: _____
Name: _____	Name: _____
Title: _____	Title: _____
Per:  c/s	Per:  c/s
Name: <i>BETTY</i>	Name: DANIEL A. HOLMES
Title: <i>AVP, BUILDING ACCESS</i>	Title: ASSISTANT SECRETARY

NOTE: See Oxford Master Agreement, 2007 for terms and conditions.