



Cushman & Wakefield LePage Inc.
33 Yonge St., Suite 1000
Toronto, ON M5E 1S9
(416) 359 2429 Tel
(416) 359 2357 Fax
www.cushmanwakefield.com

May 23, 2008

JF Standard Life Assurance Company

C/O Jocelyne Ouimet

2075 Stanley 1600 ~~boul. René-Lévesque E~~, Suite 1700 *1200 JF*

Montréal, QC ~~H3H 1P9~~

H3A 2V4 JF

Re: Telecommunications Access Agreement dated 30 September 2001 (the "Agreement") between Standard Life Assurance Company previously Immoprom Ltée (the "Landlord") and TELUS Communications Company previously TELUS Communications (Québec) Inc. (the "Tenant") for the ACCES site located at 1001 boul. de Maisonneuve, Montréal, QC (the "Leased Premises")

All capitalized terms which are not otherwise defined herein shall have the meanings ascribed thereto in the Access Agreement.

With respect to the above noted Agreement and as per clause # 4.2, the Tenant has advised the Landlord that it will be renewing the Agreement for a period of five (5) years. All terms and conditions remain in effect other than the following:

- **Extended Term: From May 1st, 2007 to April 30th, 2012**
- **Yearly Access Fee: \$2,500.00 (plus GST & PST)**
- **Option to Renew: The Tenant will still have one (1) further option of five (5) years (as stipulated in clause 4.2)**

Any notices herein provided or permitted to be given under this agreement shall be addressed to the Tenant as follow:

TELUS Communications Company
C/O Manager, Real Estate Services
120 7 Avenue SW, 4 floor
Calgary, AB T2P 0W4
Fax: (403) 262-8196

SHUT-DOWNS NOTICE

Effective upon the commencement date of the Extended Term, the Landlord shall contact the Tenant in the event of any planned and/or staged fire drills, generator and other base building testing which could impact continued service to the building and more specifically to the leased premises.

Notice should be given via email and telephonic notice to TELUS Event Management, at Change Management: releases@telus.com with a copy to the following via e-mail delivery:

TELUS Event Management - EventManager@telus.com, 1-888-530-7755
TELUS Threat and Release notifications - Releases@telus.com

For emergency issues please call TELUS Power NOC - 1 - 800-887-1221, option 3, 3


The Tenant shall notify the Landlord during the Extended Term in the event of any changes to the above-stated contact information.

We trust the Landlord is in agreement with the above and request the same be confirmed by executing the appropriate line below and return a copy of this letter to the attention of the undersigned.

TELUS look forward to their continued occupancy of the premises.

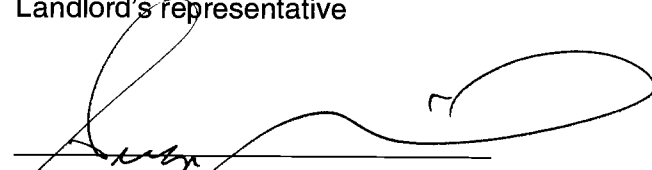
Is further information is required, please contact me at (416) 359-2429.

Yours truly,




Serge Therrien (for the Tenant)
Senior Analyst, Client Solutions
Cushman & Wakefield LePage

THE STANDARD LIFE ASSURANCE COMPANY OF CANADA
Landlord's representative



SERGE GIROUX
LEASING MANAGER

Dated: June 3, 2006



Franco S Falbo
Asset Manager

Dated: 11-June-06