

DEC 04 2006

**LE GROUPE PETRA LTÉE**October 26th, 2006By Fax: (403) 262-8196

Mr. Jeff Kenyon
Manager, Real Estate Svices
Telus Communications Inc.
120 7 Avenue S W, 4th Floor
Calgary, AB
T2P 0W4.

**Re: 7101 & 7151 Jean-Talon, St-Leonard (Quebec)
Lease Agreement for Telecommunications Services
Your file #1631**

Dear Sir :

In reference with the Lease signed, please find below the conditions for the renewal of the agreement including 2 renewal periods of 5 years each.

Term5 years – March 1st, 2007 to February 28th, 2012**Rental**

Gross annual rent of \$2,750.00 plus applicable taxes

Other Conditions

All other conditions contained in the Lease, except the above changes, will remain unchanged and continue to apply.

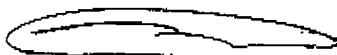
If this proposal is acceptable, please confirm your acceptance by signing where indicated below and return a copy by fax at (514) 321-1427 or mail on or before **November 30th, 2006**. An Addendum to the Lease will then be prepared in two (2) copies and signed by both parties.

Tenant

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This proposal remains conditional to the acceptance of our Board of Directors within fifteen (15) days of the acceptance of this letter by the Tenant failing which this proposal shall be null and void.

Yours truly,

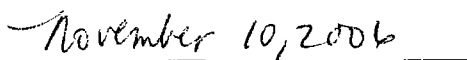


Joseph Marcone
Vice-President, Real Estate Management

We accept this renewal proposal.

TENANT
TELUS Communications (Québec) Inc.


Per: _____


Date _____