

**TELECOMMUNICATIONS LICENSE AGREEMENT  
INFORMATION PAGE**

TELECOMMUNICATIONS LICENSE AGREEMENT dated the 1st day of January, 2007 between **Oxford Properties Group Inc. and CPP Investment Board Real Estate Holdings Inc.** as the Licensor and **Telus Communications Company** as the Licensee.

**Building:** Canterra Tower, the building municipally known as 400 3<sup>rd</sup> Avenue SW in the City of Calgary, and the Province of Alberta.

**Deemed Area:** 220 square feet. (Deemed Area 1 of 2 = 110 sq. ft., Deemed Area 2 of 2 = 110 sq. ft.)

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

**License Fee:** the annual sum of Six Thousand and Six Hundred dollars (\$6,600) calculated based on the annual rate of Thirty dollars (\$30.00) per square foot of the floor area of the Deemed Area. The floor area of the Deemed Area is estimated to be 220 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, where applicable, as accepted by both parties.

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)

Per:

Name:  
Title:

c/s

Per:

Name: *ROBERT BARRY*  
Title: *AUP, BUILDING ACCESS*

**Oxford Properties Group Inc. and CPP Investment Board Real Estate Holdings Inc. by their agent (without personal liability), OPGI Management GP Inc. as general partner of the OPGI Management Limited Partnership**

Per:

Name: *David Routledge*  
Title: *Vice President, Real Estate Management West*

c/s

Per:

Name: *DANIEL A. HOLMES*  
Title: *ASSISTANT SECRETARY*

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