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Janis Braun, RPA, FMA
Canderel Commercial Services Inc.
1075 Bay Street
Suite #400
Toronto, ON
M5S 2B1

May 25, 2017

Subject: Renewal Confirmation for Telecommunications License Agreement at
70 York Street, Toronto, ON.

Dear Janis:

Further to our earlier communications, this letter will serve to confirm that TELUS Communications Company and Maple Tree (Leaseholds) Inc. have agreed to renew our Telecommunications License agreement at 70 York Street, Toronto for a further period of five years commencing February 19, 2017. The initial agreement was commenced February 19, 2002 and was subsequently renewed in 2007 and 2012. The POP space in question is deemed to be 100 square feet and it is agreed that the fee will be revised to \$3,400 annually, plus tax for the term of the renewal.

It is understood and agreed that the Licensor has been revised to Maple Tree (Leasehold) Inc. and that the Licensor's notice provisions will reflect the following address: **Maple Tree (Leasehold) Inc. c/o Canderel Commercial Services Inc., 1075 Bay Street, Suite 400, Toronto, ON, M5S 2B1.**

All terms and conditions in the current agreement shall apply for the renewal period, save and except for the updating of the notice provisions and the revised License Fee.

Thank you for your attention to this matter.

Sincerely,

Richard Johnson
Manager, Building Access
TELUS Communications Company

We the undersigned accept the above note renewal terms and this acknowledgement of renewal will now form a part of the License Agreement noted above.

I / We have the authority to bind the Licensor

Date: May 26/17