TELECOMMUNICATIONS LICENSE AGREEMENT dated the 1st day of January, 2007 between

Canadian DC Facilities Holdings Inc. and Oxford Properties Group Inc. as the Licensor and **Telus Communications Company** as the Licensee.

Building: RBC Data Centre the building municipally known as 195 Fort Street in the City of Winnipeg and the Province of Manitoba.

Deemed Area: 30 square feet.

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

License Fee: the annual sum of Four Hundred and Fifty dollars ($450) calculated based on the annual rate of Fifteen dollars ($15.00) per square foot of the floor area of the Deemed Area. The floor area of the Deemed Area is estimated to be 30 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.
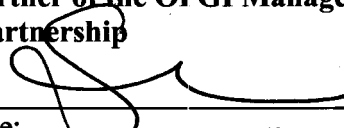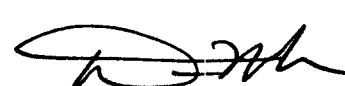
Hydro Electric Fee: the annual sum of Two Hundred and Fifty dollars ($250) in advance due on the Commencement Date and each anniversary thereafter.

Additional Terms are on Pages 1 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.

TELUS COMMUNICATIONS COMPANY (Licensee)	**Canadian DC Facilities Holdings Inc. and Oxford Properties Group Inc. by their agent (without personal liability),OPGI Management GP Inc. as general partner of the OPGI Management Limited Partnership**
Per:	Per:
Name: Title: c/s	Name: STEPHEN SMITH Title: VP - NATIONAL PROGRAMS c/s
Per:	Per:
Name: Roscoe ISGAITY Title: AVP, Building Access	Name: DANIEL A. HOLMES Title: ASSISTANT SECRETARY

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