



Oxford Properties Group
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April 1, 2012
Sent by via Purolator

Telus Communications Company
Attention: Richard Johnson
25 York Street, 22nd Floor
Toronto, ON
M5J 2V5

Dear Sirs/Mesdames:

Re: Telecommunications POP License Agreement between **GP OMERS Realty Corporation 200 Bay Street Holdings Inc., and CPP Investment Board Real Estate Holdings Inc., and Telus Communications Company** dated January 1, 2007 with respect to Royal Bank Plaza – South Tower, 200 Bay Street, Toronto, Ontario (the "License Agreement")

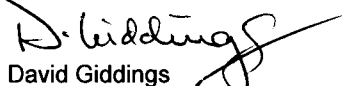
Pursuant to section 4 of the above-referenced License Agreement (the automatic renewal provision), we are pleased to confirm that the License Agreement has been renewed for a further five (5) year term, commencing January 1, 2013.

The renewal term will be governed by the same terms and conditions of the License Agreement except for the License Fee and further rights to renew, both as set out in that section.

The pertinent details are as follows:


1. Renewal Term: 5 years
2. Commencement Date: January 1, 2013
3. Expiration Date: December 31, 2017
4. CPI Increase: 8.4%
5. License Fee for Renewal Term: Nine Hundred and Seventy-Five dollars and Sixty cents (\$975.60) per annum
6. License Fee due dates:
 - January 1, 2013
 - January 1, 2014
 - January 1, 2015
 - January 1, 2016
 - January 1, 2017
7. Remaining Renewal Term: No further right to renew under the existing Agreement.

On behalf of the Licensor,
OXFORD PROPERTIES GROUP


David Giddings
Director, National Programs

Receipt of this notice hereby acknowledged this 12th day of JUNE, 2012.

Telus Communications Company


Name: Richard Johnson
Title: ASP, Building Access