



LEASE RENEWAL

BETWEEN : **9213-4568 QUEBEC INC.**, a corporation duly incorporated under the laws of the province of Quebec, having a place of business at 507 Place d'Armes, suite 950, in the City of Montreal, Province of Quebec, H2Y 2W8, herein represented by Georges Marciano , duly authorized for the purposes hereof as he so declares;

(Hereinafter referred to as the "Landlord")

AND: **TELUS COMMUNICATIONS COMPANY.**, having a place of business at 120-7 Avenue SW, 4th floor, Calgary AB, T2P 0W4, herein represented by Robert Beatty duly authorized for the purposes hereof as he so declares;

(Hereinafter referred to as the "Tenant")

WHICH PARTIES DECLARED AS FOLLOWS:

WHEREAS by lease agreement dated June 1st 2004, between 136991 Canada Inc. (the Previous Landlord) and Telus Communications Company (the Tenant) entered into a lease, under which the Landlord has leased certain premises to the Tenant situated in the basement of the building located at 507 Place d'Armes in the city of Montreal, Province of Quebec, for a period of two (2) years, beginning June 1st ,2004 and terminating May 31st, 2006 according to terms and conditions appearing on original lease.

WHEREAS by lease renewal agreement dated June 1st 2006, between 136991 Canada Inc. (the Previous Landlord) and Telus Communications Company (the Tenant) for a period of five (2) years, beginning June 1st 2006 and ending May 31st 2008.

WHEREAS by lease renewal agreement dated June 1st 2008, between 136991 Canada Inc. (the Previous Landlord) and Telus Communications Company (the Tenant) for a period of one (1) year, beginning June 1st 2008 and ending May 31st 2009.

WHEREAS by lease renewal agreement dated June 1st 2009, between 1305066 Alberta ULC. (the Previous Landlord) and Telus Communications Company (the Tenant) for a period of one (1) year, beginning June 1st 2009 and ending May 31st 2010.

WHEREAS by lease renewal agreement dated June 1st 2010, between 9213-4568 QUEBEC Inc. (the Landlord) and Telus Communications Company (the Tenant) for a period of one (1) year, beginning June 1st 2010 and ending May 31st 2011.

WHEREAS by lease renewal agreement dated June 1st 2011, between 9213-4568 QUEBEC Inc. (the Landlord) and Telus Communications Company (the Tenant) for a period of one (1) year, beginning June 1st 2011 and ending May 31st 2012.

WHEREAS by lease renewal agreement dated June 1st 2012, between 9213-4568 QUEBEC Inc. (the Landlord) and Telus Communications Company (the Tenant) for a period of one (1) year, beginning June 1st 2012 and ending May 31st 2013.

WHEREAS by lease renewal agreement dated June 1st 2013, between 9213-4568 QUEBEC Inc. (the Landlord) and Telus Communications Company (the Tenant) for a period of three (3) years, beginning June 1st 2013 and ending May 31st 2016.

IN CONSEQUENCE OF THE FOREGOING, THE FOREGOING, THE PARTIES AGREE AS FOLLOWS:


1. The preamble is an integral part of this Renewal;
2. All terms with an uppercase letter which are not defined otherwise in the current renewal have the same signification as allocated in the Lease.

| Initials | |
|-----------|-----------|
| Tenant | Landlord |
| <i>RB</i> | <i>GM</i> |

3. The term of the lease is extended for an additional period of three (3) years, beginning June 1st 2013 and ending May 31st 2016, by virtue of the terms and conditions stated and mentioned in the lease, except for what is provided below;
4. The rent will be increased to two thousand two hundred dollars (2200.00\$) a year plus QST & PST. for the 3 years term of the Lease Renewal.
5. The Tenant may exercise an option to renew for three (3) years starting on June 1st ,2016 and ending May 31st, 2019. The rate to be negotiated during the six (6) months preceding the end of the Lease Renewal.
6. The Lease and the present Renewal constituting a complete agreement between both parties. The Tenant acknowledge between parties that there are no promises, representation, understanding, condition and agreement(whether expressed or implied oral or written) other than that specifically mentioned in the Lease and Renewal.

WE HAVE SIGNED THIS LEASE RENEWAL ON THIS 7 DAY OF June, 2013.

9211-9882 QUEBEC INC (the "Landlord")


Georges Marciano
President

WE HAVE ACCEPTED AND SIGNED THIS LEASE RENEWAL ON THIS 19th DAY OF August, 2013.

TELUS COMMUNICATION INC.


Richard Johnson Manager Building Access