

TELECOMMUNICATIONS OCCUPANCY AGREEMENT
INFORMATION PAGE (POP)

This page sets out information which is referred to and forms part of the TELECOMMUNICATIONS OCCUPANCY AGREEMENT dated the 2nd day of March, 2021 between **9257-4748 Quebec Inc. and Montez L'Outaouais Inc.** as the Grantor and **Telus Communications Inc.** as the Occupant.

Building: Les Promenades Gatineau, 1100 Maloney Boulevard West in the City of Gatineau, and the Province of Quebec.

Floor Area of Deemed Area: 30 square feet. The exact measurement of the Deemed Area may be verified by an architect or surveyor employed by the Grantor for that purpose and upon verification, an adjustment of the Occupancy Fee and the floor area will be made retroactively to the Commencement Date.

Commencement Date: the 1st day of March, 2021

Term: 5 years commencing on the Commencement Date and ending on the 28th day of February, 2026

Occupancy Fee: \$1,590.00 annually in advance due on the Commencement Date and each anniversary thereafter.

Electrical Consumption Fee: \$0 annually in advance due on the Commencement Date and each anniversary thereafter.

Extension Period: Two (2) periods of Five (5) years.

Notices: **Grantor**

9257-4748 Quebec Inc. and
Montez L'Outaouais Inc.
c/o Oxford Properties Group
EY Tower
100 Adelaide Street West, Suite 900
Toronto, Ontario M5H 0E2
Attn: Vice President, REM Legal

Occupant

Telus Communications Inc.
25 York Street
Floor 22
Toronto, Ontario
M5J 2V5
Attn: Manager, Building Access

TELECOMMUNICATIONS OCCUPANCY AGREEMENT (POP)

This Occupancy Agreement is made as of this 2nd day of March, 2021.

B E T W E E N:

9257-4748 Quebec Inc. and Montez L'Outaouais Inc.

(hereinafter the "Grantor")

– and –

Telus Communications Inc.

(hereinafter the "Occupant").

1. DEFINITIONS

In this Agreement the capitalized terms appearing herein shall mean the following:

"Affiliate": a company that is affiliated with another within the meaning of the Canada Business Corporations Act.

"Agreement": this agreement, its Exhibits and Schedules and Information Page.

"Broadcasting": any transmission of programs, whether or not encrypted, by radio waves or other means of telecommunication for reception by the public by means of any device.

"Building": the building(s) situated on the Lands and municipally described on the Information Page.

"Business Day": a day that is not Saturday, Sunday, or a statutory holiday.

"Cable": fibre optic, coaxial, copper cables and wires.

"Commencement Date": the date stated as the Commencement Date on the Information Page.

"Communications Equipment": cabinets, racks, electronic equipment and other equipment that (i) have been installed by the Occupant or a corporate predecessor of the Occupant, before the date of this Agreement, or (ii) are installed, or are to be installed by the Occupant, in the Deemed Area as described in Schedule "A", and (iii) such other equipment as may be installed by the Occupant during the Term, as approved by the Grantor in accordance with Section 7.

“Communications Spaces”: telecommunications pathways and cable pathways designated by the Grantor, acting reasonably, for use by the Occupant to provide Services to tenants and occupants of the Building and such other pathways used by the Occupant during the Term as approved by the Grantor in accordance with Section 7.

“Connecting Equipment”: the Cables, fibre guides, fibre entrance cabinets, fibre patch panels, conduits, inner ducts and connecting hardware that (i) have been installed by the Occupant or a corporate predecessor of the Occupant before the date of this Agreement, or (ii) are described in Schedule “C” and are installed, or to be installed by the Occupant, through the Entrance Link, and the Communication Spaces, and (iii) such other connecting equipment as may be installed by the Occupant in the Building during the Term, as approved by the Grantor in accordance with Section 7, that is connected to the Entrance Cable, Main Distribution Frame, Communications Equipment, or Cable or that is used to house or carry Cable.

“Consumer Price Index”: (All Items for Regional Cities, base year 2002=100) for the city in which the Building is located, or if there is no Consumer Price Index for that city, for the city in Canada nearest to the Building for which there is a Consumer Price Index published by Statistics Canada (or by a successor or other governmental agency, including a provincial agency). If the Consumer Price Index is no longer published, an index published in substitution for the Consumer Price Index or any replacement index designated by the Grantor, acting reasonably, will be used. If a substitution is required, the Grantor will make the necessary conversions. If the base year is changed by Statistics Canada or the applicable governmental agency, the necessary conversions will be made.

“Cross Connection”: the connection of one wire or cable under the management and control, or ownership of one party to a wire or cable under the management and control or ownership of another, by anchoring each wire or cable to a connecting block and placing a third wire between the two, or by any other means, and any other connection of the telecommunications system or any of its components that is under the management, control or ownership of one party to that of another, or any of its components.

“CRTC”: the Canadian Radio-television and Telecommunications Commission.

“Customer(s)”: a tenant or occupant of premises in the Building who purchases or subscribes for services from the Occupant.

“Deemed Area”: the area described in Schedule “A” and depicted in plan view drawings.

“Electrical Consumption Fee”: the annual fee set out as the Electrical Consumption Fee on the Information Page, subject to adjustment as set out in Section 6.

“Entrance Cable”: the Cable installed or to be installed by the Occupant that connects the Occupant’s telecommunications network from the property line of the Lands to the Communications Equipment and to the Main Distribution Frame and includes the tie Cables between the Communications Equipment and the Main Distribution Frame.

“Entrance Link”: the coresleeve, or other penetration designated by the Grantor, acting reasonably, through the Building’s foundation walls or elsewhere containing the Entrance Cable.

“Equipment Room”: the area containing the Main Distribution Frame for the Building.

“Event of Default”: defined in Section 18.

“Existing Equipment”: that part of the Occupant’s Equipment installed before the date of this Agreement.

“Extension Period”: the extension period(s) noted on the Information Page.

“Fee”: any amount payable by the Occupant under this Agreement.

“Hazardous Substance”: any substance that is controlled by, regulated, or restricted under the laws of the Province in which the Building is situated or under the laws of Canada, including any regulations, guidelines, policy statements and restrictions pertaining to the protection of the natural environment, quality of air, water and other aspects of the environment and including but not limited to polychlorinated biphenyls, asbestos, and other substances commonly referred to as pollutants, contaminants or hazardous substances.

“In-Building Wire”: as defined by the CRTC constitutes copper wires, Cable and other facilities which originate in the Equipment Room and run to the telephone closet on each floor and thereafter to but not within the premises of the tenants or occupants in the Building.

“Information Page”: the cover sheet attached to this Agreement as “Page IP”.

“Inside Wire”: wires and other facilities which are usually in, or in proximity of, premises of the tenants or occupants of the Building, and which are under those persons’ or entities’ responsibility and control.

“Lands”: the lands occupied by the Building.

“Local Exchange Carrier”: a local exchange carrier regulated by the CRTC.

“Main Distribution Frame”: the main distribution frame or other physical location for the Cross Connection of a TSP’s Entrance Cable to the In-Building Wire located in the Building.

“Multi-Dwelling Unit Building”: as defined by the CRTC in Decision 2003-45 constituting a building with at least two units and at least one unit occupied by a tenant.

“Occupant’s Equipment”: the Communications Equipment and the Connecting Equipment.

“Occupancy Fee”: the annual sums stated as the Occupancy Fee on the Information Page.

“Owner(s)”: the owner or owners from time to time of the freehold or leasehold title of the Lands, the Building or either of them.

“Plans and Specifications”: the working drawings, plans, specifications, and other applicable construction or installation plans referred to in Section 7(a).

“Prime”: the rate quoted from time to time as its "Prime Rate" for commercial loans by the Toronto Dominion Bank.

“Recoverable Costs”: the costs and expenses particularized on Schedule “D” for building services requested of the Grantor by the Occupant or causal to the Occupant’s construction and installation activities relating to the provision of the Services in the Building. However, Recoverable Costs shall not include costs that would be incurred by the Grantor in any event, costs that have already been incurred by the date of execution of this Agreement, the costs associated with the negotiation, management, administration, monitoring and enforcement of this Agreement or of other agreements with TSPs, or (except for charges for services identified in Schedule “D” and provided by the Riser Manager) fees in relation to a Riser Manager.

“Released Occupant Persons”: the Occupant and the officers, directors, employees, agents and contractors of the Occupant.

“Riser Manager”: a person or entity retained by the Grantor to provide management and supervision services for all or part of the raceways, risers, ducts, conduits, sleeves, communications pathways (including the Communications Spaces), roof areas and other telecommunications related facilities in or serving the Building.

“Services”: the telecommunications or other communications services to be provided by the Occupant to tenants or occupants in the Building.

“Term”: the period of time stated as the Term on the Information Page and any subsequent Extension Period(s).

“TSP”: a telecommunications or other communications service provider.

2. GRANT

- (a) The Grantor grants to the Occupant for the Term, a non-exclusive right:
- (i) to install, operate, maintain, repair, improve, replace, and remove, at the Occupant’s sole expense and risk, the Entrance Cable, Communications Equipment, Connecting Equipment, and Cable;
 - (ii) to use the Entrance Link, Main Distribution Frame, and Communications Spaces;
 - (iii) to connect the Entrance Cable to the Communications Equipment and to the Main Distribution Frame; and
 - (iv) to connect the Occupant’s Equipment to the In-Building Wire and Inside Wire.

- (b) The Occupant shall be provided access to the Lands and Building in order to exercise its non-exclusive occupancy right, twenty four (24) hours per day, three hundred and sixty five (365) days per year subject to:
 - (i) the Grantor's reasonable security requirements;
 - (ii) the notice requirement as provided in Section 9(b); and
 - (iii) an event of force majeure as provided in Section 31.
- (c) The Grantor makes no warranty or representation that the Equipment Room, Deemed Area, the Communications Spaces or any part of the Building is or are suitable for the Occupant's use.
- (d) The Grantor may grant, renew or extend similar occupancy rights to other suppliers of telecommunications services. The occupancy right granted by this Agreement is revocable only in accordance with the express terms of this Agreement.
- (e) The Occupant agrees to assist the Grantor in improving the space and operating efficiencies within the Building by undertaking the following, at the Occupant's cost, at the request of the Grantor and within timeframes approved by the Grantor, acting reasonably:
 - (i) identifying Existing Equipment;
 - (ii) upon reasonable request from the Grantor, to achieve improved space and operating efficiencies in connection with specific cases, examining, identifying and labelling specific items of Existing Equipment;
 - (iii) relocating, reconfiguring and improving space and operating efficiencies related to Existing Equipment in accordance with the reasonable requests of the Grantor, but subject to Section 19(a); and
 - (iv) upon request from the Grantor and with reasonable time to respond in the circumstances, providing to the Grantor its existing available information on its Existing Equipment, e.g. concerning types of wiring, wiring casings, materials used in the Existing Equipment, sizes, capacities and other information, where that other information may be required having regard to building code, building safety, fire code, fire safety or similar governmental requirements or the requirements of the Grantor's insurers.
- (h) The relationship between the Grantor and the Occupant is solely that of independent contractors, and nothing in this Agreement shall be construed to constitute the parties as employer/employee, partners, joint venturers, co-owners or otherwise as participants in a joint or common undertaking.

3. FEES

- (a) The Occupant agrees to pay the Occupancy Fee to the Grantor annually in advance without any set-off, deduction or abatement whatsoever.
- (b) The Occupant shall also pay to the Grantor any Recoverable Costs incurred by it within sixty (60) days after receipt of each itemized invoice, without deduction or set off.
- (c) Interest will accrue at that rate of interest that is three percent (3%) greater than Prime on any arrears of Fees payable by the Occupant, and will be payable when payment of the interest is demanded.
- (d) Value added taxes and similar taxes such as "HST" or "GST" are payable by the Occupant on all Fees.

4. TERM - OPTION TO EXTEND

- (a) The Term of this Agreement starts on the Commencement Date and expires on the date stipulated on the Information Page.
- (b) Provided that the Occupant is not in default of any of its obligations under this Agreement, this Agreement will automatically be extended for the Extension Period(s) unless the Occupant gives the Grantor at least one hundred and twenty (120) days written notice prior to the end of the Term or an Extension Period of the Occupant's intention not to extend. Each Extension Period will be governed by the same terms and conditions set out herein except for: (i) any further right to extend, and (ii) the Occupancy Fee, which will increase at the start of each Extension Period by a percentage equal to the percentage of the increase in the Consumer Price Index published by Statistics Canada from the Commencement Date or the start of the previous Extension Period (if any) as the case may be, to the third month preceding the start of the applicable Extension Period.

5. USE

The Occupant shall use the Building, Communications Spaces, Deemed Area and the Equipment Room in the Building solely for the purpose of providing Services to the tenants or occupants situated in the Building. The Occupant is expressly forbidden from serving other properties from the Building. The Occupant must be properly certified or licensed by the appropriate governing bodies to provide its Services. This Agreement does not provide for the installation or operation of any forms and types of rooftop communications equipment or wireless communications equipment or Broadcasting.

6. ELECTRIC UTILITIES

- (a) The Occupant will provide the Grantor with an electrical load calculation for the Occupant's Equipment, prior to the installation, to determine the Electrical Consumption Fee. The electrical load calculation shall be supplied by an engineer.

If the electrical load calculation indicates that the Occupant's Equipment does not consume electricity and this is confirmed by the Grantor's consultant, the Electrical Consumption Fee will be waived. The Grantor has the right to audit the Occupant's Equipment at any time at the Occupant's expense to ensure that the Occupant's Equipment is not consuming electricity. If the electrical load calculation indicates that the Occupant's Equipment is consuming electricity the Electrical Consumption Fee shall be payable in advance and an administration fee of fifteen percent (15%) of the amount shall be paid by the Occupant when it is billed. The Electrical Consumption Fee is subject to adjustment by the Grantor annually based on increases in the cost of electricity.

If the electrical load calculation indicates that the Occupant's Equipment electricity consumption exceeds the Electrical Consumption Fee then a sub meter will be installed at the Occupant's expense or the Grantor may estimate, acting reasonably, the amount of electricity consumed by the Occupant and such amount will be payable by the Occupant, the Electrical Consumption Fee plus an administration fee of fifteen percent (15%) of the amount when billed. Alternatively, the Occupant may install a submeter at its cost and in that case will pay any charges or fees related thereto, and pay the Grantor for all electrical usage arising out of or connected with the Occupant's installation, operation and maintenance of the Occupant's Equipment plus an administration fee equal to fifteen percent (15%) of those costs.

- (b) The Grantor shall use reasonable commercial efforts to notify the Occupant in advance of any planned utility outages that may interfere with the Occupant's Equipment use but shall not be responsible for any losses, costs or expenses suffered as a result of any such outages.
- (c) The Grantor has no obligation to provide emergency or "backup" power to the Occupant. Any provision of emergency or "backup" power shall be the sole responsibility of the Occupant.

7. CONSTRUCTION

- (a) Subject to what is stated below, prior to performance of any work, or the making of any installation and prior to changes, alterations or upgrades to any existing work or installation in the Building, the Occupant shall, at its sole cost and expense, prepare and deliver to the Grantor working drawings, Plans and Specifications for the work or installation detailing the type, size and location of the Occupant's Equipment that is proposed to be installed, altered or removed, the Communication Spaces to be used by the Occupant and the Deemed Area, all specifically describing the proposed construction and work. All working drawings, Plans and Specifications must be prepared in accordance with applicable engineering standards, and will be considered as part of the Plans and Specifications when they have been approved by the Grantor, in writing. All drawings in Schedule "C" must (i) be in elevation view, (ii) show clearly the locations of all of the Occupant's Equipment in or on the walls and the floors of the Deemed Area, and (iii) show the power and HVAC requirements; if any, for the Occupant's Equipment. No work

shall commence until the Grantor has approved, in writing, the working drawings, Plans and Specifications, and any other applicable construction or installation plans. The Grantor's approval of Plans and Specifications is not deemed a representation that the Occupant's Equipment will not cause interference with other systems in the Building or that the Plans and Specifications comply with applicable laws, rules or regulations. That responsibility shall remain with the Occupant.

- (b) The Occupant warrants that, except for the Existing Equipment, the installation of the Occupant's Connecting Equipment, Entrance Cable and Cable shall be in strict compliance with the approved Plans and Specifications.
- (c) The Occupant agrees that installation and construction shall be performed:
 - (i) in a neat, responsible, and good and workman like manner;
 - (ii) strictly consistent with such reasonable requirements as shall be imposed by the Grantor and communicated in advance to the Occupant in writing;
 - (iii) in accordance with all applicable laws, rules and regulations; and
 - (iv) using only contractors approved in writing by the Grantor (it being acknowledged that, without limitation, a lack of or incompatible union affiliation of a contractor is a reasonable basis for failing to approve a contractor).
- (d) The Occupant shall label each Cable installed by the Occupant on or after the date of this Agreement in the Communications Spaces, in each telephone closet through which the Cables pass, and, in addition, at any intervals and at additional locations that the Grantor might reasonably require. The labelling will be in a format approved by the Grantor acting reasonably.
- (e) The Occupant shall obtain, at its sole cost and expense, prior to construction and work, any necessary permits, licenses and approvals, copies of which will be delivered to the Grantor prior to commencement of construction and work. The Occupant's Equipment shall comply with all applicable standards including safety, as may be periodically revised by any governing body with jurisdiction over the Occupant's operations.
- (f) The Occupant shall not, during construction or otherwise, block access to or in any way obstruct, interfere with or hinder the use of the Building's loading docks, halls, stairs, elevators, sidewalks around the Building or any entrance ways.
- (g) The Occupant may amend or supplement the Plans and Specifications approved by the Grantor, from time to time, with the written consent of the Grantor, for the purpose of serving tenants and occupants of the Building. All terms and conditions of this Section 7 shall apply.

- (h) Prior to the installation of any additional Occupant's Equipment under this Agreement, the Occupant will also provide to the Grantor whatever information the Grantor reasonably requires concerning types of wiring casings, materials used in the Occupant's Equipment, sizes, capacities and other information which may be required having regard to building code, building safety, fire code, fire safety or similar governmental requirements or the requirements of the Grantor's insurers. From time to time at reasonable intervals, the Grantor may require the Occupant to update the information referred to above in connection with the Occupant's Equipment and the Occupant will complete the update by confirmation in writing no later than ten (10) Business Days after written request.

8. UNDERTAKINGS

- (a) The Occupant undertakes as follows:
 - (i) The Occupant shall, at its sole cost and expense, maintain and repair the Deemed Area and the Occupant's Equipment in proper operating condition and maintain them in satisfactory condition as to safety.
 - (ii) The Occupant shall, at its sole cost and expense, repair any damage to the Building, Communications Spaces and any other property owned by the Grantor or by any lessee or occupant of the Grantor or by any other occupant of the Building where such damage is caused by the Occupant or any of its agents, representatives, employees, contractors, subcontractors, or invitees as soon as possible but not more than forty-eight (48) hours after the damage is caused. If the Occupant fails to repair or refinish the damage, the Grantor may repair or refinish such damage and the Occupant shall reimburse the Grantor all costs and expenses incurred in such repair or refinishing, plus an administration fee equal to fifteen percent (15%) of those costs.
 - (iii) The Occupant shall not interfere with the use and enjoyment of the Building by the Grantor or by lessees, or occupants of the Grantor or tenants or occupants of the Building or other buildings. If such interference occurs, the Grantor may give the Occupant written notice thereof and the Occupant shall correct same as soon as possible but not more than forty-eight (48) hours after receipt of notice. If the Occupant fails to correct the conditions after proper notification, the Grantor may take any action the Grantor deems appropriate to correct the conditions, all at the cost of the Occupant, plus an administration fee equal to fifteen percent (15%) of those costs.
 - (iv) The Occupant's Equipment shall not disrupt, adversely affect, or interfere with other providers of communications services in the Building, the Building's operating, elevator, safety, security, or other systems, or with any tenant's or occupant's rights of enjoyment, including their respective use or operation of communications or computer devices or with the systems, facilities, and devices situated in neighbouring properties. The Occupant shall correct such interference as soon as possible but not more

than forty-eight (48) hours after receiving written notice of such interference.

- (v) The Occupant will comply with all Building rules as set out in Schedule "E", as periodically adopted by the Grantor acting reasonably, and will cause its agents, employees, contractors, invitees and visitors to do so.
- (vi) The Occupant will comply with all applicable rules and regulations periodically issued by any and all governing bodies pertaining to the installation, maintenance, operation and repair of the Deemed Area, the Equipment Room, the Occupant's Equipment and In-Building Wire, including the Occupant's provision of Services.
- (vii) The Occupant will not encumber, charge, grant a security interest in respect of, or otherwise grant rights in favour of third parties in respect of any part of the In-Building Wire. Despite the foregoing, the Grantor acknowledges and agrees that the Occupant is permitted to allow other Local Exchange Carriers to connect to and use copper In-Building Wire under its responsibility and control and conversely, to connect to and use copper In-Building Wire under the control and responsibility of other Local Exchange Carriers, at no cost.
- (viii) Subject to Schedule "B", except as required or mandated by the CRTC, the Occupant will not permit any other TSP to co-locate equipment in its Deemed Area nor will it permit any third party supplier to Cross Connect to any of the Occupant's Equipment or to use any part of the Occupant's Equipment for the purpose of providing telecommunication or similar services to Customers in the Building.
- (ix) The Occupant will not use any part of the Occupant's Equipment as a network hub facility, switch hotel, switch node, or similar facility that functions as an integral part of a network where disruption of the operation or use of the Occupant's Equipment or any part of it would have the effect of disrupting service to persons outside of the Building. Despite the foregoing or anything else contained in this Agreement to the contrary, and unless agreed to in writing by the Occupant in its sole discretion, the Occupant shall not be required to use the services of any Riser Manager or any other third party for any In-Building Wire.
- (x) The Occupant will strictly comply with all occupational health and safety legislation, workers' compensation legislation, and other governmental requirements relating to performance of work and adherence to safety standards, as applicable.
- (xi) If the Grantor elects to retain a Riser Manager, the Occupant will, to the extent directed by the Grantor (i) recognize the Riser Manager as the duly authorized representative of the Grantor, and (ii) abide by all reasonable

policies, directions and decisions of the Riser Manager pertaining to matters such as the use of Communication Spaces and other areas within the Building, and the installation and operation of equipment having regard to safety, operational and building integrity concerns. Despite the foregoing or anything else contained herein to the contrary, and unless agreed to in writing by the Occupant in its sole discretion, the Occupant shall not be required to use the services of any Riser Manager or any other third party for any In-Building Wire.

- (b) The Grantor undertakes:
- (i) To operate, repair and maintain the Building and Building systems and the Lands in a safe and proper operating condition and in accordance with accepted building industry standards;
 - (ii) That any consent or approval of the Grantor pursuant to the terms of this Agreement shall not be unreasonably withheld, conditioned or delayed, except as is expressly provided for;
 - (iii) Subject to the Occupant reimbursing the Grantor for the Grantor's reasonable costs in doing so, and subject to payment to the Grantor of an administration fee of fifteen percent (15%) of those costs, to cooperate with the Occupant to the extent reasonable in obtaining all necessary consents, permits and authorizations as may be required for the Occupant's construction, installation and operations provided for in this Agreement, in or in respect of the Building; and
 - (iv) If the operation of the Occupant's Equipment or the provision of the Services is interfered with by the operation of other equipment or by the activities of third parties in or in respect of the Building, the Grantor shall, to the extent that it is commercially reasonable, upon being provided by the Occupant with written notice and reasonable particulars concerning the nature of the interference, extend reasonable efforts to assist the Occupant in obtaining removal or amelioration of the interference within a time frame that is appropriate having regard to the nature and extent of the interference.

9. ACCESS

- (a) The Occupant's authorized representatives may have access to the Equipment Room at all times during normal business hours, and at other times as agreed by the parties in advance, for the purposes of installing, maintaining, operating, improving and repairing the Occupant's Equipment. The Grantor will give the Occupant's authorized employees or properly authorized contractors, subcontractors, and agents of the Occupant ingress and egress to the Lands, Building and Communications Spaces including non-exclusive use of an elevator during normal business hours, and at other times as agreed by the parties in advance. However, only authorized engineers, employees or properly authorized contractors,

subcontractors, and agents of the Occupant, other authorized regulatory inspectors, or persons under their direct supervision and control will be permitted to enter the Building, Communications Spaces, Equipment Room, or other areas in the Building and only upon the conditions set forth in this Agreement. The Occupant shall be fully responsible for the acts or omissions of its employees or other authorized persons invited on its behalf to enter the Communication Spaces, Equipment Room, or other areas in the Building.

- (b) Except in the event of an emergency and as described below, the Occupant will give at least twenty-four (24) hours' notice to the Grantor of its intent to enter Communications Spaces. At the time that notice is given, the Occupant shall inform the Grantor of the names of the persons who will be accessing the Communications Spaces, the reasons for entry, and the expected duration of the work to be performed. For routine service activations and repair visits to the Building during normal business hours for which purposes the Occupant requires access without advance notice in order to meet its CRTC-mandated service provisioning and service repair intervals this notice may be given at the time of the entry, to the security person, or other person designated for that purpose by the Grantor. Any person who accesses the Building Communication Spaces, or any other part of the Building which the Grantor designates outside of normal business hours, may be required by the Grantor to be accompanied by a representative of the Grantor designated for that purpose and the cost of providing this form of accompaniment or supervision will be paid by the Occupant to the Grantor based on hourly wage and employment cost plus an administration fee of fifteen percent (15%). This escort fee shall not apply if it is recovered from tenants through the operating costs of the Building charged to them under their leases. In the event of any emergency, the Occupant shall give to the Grantor as much advance notice as reasonably possible of its intent to enter the Communications Spaces and, within five (5) Business Days following the entry, shall provide to the Grantor a written report detailing the nature of such emergency, the corrective actions taken, and any other relevant information.
- (c) Nothing in this Agreement shall prohibit or otherwise restrict the Grantor and its representatives from having access to and to enter upon and into the Equipment Room or any Deemed Area for the purpose of inspections, conducting maintenance, repairs and alterations which the Grantor wishes to make in connection with the Building, or to perform any acts related to the safety, protection, preservation, or improvement of the Equipment Room, Deemed Area, or the Building or for such other purposes as the Grantor considers necessary. The Grantor will, however, except in case of an emergency, give the Occupant at least twenty-four (24) hours advance notice before entry into the Deemed Area and will be accompanied by a representative of the Occupant if the Occupant makes a representative available for that purpose within forty-eight (48) hours of the Occupant's receipt of the Grantor's notice.

10. INSURANCE

- (a) The Occupant shall maintain in force, at its expense, during the Term of this Agreement and any Extension Period, a policy of commercial general liability insurance issued by an insurer carrier with an AM Best rating of A-, VII licensed to do business in every province in which the Agreement is in place, acting reasonably, insuring the Occupant and, as additional insureds, the Grantor, the Owner(s), any property manager or any lender that holds security on the Building that the Grantor may reasonably designate by written notice, only in respect of matters related to the operations of the Occupant in the Building, with a combined single limit of at least ten million dollars (\$10,000,000.00) per occurrence for bodily injury or death or physical damage to tangible property including loss of use, physical damage to the Building and tangible property of the Grantor in the Building or bodily injury or death of the Grantor's employees, or bodily injury or death or physical damage to tangible property suffered by any of the Customers of the Occupant and their employees in the Building. The Occupant's liability insurance may be composed of any combination of a primary policy and an excess liability or "umbrella" insurance policies, will contain owners' and contractors' protective coverage, standard non-owned automobile coverage, contingent employer's liability insurance, a cross liability and severability of interests clause, and be written on an occurrence basis.
- (b) The Occupant will also maintain (i) an automobile liability insurance policy, and (ii) all risk property insurance on the Occupant's Equipment with a sufficient insured limit to cover its replacement cost and with a waiver of subrogation against the Grantor from the property insurers or, alternatively, the Occupant may self-insure for the full replacement cost of the Occupant's Equipment.
- (c) The Occupant's commercial general liability insurance shall be primary insurance insofar as the Grantor and the Occupant are concerned, with any other insurance maintained by the Grantor being excess and non-contributing with the insurance of the Occupant required hereunder with respect to the extent of the negligence of the Occupant and those over whom it is responsible in law.
- (d) The Occupant shall provide proof of such insurance to the Grantor prior to commencement of any construction and notify the Grantor, in writing, that a policy is cancelled or materially changed to the detriment of the Grantor at least thirty (30) days prior to such cancellation or material change. Annually, on the anniversary of the Commencement Date, or upon renewal of the respective policies as the case may be, the Occupant shall provide proof of such insurance in the form of insurance certificates signed by the Occupant's insurance brokers or its insurers' authorized representatives and in form, content, and detail approved by the Grantor, acting reasonably.
- (e) The Grantor will maintain all risk property insurance on the Building.
- (f) The Occupant will obtain, if applicable, boiler and machinery insurance on a repair and replacement basis on all equipment owned or leased by the Occupant or owned

by others, but in the care, custody or control of the Occupant and located within the Equipment Room.

- (g) Workers compensation with statutory limits and Employers Liability Insurance with limits of \$1,000,000.

11. RELEASE BY OCCUPANT

- (a) In no event will the Grantor be liable to the Occupant and the Occupant releases the Grantor and all Releasees (as hereinafter defined) for:
 - (i) any damage to the Occupant's Equipment, Equipment Room, and Deemed Area or loss of, access to or use of such property (provided there will be no denial of access to the Occupant except in accordance with this Agreement);
 - (ii) the quality, adequacy, compatibility or sufficiency of any Building Communication Spaces provided to the Occupant hereunder, it being acknowledged by the Occupant that all Building Communication Spaces are provided "as is" and "where is", the use of which is at the sole risk of the Occupant;
 - (iii) the activities of any third party, under the terms of another telecommunications occupancy agreement or similar agreement, whether or not the party has been escorted while within the Building;
 - (iv) any claims resulting from lightning or other electrical current passing through the Building or facilities that cause any damage to the Occupant's Equipment or result in the interruption of any service by the Occupant;
 - (v) the inadequacy of any utility service, or the loss of or the failure to provide any utility service save and except for the failure of the Grantor to provide reasonable prior written notice in accordance with Section 6. The Occupant acknowledges that interruptions in the supply of any services, systems or utilities are not uncommon in office buildings and the Occupant further acknowledges that any sensitive Occupant's Equipment in and on the Building will be protected by the Occupant from any failure in supply or interruptions through the use of a UPS system, surge protectors and other appropriate safety systems; or
 - (vi) any damage, loss, cost or expense (whether below deductibles or not) which arises from damage to or loss of or use of property referred to in subparagraph 11(a)(i), or damage to property in respect of which the Occupant maintains property insurance coverage or is required to maintain property insurance in accordance with the terms of this Agreement, whether the property insurance is provided by a third party insurer or the Occupant self-insures, it being acknowledged that the Grantor, in requiring the Occupant to maintain property insurance or to self-insure, as provided above, does so with the intent that losses, regardless of how caused, are

intended to be covered by that property insurance or self-insurance without any subrogation, claim or other claim associated with the loss or damage being brought against the Grantor.

(b) Indemnity

(i) Subject to Sections 12 and 14, the Occupant agrees to (a) defend, or, at the Occupant's sole option, settle, and (b) pay any final judgment entered or final settlement agreed upon in connection with, any and all claims, demands and costs for damage and injury, including death, to the person or tangible property of any person, firm or corporation (except for the Grantor and its employees), including by any Customer, against the Grantor and the Releasee, arising out of the Occupant's use of or operations in the Deemed Area, the Building and the Lands, except that neither the Grantor nor any Releasee will be so indemnified or held harmless where the damage or injury arises out of the Grantor's own negligence or wilful misconduct. The Occupant shall have the obligation and right to control and direct the investigation, preparation, defence and settlement of the claim, and the Grantor shall reasonably cooperate with the Occupant in the defence of the claim, including appearing as a witness, if necessary and providing statements, documents and other evidence, at the Occupant's expense. The Grantor shall provide the Occupant with prompt written notice of any claim to be defended and/or settled under this subparagraph 11(c)(i). The Grantor shall have the right to participate in the defence of any such claim with its own counsel, provided that the Grantor shall be responsible for all costs associated with the defence of such claim by its counsel, unless:

- A. the Occupant or its counsel determines that it is inappropriate for the Occupant's counsel to represent both the Grantor and the Occupant in regard to such claim; or
- B. the Occupant fails to or will not defend the Grantor in regard to such claim or settle such claim after the Grantor has given the Occupant ten (10) days' prior written notice requesting that the Occupant commence a defence or settle such claim.

(c) Any and all release and indemnity clauses which are included in the Agreement for the benefit of the Grantor are intended also to benefit the Affiliates of the Grantor, each Owner of the Building and the Lands, hypothecary creditors and property managers of the Grantor or such owners, the Affiliates of each owner that are related to the operation of the Building, as well as the officers, directors, shareholders, employees, agents, of the Grantor and of each one of such other persons for whom all or any of them is or are in law responsible (individually, the "Releasee" and collectively, the "Releasees"), and, for the purposes of such clauses, the Grantor is hereby acting as agent or trustee on behalf of and for the benefit of the Releasees. (d) The indemnities and releases in this Section shall survive the expiration or termination of this Agreement.

12. RELEASE BY GRANTOR

The Grantor releases the Occupant in respect of any damage, loss, cost or expense (whether below deductibles or not) which arises from damage to the Grantor's property in respect of which the Grantor maintains property insurance coverage or is required to maintain property insurance in accordance with the terms of this Agreement, whether the property insurance is provided by a third party insurer or the Grantor self-insures, it being acknowledged that the Occupant, in requiring the Grantor to maintain property insurance or to self-insure, as provided above, does so with the intent that losses, regardless of how caused, are intended to be covered by that property insurance or self-insurance without any subrogation, claim or other claim associated with the loss or damage being brought against the Occupant. This release extends to any acts or omissions of the Occupant but not to any grossly negligent or wilful acts or omissions of the Occupant.

13. LEGAL HYPOTHECS

The Occupant shall be responsible for the satisfaction or payment of any legal hypothecs for any provider of work, labour, material or services claiming by, through or under the Occupant. The Occupant shall also indemnify, hold harmless and defend the Grantor and Owner(s) against any such legal hypothecs, including the reasonable fees of the Grantor's solicitors. The provisions of this Section shall survive termination of this Agreement. All such legal hypothecs shall be removed within five (5) Business Days of notice to the Occupant to do so. The Grantor may, at the cost of the Occupant, pay money into court to obtain removal of a legal hypothec if the Occupant fails to do so, as required, and the Occupant will pay the cost to the Grantor including the amount paid into Court, plus an administration fee equal to fifteen percent (15%) of such amounts as are paid by the Grantor.

14. CONSEQUENTIAL DAMAGES - EXPANDED MEANINGS - AGENCY AND TRUST - CONTRIBUTION

- (a) Neither the Grantor nor the Occupant will be liable to the other (regardless of any other provision of this Agreement), in respect of any indirect, special, incidental or consequential damages, including loss of revenue, loss of profits, loss of business opportunity or loss of use of any facilities or property, even if advised of the possibility of such damages and whether or not such loss or claim may have arisen out of the negligence (including, without limitation, gross negligence) of the Grantor, the Releasees, the Occupant or any Released Occupant Persons.
- (b) Wherever a release is provided for under this Agreement in favour of the Grantor, it will be deemed to include the Releasees. The Grantor acts as agent or trustee for the benefit of the Releasees, and each of them, to allow them to enforce the benefit of this provision as well as the benefit of each release clause in this Agreement that is intended to benefit them.
- (c) Wherever a release is provided for under this Agreement in favour of the Occupant, it will be deemed to include the Released Occupant Persons. The Occupant acts as

agent or trustee for the benefit of those other persons and entities and each of them, to allow them to enforce the benefit of this provision as well as the benefit of each release clause in this Agreement that is intended to benefit them.

- (d) Neither the Grantor nor the Occupant will make a claim against a third party in respect of loss, cost, injury or damage for which it has released the other where the third party would have a claim of contribution or indemnity against the released party in respect of the loss, cost, expense or damage.

15. ASSUMPTION OF RESPONSIBILITY AND CONTROL

The Grantor reserves its right, consistent with the applicable decisions and rulings of the CRTC, to request the Occupant to transfer responsibility and control of its In-Building Wire. Such transfer shall be at the sole discretion of the Occupant and on terms and conditions acceptable to the Occupant. If the Grantor assumes responsibility and control of In-Building Wire installed by the Occupant, it will be entitled to recover the reasonable costs of its maintenance and management to the extent permitted by the CRTC.

16. ASSIGNMENT, TRANSFER, ENCUMBERING, SHARING OF SPACE AND EQUIPMENT BY THE OCCUPANT

- (a) The Occupant shall not assign this Agreement in whole or in part without obtaining the prior written consent of the Grantor which consent may not be unreasonably withheld. Despite what is stated above, the Occupant may assign its rights under this Agreement, on a *bona fide* basis, to an Affiliate without the prior written consent of the Grantor, to a purchaser of substantially all of the assets of the Occupant if: (i) the assignee executes an agreement with the Grantor to be bound by the terms of this Agreement and agrees to pay the reasonable costs of the Grantor incurred in connection with the preparation, negotiation and finalization of that agreement; (ii) the assignee agrees in the agreement referred to above, that should it cease to be an Affiliate of the Occupant, an assignment in respect of which the Grantor's consent is required as provided above will be considered to occur; and (iii) the assignee provides to the Grantor those reasonable particulars which the Grantor requires in order to satisfy itself concerning the requirements stipulated above, and provides to the Grantor reasonable advance notice to enable it to prepare, negotiate and obtain the execution of the agreement mentioned above and to satisfy itself that the requirements stipulated above are satisfied.
- (b) No assignment whether to an Affiliate or otherwise, shall release the Occupant from any liability or obligation under this Agreement, unless the Grantor provides a release in writing.
- (c) Subject to Schedule "B", except as required or mandated by the CRTC and as provided for in this Agreement, the Occupant will not co-locate, share the use of, or otherwise provide the benefit of this Agreement to any third party telecommunication provider or other communication service provider and will not

hypothecate or encumber its rights under this Agreement in favour of any lender without the Grantor's consent.

- (d) Despite what is stated above, the Occupant will be permitted to assign its rights under this Agreement to a *bona fide* lender, as collateral security for any *bona fide*, secured financing of all or part of its business undertaking. However, this permission does not imply or allow the inference that the Grantor waives, or is willing to forbear from the exercise of its remedies under this Agreement, should an Event of Default occur, nor that any lender will have any greater rights than the Occupant in respect of this Agreement, including but not limited to the restrictions set out in this Section 16.

17. HAZARDOUS MATERIALS

The Occupant shall not install, bring upon, or use any Hazardous Substance into or on the Building except telecommunications equipment batteries in a manner and in quantities as necessary for the ordinary performance of the Occupant's business in the Building, and provided that any such use is in compliance with all applicable laws. The Occupant shall indemnify and hold the Grantor, Releasees and any party the Grantor is responsible for at law, harmless from any claim, loss, cost, damage, or expense resulting from any breach regarding the installation or use of any Hazardous Substance brought into or on the Lands or Building by the Occupant, including any and all costs incurred in remedying such breach.

18. EVENTS OF DEFAULT - TERMINATION REMEDIES

- (a) Each of the following events shall be deemed to be an Event of Default by the Occupant under this Agreement:
 - (i) the Occupant defaulting in the payment of any Occupancy Fee, amount, or portion thereof, or other sum of money due to the Grantor and such default continues for more than Five (5) Business Days, after written notification of such default by the Grantor to the Occupant;
 - (ii) there is interference with the telecommunications or computer equipment of the Grantor, any tenant, or any other occupant of the Building or any other telecommunications or computer devices provided in the Building by reason of, or as a result of, the installation, operation, maintenance, repair, or removal of the Occupant's Equipment, which interference is not cured within forty-eight (48) hours of the Occupant's receipt of written notice by the Grantor of such interference;
 - (iii) the revocation of the Occupant's permission to provide regulated or non-regulated telecommunications services by any governing entity authorized to permit or regulate the Occupant's providing of such services;
 - (iv) the Occupant becoming insolvent, or the filing, execution, or occurrence of a petition in bankruptcy or other insolvency proceeding by or against the Occupant; or an assignment for the benefit of creditors; or a petition or

proceeding by or against the Occupant for the appointment of a trustee, receiver or liquidator of the Occupant or of any of the Occupant's property or a proceeding by any governmental authority for the dissolution or liquidation of the Occupant;

- (v) the appointment of a receiver, receiver and manager, or other representative in connection with any default by the Occupant under any loan or debt obligation;
 - (vi) the ceasing of the Occupant to carry on business in the ordinary course; and
 - (vii) if the Occupant shall default in the observance or performance of any of the Occupant's other obligations under this Agreement and such default shall continue for more than ten (10) Business Days after written notification of such default by the Grantor to the Occupant.
- (b) Upon or after the occurrence of an Event of Default the Grantor may elect to terminate this Agreement without limiting its other remedies.
- (c) If the Grantor shall default in the observance or performance of any of the Grantor's other obligations under this Agreement and such default shall continue for more than ten (10) Business Days after written notification of such default by the Occupant to the Grantor, the Occupant may terminate this Agreement without limiting its other remedies.

19. RELOCATION AND RESTORATION OBLIGATIONS

- (a) The Grantor may at any time, require the Occupant, to relocate within the Building any and all of the Occupant's Equipment, and the Deemed Area. Upon receipt of not less than one hundred and twenty (120) days advance written notice from the Grantor, (a "Relocation Notice") the Occupant shall relocate the Occupant's Equipment and the Deemed Area. If the Relocation Notice requires the relocation to occur within the first two (2) years after the Commencement Date, the Grantor will be solely responsible for the direct, reasonable, out of pocket expenses of the relocation (the "Relocation Costs"), and if the Relocation Notice does not require the relocation to occur until after that two (2) year period, the Relocation Costs will be shared equally by the Grantor and the Occupant unless the relocation is primarily to accommodate another supplier of Services. In that case, the Occupant will not be required to pay any part of the relocation costs. The Grantor shall permit the Occupant to effect any relocation using a procedure that will ensure that the relocated equipment is operational for service prior to discontinuing service from the previous service location. If a Relocation Notice is delivered, the Occupant, will, within fifteen (15) days after its receipt deliver written notice to the Grantor setting out particulars of its estimate of the Relocation Costs and, the Grantor will be entitled to rely upon that estimate in proceeding with the relocation. The Grantor may at any time within fifteen (15) days after receipt of the Occupant's estimate of

the Relocation Costs rescind its Relocation Notice by giving written notice to the Occupant to that effect.

- (b) At the expiration or earlier termination of this Agreement the Occupant shall, at the Occupant's sole cost and expense, free and clear of any hypothecs, remove the Entrance Cable, and all other items of the Occupant's Equipment except any part of it that by agreement between the Occupant and the Grantor has been acquired by the Grantor and all of the Occupant's personal property from the Building. This obligation to remove the Entrance Cable and all other items of the Occupant's Equipment shall be subject to (i) any CRTC-mandated obligations upon the Occupant to provide services to other TSPs that provide services to existing subscribers, or to the occupants of the Building, and (ii) the rights of any third party users of the Occupant's Equipment where that use has been approved by the Grantor. If any property that is required to be removed is not so removed within twenty (20) Business Days after the termination, the property may, at the Grantor's sole option, (i) be removed and stored by the Grantor at the Occupant's expense (and the Occupant will pay an administration fee equal to fifteen percent (15%) of the expense), or (ii) become the property of the Grantor without compensation to the Occupant. As of the date of such removal, neither party shall have any claim against the other, except for claims or obligations that may have arisen or accrued prior to such termination or arise by reason of the Occupant's Equipment and other equipment or property removal, which claims or obligations shall survive such termination. The Occupant further undertakes, at its sole cost and expense, to repair or refinish all damage caused by the operation or removal of the Occupant's Equipment as soon as possible but not more than forty-eight (48) hours after the damage is caused. If the Occupant fails to repair or refinish any such damage, the Grantor may, in its sole discretion, repair or refinish such damage and the Occupant shall reimburse the Grantor of all costs and expenses incurred in such repair or refinishing and will pay to the Grantor an administration fee equal to fifteen percent (15%) of the cost. The Occupant will provide to the Grantor upon completion of the removal of the Occupant's Equipment an engineer's report confirming completion of the removal in accordance with this Agreement.
- (c) If due to CRTC mandated obligations upon the Occupant to provide services to other TSPs, existing subscribers, or to the occupants of the Building or where the use of the Occupant's Equipment by third-party users of the Occupant's Equipment has been approved by the Grantor, the Occupant is not required by Section 19(a) to remove the Entrance Cable or other items of the Occupant's Equipment ("Exempted Items") then despite the expiration or termination of the Term of this License, all of the obligations of the Occupant under this Agreement will continue in full force and effect except that the obligation to pay the License Fee will be suspended so long as the Occupant does not provide Services. That situation will continue (subject to the sentence following this one) until the Occupant's CRTC mandated obligations end and the Occupant removes the Exempted Items and restores damage as provided in Section 19(a). So long as, and to the extent a third party assumes responsibility and control of the Exempted Items, and the third party is bound by a telecommunications access agreement with the Grantor, or a

successor of the Grantor, the Occupant will be exempted from the obligation to remove the Exempted Items.

20. GRANTOR'S ALTERATIONS

- (a) Despite anything else in this Agreement, the Grantor may, at any time:
 - (i) make any changes in, additions to or relocations of any part of the Building;
 - (ii) grant, modify or terminate easements and any other agreements pertaining to the use or maintenance of all or any part of the Building;
 - (iii) close all or any part of the Building to such extent as the Grantor considers necessary to prevent the accrual of any rights in them to any persons; and,
 - (iv) make changes or additions to the pipes, ducts, utilities and any other building services in the Building (including areas used or occupied by the Occupant) which serve any part of the Building.
- (b) No claim for compensation shall be made by the Occupant by reason of any inconvenience, nuisance or discomfort arising from work done by the Grantor but the work will be done as expeditiously as is reasonably possible.

21. NOTICES

Any demand, notice or other communication to be made by given in connection with this Agreement shall be in writing and shall be deemed received by the recipient on the date of delivery, provided that delivery is made before 5:00 p.m. on a Business Day, failing which receipt shall be deemed to have occurred the next following Business Day. Until notified of a different address, as provided herein, all notices shall be addressed to the parties as stipulated on the Information Page. Notices given by electronic means will not be considered to have been given in writing.

22. OCCUPANT'S EQUIPMENT TO REMAIN PERSONAL PROPERTY

Except as otherwise provided in this Agreement, the Occupant's Equipment, Entrance Cable and In-Building Wire shall remain personal property of the Occupant although it may be affixed or attached to the Building, and shall, during the Term of this Agreement, or any Extension Period, and upon the expiration of this Agreement belong to and be removable by the Occupant.

23. OCCUPANCY ONLY

This Agreement creates a non-exclusive occupancy right only and the Occupant acknowledges that the Occupant does not and shall not claim any interest or estate of any kind or extent whatsoever in the Building, Communications Spaces, or Equipment Room by virtue of this Agreement or the Occupant's use of the Building, Communications Spaces or Equipment Room. The relationship between the Grantor and the Occupant shall not be deemed to be a "landlord-tenant" relationship and the Occupant shall not be entitled to avail itself of any rights afforded to tenants at law.

24. LIMITATION OF LIABILITY

The obligations of the Grantor under this Agreement shall no longer be binding upon the Grantor if the Grantor or Owner(s) sells, assigns or otherwise transfers its interest in the Building as owner or lessor (or upon any subsequent Grantor or owner after the sale, assignment or transfer by such subsequent Grantor). If there is such a sale, assignment or transfer, the Grantor's obligations shall be binding upon the grantee, assignee or other transferee of the interest, and any such grantee, assignee or transferee, by accepting such interest, shall be deemed to have assumed those obligations. A lease of the entire Building shall be deemed a transfer within the meaning of this Section. For greater clarity, nothing in this Section releases the Grantor from any liability(ies) that may arise prior to the date of such sale, assignment or transfer herein.

25. SPECIFIC TERMINATION RIGHTS

In addition to the other termination rights provided to it in this Agreement, either party may elect to terminate this Agreement, in whole or in part, in each of the following circumstances, subject to giving at least thirty (30) days' prior written notice to the other party:

- (a) where all or any part of the Building has been destroyed, or damaged to such an extent that it is not feasible to repair it within a period of one hundred and eighty (180) days after the damage;
- (b) where the Deemed Area or the Communications Spaces become damaged and, it is not feasible to restore them within ninety (90) days after the damage;
- (c) where all or any part of the Building is expropriated by a lawful authority;
- (d) where the Grantor wishes to redevelop, or otherwise alter the all or any part of the Building in such a manner as to, in the Grantor's opinion, make the relocation of any part of the Deemed Area or the Occupant's Equipment not feasible;
- (e) where the Occupant no longer provides Occupant's Services in the Building, in whole or in part;
- (f) where the Occupant is unable to secure, on terms and conditions reasonably satisfactory to it, all necessary consents, approvals, permits and authorizations of any federal, municipal or other governmental authority having jurisdiction over the provisioning of Occupant Services or any other matters required by the Occupant to provide Occupant Services; or
- (g) where the Building is no longer a "Multi-Dwelling Unit Building" as defined by the CRTC.

26. ESTOPPEL CERTIFICATES

The Occupant will provide to the Grantor from time to time, within ten (10) Business Days of the Grantor's written request in each case, at no cost to the Grantor, a statement duly executed by the Occupant confirming that this Agreement is in good standing confirming, the Fees payable and

the Fees actually paid to any date specified by the Grantor for the statement confirming the Commencement Date, the Term, any Extension Period to which it claims to be entitled, and any other information that the Grantor reasonably requests pertaining to this Agreement or Building.

27. GRANTOR'S AUTHORITY

OPGI Management Limited Partnership represents that it has full authority to execute this Agreement on behalf of the Grantor/Owner(s). The obligations of the Grantor under this Agreement are the obligations of the Owner(s) and not OPGI Management Limited Partnership.

28. SEVERAL OBLIGATIONS - NON-RECOURSE

The liability of each of the Owner(s) where there are more than one, is several and not joint, or joint and several and is limited to the interest of the Owner(s) from time to time in the Building.

29. ENTIRE AGREEMENT

The terms and conditions contained in this Agreement supersede all prior oral or written understandings between the parties and constitute the entire agreement between them concerning the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by authorized representatives of the parties.

30. OCCUPANT'S REPRESENTATION

The Occupant represents to the Grantor and acknowledges that the Grantor relies upon this representation and would not have entered into this Agreement but for that representation, that, the construction, design and operation of the Occupant's Equipment includes back-up, redundant features so that the risk of damage, malfunction or disruption of the Occupant's Equipment disrupting service to customers or other third parties utilizing that network and equipment (except for telecommunication services between (i) the customers of the Occupant or the customers of telecommunication service providers that lease local loops from the Occupant to serve customers within the Building and (ii) persons communicating with those customers) is minimized.

31. FORCE MAJEURE

Without limiting or restricting the applicability of the law governing frustration of contracts, in the event either party fails to meet any of its obligations under this Agreement within the time prescribed, and such failure shall be caused, or materially contributed to, by force majeure, such failure shall be deemed not to be a breach of the obligations of such party under this Agreement, and the time for the performance of such obligation shall be extended accordingly as may be appropriate under the circumstances. For the purpose of this Agreement, force majeure shall include, but is not limited to: any acts of God, war, natural calamities, strikes, lockouts or other labour stoppages or disturbances, civil commotion or disruptions, riots, epidemics, acts of government or any competent authority having jurisdiction, or any other legitimate cause or event beyond the reasonable control of such party, and which, by the exercise of due diligence, such party could not have prevented, but lack of funds on the part of such party shall not be deemed to be a force majeure.

32. IMPLIED WAIVERS

A waiver by the Grantor or the Occupant of any breach of the terms, undertakings and conditions of this Agreement shall not be deemed to be a waiver of the term, undertaking or condition or of any subsequent breach of it or any other term, undertaking or condition. No term, undertaking or condition of this Agreement is deemed to have been waived unless the waiver is in writing and signed by the Grantor or the Occupant, as the case may be.

33. SEVERABILITY

If any provision of this Agreement or any part of a provision is found to be illegal or unenforceable then it will be severed from the rest of this Agreement and the rest of this Agreement will be enforceable, accordingly.

34. GOVERNING LAW

This Agreement will be governed by the laws of the province in which the Building is situated and all applicable federal laws.

35. AUTHORITIES OF ACTION

The Grantor may act in any matter provided for herein by its property manager and any other person who shall from time to time be designated in writing by the Grantor to the Occupant. The Occupant acknowledges that if this Agreement has been executed for and on behalf of, in name of and with the authority of the Grantor by the property manager then the undertakings and agreements of the Grantor are obligations of the Grantor and its successors and assigns only and are not obligations personal to or enforceable against the property manager in its own right.

36. LANGUAGE

The parties hereto have required that this Agreement and all notices, deeds, documents and other instruments to be given or executed pursuant hereto be drawn up in the English language only. *Les parties ont exigé que la présente entente ainsi que tous les avis et autres ententes et documents à être donnés ou exécutés en vertu des présentes soient rédigés en langue anglaise seulement.*

37. COUNTERPART AND ELECTRONIC EXECUTION

This Occupancy Agreement may be executed in any number of counterparts and all such counterparts shall for all purposes constitute one agreement, binding on the parties hereto, provided each party hereto has executed at least one counterpart, and each shall be deemed to be an original, notwithstanding that all parties are not signatory to the same counterpart. This Occupancy Agreement may be executed and delivered by either of the parties by transmitting to the other a copy of this Occupancy Agreement (executed by such delivering Party) by telecopy or similar means of electronic communication, and delivery in that manner by a party shall be binding upon such party and deemed to be an original.

IN WITNESS WHEREOF, the Grantor and the Occupant have executed this Agreement in multiple original counterparts as of the day and year first above written.

9257-4748 Quebec Inc. and Montez L'Outaouais Inc. by their manager (without personal liability) OPGI Management GP Inc., as general partner of the OPGI Management Limited Partnership
(Grantor)

Per: Eric Gareau
Name: Éric Gareau
Title: Assistant Secretary

Per: Louis Voizard
Name: Louis Voizard
Title: Vice President

I/We have authority to bind the corporation

Telus Communications Inc.
(Occupant)

Per: Richard D. Johnson
Name: Richard D. Johnson
Title: Manager, Building Access

Per: _____
Name:
Title:

I/We have authority to bind the corporation

SCHEDULE "B"

CO-LOCATION

In this Schedule "B" the following definitions apply:

"Co-location": a relocation permitted by this Schedule "B" of Related Party Equipment or Communications Equipment.

"Combined Area": the total floor area occupied by the Deemed Area or the Related Party Space after a Co-location resulting from a Co-location.

"Corporate Change": a corporate reorganization, amalgamation, merger, acquisition, divestiture or other corporate asset change, structural or organizational change involving the Occupant or a Related TOA Party where the change becomes effective after the date of this Agreement and the Related TOA Party is an Affiliate of, becomes an Affiliate of, or is merged or amalgamated with the Occupant.

"Minimum Area": the minimum area upon which the annual Occupancy Fee is based under this Agreement, or upon which the TOA Fee is based if, in either case, the actual floor area of the Deemed Area or the Related Party Space is less than the minimum area.

"POP Room Equipment": cabinets, racks electronic equipment, panels and other equipment intended to provide telecommunications services to tenants and occupants of the Building.

"Related Party Equipment": POP Room Equipment owned by a Related TOA Party and installed in Related Party Space.

"Related Party Space": space leased to or occupied by a Related TOA Party to house Related Party Equipment.

"Related TOA Party": a corporation, other than the Occupant, that is bound by a TOA and is involved in a Corporate Change.

"TOA": an agreement with the Grantor, or the Owner(s) under which an occupant or tenant is permitted to operate or install POP Room Equipment in a Related Party Space.

"TOA Fee": the annual minimum or basic occupancy fee payable under a TOA.

If, as the result of a Corporate Change, the Occupant determines that the Communications Equipment, or that Related Party Equipment is redundant, then the Occupant, on at least thirty (30) days' notice to the Grantor may:

- (a) at its cost, relocate the Communications Equipment to the Related Party Space, or permit the Related TOA Party to relocate its Related Party Equipment to the Deemed Area;
- (b) terminate this Agreement; or
- (c) if the Occupant has become the occupant or tenant under the TOA, terminate the TOA between the Grantor and the Related TOA Party.

If a Co-location occurs, all costs reasonably incurred by the Grantor to alter the Building space, facilities or equipment to accommodate the Co-location will be recoverable by the Grantor as Recoverable Costs. The Deemed Area or the Related Party Space will only be increased in size or reconfigured if appropriate space is available in the Building. On the occurrence of a Co-location, the Occupant will no longer have any right to occupy the Deemed Area, unless the Related TOA Party gives up its right to occupy the Related Party Space.

On the first day of the month following the month in which a Co-location occurs, the Occupancy Fee may, at the Grantor's option, be adjusted as follows:

- (a) if the both the Occupancy Fee and the TOA Fee are based on Minimum Areas, and the Combined Area is sixty (60) square feet or less, the Occupancy Fee will be increased so that it is based on sixty (60) square feet but so long as the TOA Fee, based the Minimum Area under the Related TOA Party continues to be paid it will be credited against that Occupancy Fee;
- (b) if Related Party Equipment is relocated to the Deemed Area and the Combined Area is greater than sixty (60) square feet, then the Combined Area may be reduced by thirty (30) square feet for the calculation of the Occupancy Fee, so as long as the Related TOA Party pays a TOA Fee based on at least thirty (30) square feet; or
- (c) if the Communications Equipment is relocated to the Related Party Space and the Combined Area is greater than sixty (60) square feet, then the Occupancy Fee will be calculated on only thirty (30) square feet as long as the TOA Fee is calculated and paid based on the Combined Area less thirty (30) square feet.

If this Agreement is terminated or the TOA with the Related TOA Party is terminated, then the Occupancy Fee or the TOA Fee, as the case may be, will be adjusted if necessary so that it is calculated on at least sixty (60) square feet.

SCHEDULE "C"
CONNECTING EQUIPMENT

SCHEDULE "D"

RECOVERABLE COSTS

The Recoverable Costs are the costs of:

- (a) architectural, mechanical, electrical and Riser Manager consulting fees to provide or review architectural, cabling, electrical and heating, ventilating and air-conditioning design for construction and decommissioning of additional main terminal room or point of presence space (Equipment Room space), riser rooms and other areas to accommodate the installation and removal of the Occupant's Equipment;
- (b) mechanical engineering and construction to provide any additional cooling for anticipated loads to accommodate the Occupant's requirements;
- (c) electrical engineering and construction to provide sufficient power distribution to support the power loads anticipated for the Occupant's Equipment, including any connection to any emergency generator power grid that may be made available using a transfer switch;
- (d) the installation of any secured entry devices or other mechanical or electronic security devices that may be installed to satisfy the requirements of the Occupant;
- (e) construction for additional space or reconstruction or modification of existing space to accommodate the Occupant and modifying, enlarging or enhancing any telecommunication related facilities that must be made to accommodate the requirements of the Occupant including the reviewing of plans, specifications and working drawing and the monitoring of the performance of work and the obtaining of professional advice from engineers and technical experts;
- (f) any other reasonable costs of facilitating the initial installation, restoration and relocation of the Occupant's operations within the Building; and
- (g) reviewing plans, specifications and working drawings and monitoring performance of work as contemplated by Section 7(a).

SCHEDULE E

Building Rules and Regulations

1. ***Security***

Grantor may from time to time adopt appropriate systems and procedures for the security or safety of the Building, any persons occupying, using or entering the same, or any equipment, finishings or contents thereof, and Occupant shall comply with Grantor's reasonable requirements relative thereto.

2. ***Locks***

Grantor may from time to time install and change locking mechanisms on entrances to the Building, common areas thereof, and service areas, and (unless twenty-four (24) hour security is provided by the Building) shall provide to Occupant a reasonable number of keys and replacements therefor to meet the *bona fide* requirements of Occupant. In these rules "keys" include any device serving the same purpose. Occupant shall not add to or change existing locking mechanisms on any door in or to the Building without Grantor's prior written consent. If, with Grantor's consent, Occupant installs lock(s) incompatible with the Building master locking system:

1.01 Grantor, without abatement of Occupancy Fee, shall be relieved of any obligation under this Agreement to provide any service to the affected areas which require access thereto,

1.02 Occupant shall indemnify Grantor against any expense as a result of forced entry thereto which may be required in an emergency, and

1.03 Occupant shall at the end of the Term and at Grantor's request remove such lock(s) at Occupant's expense.

3. ***Return of Keys***

At the end of the Term, Occupant shall promptly return to Grantor all keys for the Building which are in possession of Occupant.

4. ***Windows***

Occupant shall observe Grantor's rules with respect to maintaining window coverings at all windows in the Building so that the Building presents a uniform exterior appearance, and shall not install any window shades, screens, drapes, covers or other materials on or at any window in the Building without Grantor's prior written consent. Occupant shall ensure that window coverings are closed on all windows in the Building while they are exposed to the direct rays of the sun.

5. ***Repair, Maintenance, Alterations and Improvements***

Occupant shall carry out Occupant's repair, maintenance, alterations and improvements in the Building only during times agreed to in advance by Grantor and in a manner which will not interfere with the rights of other tenants or occupants in the Building.

6. ***Water Fixtures***

Occupant shall not use water fixtures for any purpose for which they are not intended, nor shall water be wasted by tampering with such fixtures. Any cost or damage resulting from such misuse by Occupant shall be paid for by Occupant.

7. ***Personal Use of Building***

The Building shall not be used or permitted to be used for residential, lodging or sleeping purposes or for the storage of personal effects or property not required for business purposes.

8. ***Heavy Articles***

Occupant shall not place in or move about the Building without Grantor's prior written consent any safe or other heavy article which in Grantor's reasonable opinion may damage the Building, and Grantor may designate the location of any heavy articles in the Building.

9. ***Carpet Pads***

In those portions of the Building where carpet has been provided directly or indirectly by Grantor, Occupant shall, at its own expense, install and maintain pads to protect the carpet under all furniture having casters other than carpet casters.

10. ***Bicycles and Animals***

Except for service animals, Occupant shall not bring any animals or birds into the Building, and shall not permit bicycles or other vehicles inside or on the sidewalks outside the Building except in areas designated from time to time by Grantor for such purposes.

11. ***Deliveries***

Occupant shall ensure that deliveries of materials and supplies to the Building are made through such entrances, elevators and corridors and at such times as may from time to time be designated by Grantor, and shall promptly pay or cause to be paid to Grantor the cost of repairing any damage in the Building caused by any person making such deliveries.

12. ***Furniture and Equipment***

Occupant shall ensure that furniture and equipment being moved into or out of the Building is moved through such entrances, elevators and corridors and at such times as may from time to time be designated by Grantor, and by movers or a moving company approved by Grantor, and shall promptly pay or cause to be paid to Grantor the cost of repairing any damage in the Building caused thereby.

13. ***Solicitations***

Grantor reserves the right to restrict or prohibit canvassing, soliciting or peddling in the Building.

14. ***Food and Beverages***

Only persons approved from time to time by Grantor may prepare, solicit orders for, sell, serve or distribute foods or beverages in the Building, or use the elevators, corridors, stairwells, balconies or other common areas for any such purpose. Except with Grantor's prior written consent and in accordance with arrangements approved by Grantor, Occupant shall not permit on the Building the use of equipment for dispensing food or beverages or for the preparation, solicitation of orders for, sale, serving or distribution of food or beverages.

15. ***Refuse***

Occupant shall place all refuse in proper receptacles provided by Occupant at its expense in the Building or in receptacles (if any) provided by Grantor for the Building, and shall keep sidewalks and driveways outside the Building, and lobbies, corridors, stairwells, ducts and shafts of the Building, free of all refuse.

16. ***Obstructions***

Occupant shall not obstruct or place anything in or on the sidewalks or driveways outside the Building or in the lobbies, corridors, stairwells, balconies or other common areas of the Building, or use such locations for any purpose except access to and exit from the Building without Grantor's prior written consent. Grantor may remove at Occupant's expense any such obstruction or thing (unauthorized by Grantor) without notice or obligation to Occupant.

17. ***Dangerous or Immoral Activities***

Occupant shall not make any use of the Building which involves the danger of injury to any person, nor shall the same be used for any immoral purpose.

18. ***Proper Conduct***

Occupant shall not conduct itself in any manner which is inconsistent with the character of the Building as a first quality building or which will impair the comfort and convenience of other tenants in the Building.

19. ***Employees, Agents and Invitees***

In these Rules and Regulations, Occupant includes the employees, agents and invitees of Occupant and others permitted by Occupant to use or occupy the Building.

20. ***Smoking Control***

Occupant shall not and shall not permit smoking within 9 metres of any entry, outdoor air intake or operable window or door of the Building, or such other distance as required by applicable laws of the province in which the Building is located. If Occupant or any of its employees or others under its control smoke within the prohibited area, Occupant shall pay to the Grantor a fine of \$100.00 per occurrence (or such greater amount as Grantor may from time to time establish as being necessary to discourage unauthorized smoking) in order to discourage the Occupant or any of its employees or others under its control from smoking within the prohibited area.

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