

February 29, 2012

Via fax : 418-868-8688

Industrielle Alliance, Assurance of services financiers Inc.  
C/O A/S Administration, placements immobiliers  
1080 Grande-Alleé Ouest  
C.P 1907, succursale Terminus  
Quebec, QC, G1K 7M3

RE: Lease Amendment and Extension Agreement for 1126, 1134 Grande-Alleé O. Quebec.

Dear Sirs:

Please refer to the Agreement entered into between, and TELUS Communications (QUEBEC) Inc. with an original Lease term commencing May 1, 2002 for space occupied to provide telecommunications services in the building bearing main civic number 1126-1134 Grande-Alleé Ouest, Québec ("Building"), which Agreement required renewal as of May 1, 2007.

We continue to provide service in the Building as stipulated by the Canadian Radio-television and Telecommunications Commission under Decision 2009-45. The terms of the agreement comply with the CRTC Decision and we would like to finalize an extension of the current agreement terms.

We hereby provide notice to extend the Term of the Agreement for a further period of Five (5) years commencing May 1, 2012 ("Commencement Date") and expiring on April 30, 2017 ("Termination Date") under the same terms and conditions existing during the last twelve months of the Term except for the rental rate during the extended term which shall be \$30.00 per sq. ft. *par annum - from May 1 2012 To 30 April 2017*

In addition, the Agreement will be amended so that the Lessee shall have the right to renew the Lease for one (5) year further term, under the same terms and conditions, except for the annual rental which shall be mutually agreed to based on market rent for similar premises. The Lessee shall exercise its option to renew by written notice to the Lessor at least two (2) months prior to the expiration of the relevant period.

*This lease amendment and Extension Agreement shall be governed by and interpreted in accordance with the laws and regulations of the city of Quebec, the province of Quebec and the Federal laws of Canada -*

**BUILDING SYSTEMS INTERRUPTION:**

In the event of any planned and/or staged power outages, generator and other basic building testing which could impact continued service, notice should be given via email and telephonic notice to TELUS Event Management, at Change Management: [releases@telus.com](mailto:releases@telus.com) with a copy to the following via e-mail delivery: The Tenant (Licensee) reserves the right to update and change the contact notices as required throughout the Term, as set forth below with written notification to the Landlord.

TELUS Event Management - [EventManager@telus.com](mailto:EventManager@telus.com), 1-888-530-7755

TELUS Threat and Release notifications - [Releases@telus.com](mailto:Releases@telus.com)

For emergency issues please call TELUS Power NOC - 1 - 800-887-1221, option 3, 3

*① from May 1 2013 To April 30 2014 \$30.50 per square foot  
from May 1 2014 to April 30 2015 31.00 per square foot  
from May 1 2015 To April 30 2016 31.50 per square foot  
from May 1 2016 To April 30 2017 32.00 per square foot*

**MAILING ADDRESS FOR NOTICES , ADMINISTRATION, INVOICING:**

Richard D. Johnson, CLO, FRI(E)  
Manager, Building Access  
TELUS Communications Company  
25 York Street  
22nd Floor  
Toronto, ON  
M5H 2V5

Direct: 416-496-6893  
Cell: 416-992-5684

If you are not in agreement with the foregoing, please contact the undersigned at 416-496-6801 as soon as possible. Otherwise, we will forthwith comply with the terms of the agreement.

We look forward to continuing our relationship with you and remain,

Yours truly,

TELUS COMMUNICATIONS COMPANY



Per:

Robert Beatty

AVP, Building Access