



December 11, 2007

TELUS COMMUNICATIONS COMPANY
c/o Cushman & Wakefield LePage Inc.
33 Yonge Street
Suite 1000
Toronto, Ontario
M5E 1S9

Dear Sirs:

Please refer to the License Agreement made as of March 14, 2003 as subsequently assigned by Telus Communications (Quebec) Inc. to you ("License Agreement"), whereby you assumed all obligations of the Licensee under the License Agreement, granting you the non-exclusive license to use the Equipment Room and Conduit Facilities (as defined in the License Agreement) located in the Building at 1255 University Street, Montreal, for the installation, operation and maintenance of Telecommunications Equipment, which License Agreement expired on November 30, 2007.

We hereby offer you to extend the License Term of the License Agreement for an additional term of five (5) years commencing on December 1, 2007 and expiring on November 30, 2012, upon the same terms and conditions, save and except that the License Fee shall be the annual sum of Three Thousand Five Hundred dollars (\$3,500.00), plus applicable sales taxes.

If you are in agreement with the foregoing, please sign this letter in the space hereunder, whereupon the License Agreement shall be extended in accordance with the terms hereinabove set forth.

MONIT PROPERTIES INC.
("Licensor")

Per: 

 - President

ACCEPTED AND AGREED TO:
on this 19th day of December, 2007.
TELUS COMMUNICATIONS COMPANY
("Licensee")

Per: 

Sharon Trotter - Real Estate Specialist

I HAVE AUTHORITY TO BIND THE CORPORATION

1000, rue Sherbrooke Ouest, bureau 1800
Montréal (Québec)
H3A 0A6
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Fax: (514) 939-0334