

**1<sup>st</sup> ADDENDUM TO A TELECOMMUNICATIONS LICENSE  
AGREEMENT**  
**Executed in Montreal, this 11<sup>th</sup> day of August 2014**

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**BETWEEN** : **360 SAINT JACQUES NOVA SCOTIA COMPANY**, a company duly incorporated under the laws of Nova Scotia and having a place of business at 409, Saint-Nicolas, Suite 200, in the City of Montréal, Province of Québec, H2Y 2P4, herein represented by its Vice President Mr. Georges Coulombe, duly authorized for the purposes hereof;  
(the "Owner")

**AND**: **TELUS COMMUNICATIONS COMPANY.**, a corporation incorporated under the laws of Canada and having its office at 25 York Street, 22<sup>nd</sup> floor, City of Toronto, Province of Ontario, M5J 2V5, herein represented by its AVP Building Access Mr. Robert Beatty duly authorized for the purposes hereof;  
(the "Licensee")

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**WHEREAS** the Licensee and the Owner entered into a Telecommunications License Agreement dated **August 17<sup>th</sup>, 2009** (the "**Lease Agreement**") in connection with the Multi-Dwelling Unit Building described as 360 St-Jacques street, located in the City of Montreal, Province of Québec (the "**Premises**"); and

**WHEREAS** the Owner and the Licensee have agreed to renew the License Agreement for a term of 10 years commencing on the Commencement Date.

**NOW THEREFORE**, in consideration of the mutual covenants and premises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the Licensee agree as follows:

- 1. Commencement Date.** The Commencement Date of the Telecommunications License Renewal Agreement shall be **August 1<sup>st</sup> 2014**
- 2. Expiration Date.** The Expiration Date of the Telecommunications License Renewal Agreement shall be **July 31<sup>st</sup> 2024**
- 3. License fee.** The Licensee shall pay to the Owner an annual License Fee in the amount of \$6,100.00
- 4. Main Lease.** It is mutually agreed that this Addendum shall amend mutatis mutandis all former agreements save for the modifications contained hereinafter.

| INITIALS  |           |
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| OWNER     | LICENSEE  |
| <i>GC</i> | <i>RB</i> |

**ACKNOWLEDGEMENT AND SIGNATURES**

THE PARTIES HERETO ACKNOWLEDGE AND DECLARE THAT ALL CLAUSES OF THIS ADDENDUM TO THE LEASE HAVE BEEN DISCUSSED AND NEGOTIATED FREELY BETWEEN THEM AND THAT EACH PARTY HAS RECEIVED ALL NECESSARY LEGAL ADVICE FROM A LEGAL COUNSEL OF ITS CHOICE BEFORE SIGNING AND EXECUTING THIS ADDENDUM TO THE LEASE.

EXECUTED in MONTREAL, this \_\_\_\_\_ August 2014.

**Owner: 360 SAINT JACQUES NOVA SCOTIA COMPANY**

per: *Georges Coulombe*  
Georges Coulombe

**Licensee: TELUS COMMUNICATIONS COMPANY**

per: *Robert Beatty*  
*Richard Johnson*  
*Manager, Building Access*

| INITIALS   |           |
|------------|-----------|
| OWNER      | LICENSEE  |
| <i>GC.</i> | <i>RT</i> |