

LEASE EXTENSION AGREEMENT
for 3535 Queen-Mary Rd., Montréal, QC

THIS AGREEMENT MADE as of the 16th day of March 2011

BETWEEN : FAIRWAY REALTIES INC. (the "LESSOR")

AND : TELUS COMMUNICATIONS COMPANY (the "Lessee")

WHEREAS there exists an Agreement between the Parties dated February 28, 2005, and

WHEREAS said Agreement was renewed until February 28, 2011

WHEREAS the Parties are desirous of renewing the said **Agreement**.

THE PARTIES HEREBY AGREE AS FOLLOWS :

- 1 The term of the renewal period will be five (5) years, commencing March 1, 2011 and terminating February 29, 2016.
2. The annual rental will be increased to \$ 1,500.00 plus G.S.T. and Q.S.T.

All other terms and conditions as contained in the lease agreement and subsequent renewals will remain unchanged.

FAIRWAY REALTIES INC.
(Lessor)

Per : Norman Sternthal

**TELUS COMMUNICATIONS
COMPANY (Lessee)**

Per : Richard Johnson
Richard Johnson
Manager, Building Access