

TELECOMMUNICATIONS LICENSE AGREEMENT

THIS AGREEMENT is made as of the 24th day of August, 2012

BETWEEN:

Northam CCPF Tenco (BTS) Limited
(the "Licensor")

-and-

TELUS Communications Company
A corporation incorporated under the laws of Ontario
(the "Licensee")

PREAMBLE:

- A) WHEREAS the Licensor is the owner of the multi-dwelling unit building municipally described as Bell Trinity Square located at 483 Bay Street, Toronto, Ontario
- B) AND WHEREAS the licensor agrees to grant to the Licensee a license to operate, maintain, repair and replace certain telecommunications equipment in the Landlords' building as more particularly described in this Agreement on the terms and conditions set out in this agreement.

NOW THEREFORE, in consideration of the manual covenants and agreements contained in this Agreement, and other good and valuable consideration, the Licensor and the Licensee agree as follows:

ARTICLE 1 - DEFINITIONS AND INTERPRETATION

- 1.1 Definitions** In this Agreement, unless the context requires otherwise, the following terms shall have the following meanings, respectively;

"Agreement" means this Agreement and the attached Schedules and all subsequent changes, modifications and amendments to this Agreement and the attached Schedules made in accordance with the provisions of this Agreement.

"Building" means the building owned by the Licensor and located on the Lands.

"Building Risers" means the electrical, mechanical or communications spaces or other pathways in the Building.

"Business Day" means a day other than a Saturday, Sunday and any other day on which the principal commercial banks in the Province of Ontario are not open for business during normal banking hours.

"CRTC" means the Canadian Radio-television and Telecommunications Commission or its successor.

"Connecting Equipment" means the cables, conduits, inner ducts and connecting hardware of the Licensee that is connected to the Telecommunications Equipment, as more particularly described in the attached Schedule C.

"Entrance Link" means the core sleeve penetration through the foundation of the Building.

"Equipment Room" means the premises as shown on the floor plan attached to this agreement as Schedule B which premises shall be provided by the Licensor to the Licensee for the sole exclusive use of the Licensee.

"GST" means the Goods and Services Tax established under the *Excise Tax Act* (Canada) or a successor tax imposed by the Government of Canada under lawful authority.

"Lands" means the land legally described in the attached Schedule A.

"License Fee" means the annual fee specified in Section 4.1 of the Agreement which is payable by the Licensee to the Licensor under this Agreement.

"Licensee's Equipment" means, collectively, the Telecommunications Equipment and the Connecting Equipment.

"Maintenance and Operating Fee" means the fee set forth in Schedule F which fee shall compensate the Licensor for ongoing costs incurred by the Licensor in respect of the operation and maintenance of those parts of the Building (outside of the Equipment Room), in which the Licensee's Equipment is located.

"MDU" or Multi-Dwelling Unit means a building with at least two units and at least one unit occupied by a tenant.

"Notice" means any notice, request, consent or other communication provided, required or permitted under this Agreement as contemplated in Section 12.1 of this Agreement.

"Renewal Term" means the period after the Term for which this Agreement may be renewed and extended as described in Section 3.2 of this Agreement.

"Telecommunications Equipment" means the equipment of the Licensee and its affiliates, located in the Equipment Room including cabinets, racks, electronic equipment and other similar equipment.

1.2 Interpretation For the purposes of this Agreement, except as otherwise expressly provided, the following shall apply:

- (a) Words importing the singular include the plural and vice versa, and words importing gender include all genders and firms or corporations where applicable.
- (b) Should any provision of this Agreement be unenforceable at law, it shall be considered separate and severable from the remaining provisions of this Agreement, which shall continue in force and shall be binding as though such provision had not been included.
- (c) The headings inserted in this Agreement are for convenience of reference only and in no way define, limit or enlarge the scope or meaning of any of the provisions of this Agreement.
- (d) This Agreement shall be interpreted and governed by the laws of the Province of Ontario and the laws of Canada applicable therein.

1.3 Schedules The following are the Schedules attached to and forming part of this Agreement.

Schedule A-	Legal Description of Lands
Schedule B-	Equipment Room Plan-Attached Drawing
Schedule C-	Plan for Connecting Equipment- Attached Drawing
Schedule D-	Building Rules & Regulations
Schedule E-	Building Security Regulations
Schedule F-	License Fee

ARTICLE 2 – LICENSE The Licensor hereby grants to the Licensee a non-exclusive license to install, operate, maintain, repair and replace the Telecommunications Equipment in compliance with the terms of this agreement for the provision of the Service during the Term of this agreement. The licensee is prohibited from any access to any part of the Building other than the common areas of the Building or those other areas expressly permitted by the Licensor as described in Schedule “A”. The Licensee will comply with the landlords Rules and Regulations attached hereto as Schedule “D”. Where there is a conflict between the Rules and Regulations and this agreements, the more restrictive will apply. The Licensee will also comply with the Licensor’s other reasonable requirements pertaining to safety, security, minimization of disruption and inconvenience.

- 2.1 Equipment Room** The Licensor shall provide the Equipment Room to the Licensee, for the sole and exclusive use of the Licensee, which Equipment Room shall be used by the Licensee for the provision of communications services to the Licensee’s customers in the Building.
- 2.2 Nature of Interest** The right granted to the Licensee under this Agreement is a license only, and shall not constitute a partnership, joint venture or lease between the two parties.
- 2.3 Non-Exclusivity** The Licensee acknowledges and agrees that the license granted to the Licensee pursuant to Section 2.1 of this Agreement is not exclusive to the Licensee, and that the Licensor has the right to grant similar rights and privileges in respect of the Building to other parties.
- 2.4 Equipment** The Licensee will comply with the following design, construction and operating standards:
 - 2.4.1 Rooftop** This License does not allow the permanent installation or operation by or on behalf of the Licensee, of any type of rooftop or wireless communication equipment; and
 - 2.4.2 Network Hub** the Licensee shall not use any part of the Licensee’s Equipment as a network hub facility, switch hotel, switch node, or similar facility that functions as an integral part of a network to serve persons outside of the Building.
 - 2.4.3 The Equipment** must be designed and installed in such a manner as to avoid any interference with the cabling, telecommunications equipment and other equipment, and facilities (similar or otherwise) situated within the property at any time.
 - 2.4.4 The Equipment** and all work associated with the installation and removal of the equipment will be done in accordance with all government requirements, strictly in accordance with the Approved plans, as attached in Schedule “B”, in a good and workmanlike manner, in accordance with best construction standards, in accordance with security, and at the Licensors option, under the supervision of the Licensors of its designated representative and subject to \$65.00/hour supervision fee.

ARTICLE 3 - TERM

- 3.1 Term** the term of this License is for five (5) years commencing on the 1st day of September 2012 and expiring on the 31st day of August 2017.
- 3.2 Option to Renew** Provided that the Licensee is not in default under this Agreement, the Licensee shall have options to renew and extend this Agreement for one (1) additional period of five (5) years (of which is a “Renewal Term”), upon the Licensee providing at least six (6) months written notice to the Licensor. Each Renewal Term shall be on the same terms and conditions as contained in this Agreement, except that the License Fee shall be agreed to by the parties in writing based on the prevailing market rates for similar Equipment Rooms in similar buildings. Where the parties are unable to agree on the License Fee payable during a Renewal Term prior to the expiration of the Term or a Renewal Term, as the case may be, the

matter in dispute shall be determined by a single arbitrator appointed under provincial arbitration legislation

- 3.3 Overholding** If the Licensee remains in occupation of the Equipment Room following the expiration of the Term or a Renewal Term, and the Licensee has not exercised its option to renew pursuant to Section 3.2 above, such continued occupation by the Licensee shall not have the effect of renewing or extending this Agreement for any period of time, and the Licensee shall be deemed to be occupying the Equipment Room as a licensee on a month-to-month basis upon the same terms and conditions as set out in this Agreement, except that the License Fee as provided in Schedule F shall be increased by 150%.

ARTICLE 4 - LICENSE FEE

- 4.1** The Licensee agrees to pay the Licensor the License Fee as provided in Schedule F.

ARTICLE 5 - USE

- 5.1 Use of Equipment Room** The Licensee shall use the Equipment Room only for the purpose of the installation, operation, maintenance, repair and replacement of their Licensee's Equipment as required by the Licensee for the purpose of providing communications services to the Licensee's customers in the Building.
- 5.2 Title** the Licensor acknowledges and agrees that title to and ownership of, the Licensee's Equipment shall remain with the Licensee at all times notwithstanding that the Licensee's Equipment may be affixed to a part of the Building for the time being.

ARTICLE 6 - ACCESS AND ELECTRIC UTILITIES

- 6.1 Access** The Licensee and its authorized representatives shall have access to the Equipment Room, seven (7) days a week, twenty-four (24) hours per day basis for the purpose of installing, operating, maintaining, repairing and removing the Licensee's Equipment. The Licensee and its authorized representatives further shall have such access to the driveways, walkways, entrances, exits and hallways associated with the Building as may be required in order for the Licensee and its authorized representatives to access the Equipment Room. The Licensor acknowledges that the nature of the Licensee's communications services requires such access for servicing purposes and in emergency situations. All entry and access to the Equipment Room and the Building, including the Building Risers, by the Licensee and its authorized representatives shall be in accordance with the Licensor's Building Rules and Regulations, as attached in Schedule D and Building Security Regulations, as attached in Schedule E.
- 6.2 Electrical Power** The Licensee shall have the right to connect the Licensee's Equipment to the electric power distributing system within the Building at the sole cost and expense to the Licensee. If required by the Licensor, the Licensee, at its sole cost and expense, shall install a separate meter to determine the Licensee's electricity consumption and the Licensee agrees to pay for such electricity consumption. The Licensor shall use reasonable commercial efforts to notify the Licensee in advance of any planned utility outages that may interfere with the Licensee's use. The Licensee agrees that the Licensor has no obligation or responsibility to provide emergency or backup power to the Licensee, unless the parties agree that the Licensor will provide emergency or backup power to the Licensee on such terms and conditions as mutually agreed between the parties.
- 6.3 Telephone Service** The Licensee, at its sole cost and expense, shall have the right to install a telephone on the Equipment Room if required by the Licensee.

- 6.4 Nuisance** The Licensee shall not use nor permit the Licensee's Equipment or any part of the Equipment Room to be used in such a manner as to annoy, disturb or cause nuisance to or impede in any way the operation of the Licensor or the occupiers, tenants or other licensees of the Building, or in a manner that constitutes a contravention of law.
- 6.5 Compliance with Laws** The Licensee, in installing, maintaining, operating, repairing, and replacing the Licensee's Equipment in the Equipment Room and the Building Risers shall comply at all times with all applicable laws, regulations, by-laws, rules, orders and ordinances of all federal, provincial and municipal governmental authorities, including, without limitation, the rulings and decisions of the CRTC.

ARTICLE 7 - INSTALLATION, MAINTENANCE AND REPAIRS

- 7.1 Approval of Plans** Prior to the commencement of each installation of the Licensee's Equipment in the Equipment Room and in the Building Risers, the Licensee shall prepare and submit plans, specifications, and working drawings to the Licensor in respect of such installation for the approval, in writing, of the Licensor.
- 7.2 Other Costs** In addition to License Fee, the Licensee agrees to pay the Licensor within sixty (60) days of receipt of an invoice from the Licensor, the cost, on a one-time basis for each installation, for the review of Plans and Working Drawings referred to in Subsection 7.1. Such fees shall be charged at the rate set forth in Schedule F.
- 7.3 Reimbursement** The Licensee shall pay the Licensor an annual Maintenance and Operating Fee set forth in Schedule F. Such Maintenance and Operating Fee shall compensate the Licensor for ongoing costs incurred by the Licensor in respect of the operation and maintenance of the Building's Communications Space (outside of the Equipment Room), where the Licensee's Connecting Equipment is located.
- 7.4 Escort Services** The Licensee agrees to pay the Licensor for security escorted access to the Building, Building Risers, or the Equipment Room, within sixty (60) days of receipt of an invoice from the Licensor. Such fees shall be in accordance with Schedule F and shall not be charged if recovered by the Licensor from the tenants or occupants of the building.
- 7.5 Installation** Upon receipt of the Licensor's written approval pursuant to Section 7.1 above, the Licensee, at its sole expense and risk, shall be entitled to commence the installation of the Licensee's Equipment, which installation shall be performed in a responsible and workmanlike manner and in accordance with all the applicable laws, regulations, by-laws, orders, rules and ordinances of all federal, provincial, and municipal governmental authorities.
- 7.6 Cables** The Licensee shall label each cable placed by the Licensee in the Building Risers and any telecommunications closets through which the Licensee's cable passes.
- 7.7 Repairs and Maintenance** The Licensee, at its own cost and expense, shall keep the Equipment Room and the Licensee's Equipment in a safe and properly maintained condition.
- 7.8 Liens** The Licensee shall be responsible for the satisfaction or payment of any liens registered against the Building by any supplier of labour, material, or services to the Licensee. Any such liens shall be discharged by the Licensee, within thirty (30) Business Days at the request of the Licensor, by payment of sufficient money into Court to obtain removal of such lien.

ARTICLE 8 - INSURANCE AND INDEMNIFICATION

- 8.1 Insurance** The Licensee, at its own expense, shall take out and maintain in force while this Agreement is in effect, comprehensive general liability insurance in a minimum amount of Five Million Dollars (\$5,000,000) per occurrence for injury, death or property damage arising out of the Licensee's operations pursuant to this Agreement, which insurance shall contain cross liability and severability of interest clauses.
- 8.2 Indemnification by Licensee** The Licensee shall indemnify and save harmless the Licensor from and against any loss, suit, claim, action, damage or expense arising out of, from or by reason of, the installation, operation, maintenance, repair or removal of the Licensee's Equipment in the Equipment Room and the Buildings communications space pursuant to this Agreement, except to the extent that any such loss, suit, claim, action, damage or expense is due to the negligence or wilful misconduct of the Licensor or those for whom the Licensor is in law responsible.

ARTICLE 9 - TERMINATION

- 9.1 Termination by Licensee** The Licensee shall have the right to terminate this Agreement upon written notice to the Licensor in the event of the occurrence of any of the following:
- (a) the Licensee is unable to secure, on terms and conditions reasonably satisfactory to the licensee, all necessary consents, approvals, permits and authorizations of any federal, provincial or municipal governmental authority having jurisdiction over the installation, operation, maintenance, repair, removal and use of the Licensee's Equipment;
 - (b) any structures, facilities or other works of any nature or any kind whatsoever, including, without limitation, third party telecommunications equipment, or facilities, screen, shield or interfere in any manner with the signals transmitted or received by the Licensee's Equipment;
 - (c) the Licensee's Equipment is damaged or destroyed and the Licensee determines that it will not effect repairs to, or replace, the Licensee's Equipment;
 - (d) the Licensee no longer requires the Equipment Room for the purpose of providing its communications service to customers in the Building. If the Building Risers are still required the Licensee and the Licensor acting reasonably, may enter into a new agreement based on prevailing market conditions.
 - (e) the Licensor defaults in the observance or performance of any of the Licensor's obligations under this Agreement, and such default continues for more than thirty (30) days after receipt of written notice of such default by the Licensee to the Licensor, unless such default cannot reasonably be cured within such thirty (30) day period, in which event the period for curing such default shall be extended for the minimum period of time reasonably required to effect such cure, provided that the Licensor promptly commences such cure with reasonable diligence; or
 - (f) the Licensor makes an assignment for the benefit of creditors or becomes bankrupt, or takes the benefit of, and becomes subject to, the legislation in force relating to, bankruptcy or insolvency, it being understood that the appointment of a receiver, receiver/manager, or trustee of the property and the assets of the Licensor is conclusive evidence of insolvency.

9.2 Termination by the Licensor The Licensor shall have the right to terminate this Agreement upon written notice to the Licensee in the event of the occurrence of any of the following:

- (a) the Licensee defaults in the payment of the License Fee or any other sum due under this Agreement, and such default continues for more than thirty (30) days after receipt of written notice of such default by the Licensor to the Licensee;
- (b) the Licensee defaults in the observance or performance of any of the Licensee's obligations under this Agreement and such default continues for more than thirty (30) days after receipt of written notice of such default by the Licensor to the Licensee, unless such default cannot reasonably be cured within such thirty (30) day period, in which event the period for curing such default shall be extended for the minimum period of time reasonably required to effect such cure, provided that the Licensee promptly commences such cure with reasonable diligence; or
- (c) the Licensee makes an assignment for the benefit of creditors or becomes bankrupt, or takes the benefit of, and becomes subject to, the legislation in force relating to bankruptcy or insolvency, it being understood that the appointment of a receiver, receiver/manager, or trustee of the property and the assets of the Licensee is conclusive evidence of insolvency.

9.3 Surrender Upon the expiration or earlier termination of this Agreement, the Licensee, at the Licensor's request shall remove the Licensee's Equipment from the Equipment Room, the Building, and the Building Risers and shall be responsible for repairing any damage caused by such removal, except damage caused by ordinary wear and tear.

ARTICLE 10 - DAMAGE OR DESTRUCTION OF BUILDING

10.1 Right to Terminate In the event the Building is damaged to such an extent that the Licensee is unable to effectively exercise its rights pursuant to the license granted by the Licensor under this Agreement, the Licensor, at its sole option and expense, may attempt to repair such damage within one hundred eighty (180) days. In the event the Licensor elects not to repair the damage within one hundred eighty (180) days, the Licensee shall have the right to terminate this Agreement upon providing thirty (30) days prior written notice to the Licensor, in which event the Licensee shall remove the Licensee's Equipment in accordance with the provisions of Section 9.3 of this Agreement. The Licensee shall have no obligation to pay the License Fee or any other amounts under this Agreement during the thirty (30) day notice period, and the portion of the License Fee paid by the Licensee in advance shall be refunded by the Licensor to the Licensee on a pro rated basis to the date of damage to the Building.

ARTICLE 11 - FORCE MAJEURE

11.1 Force Majeure Without limiting or restricting the applicability of the law governing frustration of contracts, in the event either party fails to meet any of its obligations under this Agreement within the time prescribed, and such failure shall be caused by, or materially contributed to, force Majeure, such failure shall be deemed not to be a breach of the obligations of such party under this Agreement, and the time for the performance of such obligation shall be extended accordingly as may be appropriate under the circumstances. For the purpose of this Agreement, force Majeure shall mean any acts of god, war, natural calamities, strikes, lockouts or other labour stoppages or disturbances, civil commotions or disruptions, riots, epidemics, acts of government or any competent authority having jurisdiction, or any other legitimate cause beyond the reasonable control of such party, and which, by the exercise of due diligence, such party could not have prevented, but lack of funds on the part of such party shall not be deemed to be force Majeure.

ARTICLE 12 - NOTICES

12.1 Notices Any Notice pursuant to this Agreement shall be sufficiently given if in writing and personally served, or sent by facsimile or registered mail, and addressed or sent as specified below:

(a) If to the Licensor

Northam CCPF Tenco (BTS) Limited
2 Carlton Street, Suite 909
Toronto, ON, M5B 1J3

Attention: Property Manager
Facsimile: 416-977-5698
Telephone: 416-977-7151

(b) If to the Licensee

TELUS Communications Company
25 York Street, 22nd Floor
Toronto, ON M5J 2V5

Attention: Richard D. Johnson, Manager, Building Access
Direct: 416-496-6893
Cell: 416-992-5684

12.2 Change of Address Either party may change its address or particulars for the purposes of the receipt of any Notices in connection with this Agreement by giving notice in the same manner as provided in this Article 12.

ARTICLE 13 - MISCELLANEOUS

13.1 Entire Agreement This Agreement cancels, replaces and supersedes as of its effective date all existing agreements and understandings, written or oral, between the parties relating to the subject matter of this Agreement. The whole contract between the parties is contained in this Agreement and no preliminary proposals, written or oral, form any part of this Agreement. This Agreement may not be amended or modified except by mutual agreement of the parties in writing.


13.2 Waiver No failure by either to exercise any right under this Agreement or to insist upon full compliance by the other party with its obligations under this Agreement will constitute a waiver of any provision of this Agreement. No waiver shall be effective unless made in writing by an authorized officer of the party.

13.3 Successors and Assigns This Agreement shall not be assigned by the Licensee, in whole or in part, without the express written consent of the Licensor, provided that the Licensee shall be entitled to assign this Agreement to an affiliate of the Licensee, as defined in the *Canadian Business Corporations Act*, upon written notice to the Licensor. This Agreement shall be binding upon, and shall endure to, the benefit of the parties and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties have executed this Agreement by the hands of their respective officers duly authorized in that behalf.

Licensor

Northam CCPF Tenco (BTS) Limited

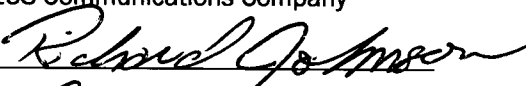
Per: 
Name: CRAIG WATERS
Title: A.S.O.
Date: 09/10/12

Per: _____
Name: _____
Title: _____
Date: _____

I/We have the Authority to bind the Company

Licensee

TELUS Communications Company

Per: 
Name: Richard Johnson
Title: Manager, Building Access
Date: Aug 31/12

Per: _____
Name: _____
Title: _____
Date: _____

I/We have the Authority to bind the Company

SCHEDULE A

LEGAL DESCRIPTION OF LANDS

Firstly: Parcel 12-6, Section A-45 being part of Unit 1, Plan No. D-282, Designated as Parts 9, 10, 11, 12, 13, 14, 15, 17, 19, 22, 23, 24 and 25, Plan 66R-10829.

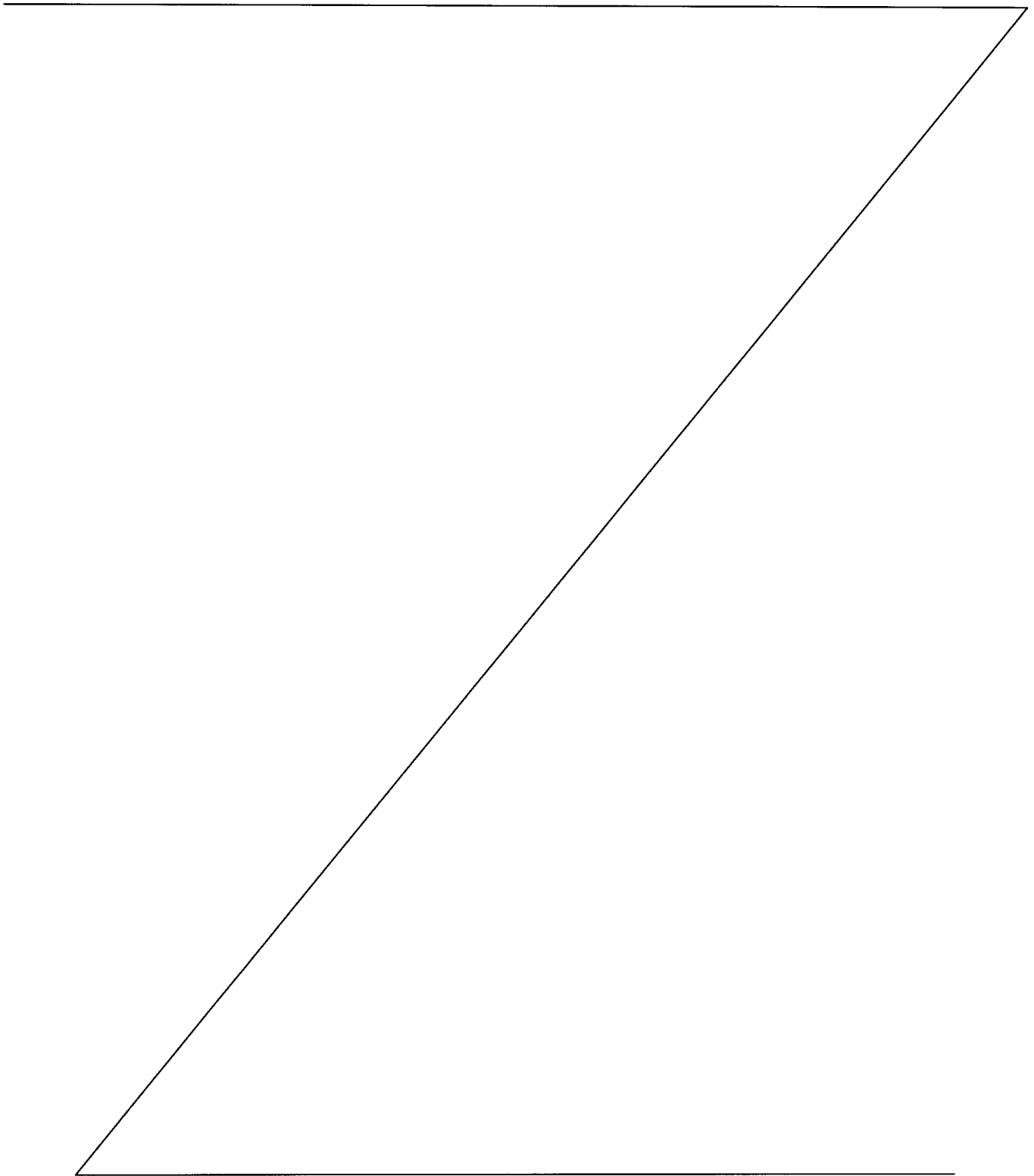
Secondly: Parcel James Street-1, Section A-45 being part of James Street, Plan 45, and part Lane to the east of lots 1, 2, 3 and 4 on the east side of Bay Street, Plan 220, designated as Parts 1 and 2 on a Plan of Survey of Record in the Land Registry Office for the Land Titles Division of Toronto and York South (No. 66) at Toronto as Plan 66R-11636.

Thirdly: Parcel 131-1, Section A-45 being parts of Lots 131, 132 and 133, Plan 45, designated as Part 1, Plan 66R-8769 and further designated as Part 18 on Plan 66R-10829.

Fourthly: Parcel 1-2, Section A-220, being parts of the Lots 1, @, 3 and 4 on the east side of Bay Street, formerly Terauley Street, Plan 220 designated as Part 16 on Plan 66R-10829 in the City of Toronto.

SCHEDULE C

PLAN FOR CONNECTING EQUIPMENT



SCHEDULE D

BUILDING RULES AND REGULATIONS

1. Public Order

The Licensee shall at all times abide by all laws, rules, regulations, ordinances, provisions and requirements relating to the Building or to the Premises, and shall keep its employees, servants, agents and invitees under its control so as to prevent the performance of any acts or the carrying on of any practices which could damage the Building or its reputation, or the Premises, or could injure or annoy other tenants in the Building or their employees, servants, agents or invitees, or the public.

2. Ordinary Business Hours

The Ordinary Business Hours of the Office Building shall be 8:00 A.M. to 6:00 P.M. on weekdays (exclusive of Building Holidays) unless and until changed by the Licensor.

The "Building Holidays" to be observed by the Building shall be all statutory holidays in Ontario and any and all other days designated by the Licensor.

After Ordinary Business Hours and on Sundays and Building Holidays the Office Building will be secured, and no Building Systems will be provided unless as a Special Tenant Expense.

3. Access

On Sundays, Holidays and outside Ordinary Business Hours on other days, access to the Premises without proper and acceptable identification may be refused. The Licensee shall provide the Licensor with a current security access list for all persons with authorized access to the Premises after Ordinary Business Hours. All changes, deletions and additions to said security access list shall be the sole responsibility of the Licensee and shall be made in writing to the Licensor. The Licensee shall be responsible for all persons to whom it has issued keys and/or security access cards and shall be liable to the Licensor for all acts of such persons. A written request for additional cards is required from the Licensee to the Licensor. A non-refundable fee shall be paid by the Licensee for each security access card. Any lost or stolen cards shall be promptly reported in writing by the Licensee to the Licensor.

4. Use of Equipment Room

The Licensee shall not overload any floor of the Equipment Room nor shall it hang or suspend from any wall or ceiling or other part of the Building any of its equipment, displays, fixtures or signs without the prior written consent of the Licensor.

If the Licensee installs any electrical equipment which overloads the electrical facilities, it shall at its own expense make whatever changes are necessary to comply with the requirements of the Licensor and its insurers and of the governmental authorities having jurisdiction, but not until it first submits to the Licensor plans and specifications for the required work and obtains the Licensor's written approval to perform the same.

The Licensee shall not obstruct or encumber the sidewalks, plaza, entrances, lobbies, corridors, courts, elevators, escalators, vestibules or stairways in and about the Building or use them for any purpose other than ingress or egress from the Equipment Room.

No Licensee, employee or invitee of any Licensee shall go up on the roof of the Building except such roof or part thereof as may be designated in writing by the Licensor as a roof-deck or roof-garden area.

No cooking shall be done or permitted in the Equipment Room except by the use of CSA approved equipment for brewing coffee, tea, hot chocolate and similar beverages. The use of CSA approved microwave ovens for heating (but not for cooking foods) shall be permitted, provided that such use is in accordance with all applicable federal, provincial and city laws, codes, ordinances, rules and regulations and provided that such use shall not result in any odours emanating from the Equipment Room.

No Licensee shall use its Premises for lodging or sleeping or for manufacturing purposes.

The Licensee must place and maintain business machines and other equipment in settings sufficient, in the Licensor's reasonable judgment, to absorb and prevent unreasonable vibration and prevent noise and annoyance.

The Licensee shall not cover any windows and doors that reflect or admit light and air into the halls, passageways or other public places in the Building.

No parcels or other articles should be placed on interior or exterior windowsills.

No fire exit doors shall be obstructed.

The Licensee shall not use any telephone rooms located outside the Equipment Room (whether for equipment or otherwise) without the prior written agreement of the Licensor and on conditions imposed by the Licensor.

5. Safety

The Licensee shall not do or permit anything to be done in the Building, or bring or keep anything therein which is in any way hazardous or obstruct or interfere with the rights of other tenants or in any way injure or annoy them or the Licensor, or violate or act contrary to the requirements of the Licensor's insurers.

The Licensee shall not keep in the Equipment Room or the Building any dangerous or explosive or corrosive materials or fluids or batteries or other goods containing dangerous, explosive or corrosive materials or fluids. The Licensee shall not use or keep in the Equipment Room or the Building any inflammable or combustible fluid or material other than limited quantities thereof reasonably necessary for the operation of the Licensee's business. The Licensee shall not, without the Licensor's prior written approval, use any method of heating or air-conditioning other than that supplied or approved by the Licensor.

The Licensee shall co-operate with the Licensor in the holding of fire drills and in practicing building evacuation procedures.

6. Security

The Licensee shall ensure that the doors of the Equipment Room are closed and locked, before the Licensee or the Licensee's employees leave the Equipment Room, so as to prevent waste or damage, and for any default or carelessness in this regard the Licensee shall make good all injuries sustained by the Licensor or other tenants or occupants of the Building.

The Licensee shall keep the doors to the Equipment Room corridors closed and locked at all times when not in use.

No additional locks or bolts of any kind shall be placed upon any of the doors or windows by any Licensee, nor shall any changes be made in existing locks or the mechanism thereof. Lock cylinders and keys shall be changed by the Licensor at the Licensee's expense upon receipt of written request from the Licensee.

The Licensee must, upon the expiration or sooner termination of its tenancy, return to the Licensor all keys and/or access cards either furnished to, or otherwise procured by, such Licensee, and in the event of the loss of any keys so furnished, the Licensee shall pay to the Licensor the cost of replacement keys.

Building janitors and contract cleaners will be provided with a passkey to offices in the Building.

7. Receiving of Supplies

All loading and unloading of merchandise, supplies, fixtures, equipment and furniture shall be made at such hours and in accordance with such rules as the Licensor may prescribe.

The delivery or movement of any freight, furniture, safes or bulky matter of any description (collectively herein called "freight") must take place during the hours which the Licensor may reasonably determine from time to time and in the freight elevator if an elevator is to be used. The persons employed by the Licensee for such work must be reasonably acceptable to the Licensor and only hand trucks equipped with rubber tires and side guards may be used for moving freight in the Building. All freight entering or leaving the Building must be shipped through the loading area and the freight elevator. In no event shall freight be moved through the mall or ground floor entrances or lobbies to the Building. The Licensor reserves the right to inspect all freight to be brought into the Building and to exclude from the Building all freight which violates any term of this Lease.

All carrying in or out of unusually heavy or bulky freight must take place only during hours selected by the Licensor and then only with prior notice to and approval by the Licensor. No loads beyond the rated capacity of elevators shall be brought into the Building. The Licensor

shall have the right to prescribe the location of heavy loads or objects and if considered necessary, the means to distribute the weight thereof (to no more than 75 pounds per square foot unless written approval is granted by the Licensor). All costs incurred by the Licensor with respect thereto will be charged to the Licensee. Any damage to the Building caused by the Licensee or its contractor, delivery or moving service will be repaired by the Licensor the Licensee's expense and charged to the Licensee.

The Licensee shall not permit any items delivered to or dispatched by it to create any mess or odour or to obstruct stairwells to the Parkade or any other element of the Building.

8. Housekeeping

The Licensee shall not employ any person or persons other than the Licensor's janitors for the purpose of cleaning the Equipment Room, unless otherwise agreed to by the Licensor in writing. Except with the written consent of the Licensor no person or persons other than those approved by the Licensor shall be permitted to enter the Building for the purpose of cleaning the same. The Licensee shall not cause any unnecessary labour by reason of carelessness or indifference in the preservation of good order and cleanliness. The Licensor shall not be responsible for any loss of or damage to any Licensee's property by the janitors, their employees or any other person performing janitorial services.

9. Pest Control

The Licensee shall engage for the Equipment Room at its sole cost and expense such pest extermination contractor as the Licensor directs, and at such intervals as the Licensor reasonably requires.

10. Handling of Refuse

The Licensee shall keep within the Equipment Room, in covered fire-proof and vermin-proof containers, all trash and garbage until the appointed day for removal of such, and the Licensee shall not burn or otherwise dispose of any trash or garbage in or about the Premises or anywhere else within the Building.

11. Maintenance Requests

Maintenance requests will be attended to only if made to the Licensor at the management office in the Building. Building employees will not perform any work or do anything outside of their regular duties, unless under special instructions from the office of the Licensor.

12. Alterations and Repairs

The Licensee shall not mark, paint, drill into, or in any way deface any part of the Equipment Room or the Building or paint any ceiling, ceiling tile, suspension grid or light fixtures.

The Licensee shall not install vinyl tile or sheet, hand tile, marble, wood parquet, carpet or similar floor covering so that it is directly affixed to the floor of the Equipment Room without the Licensor's approval. No installation of communication or electrical equipment and no boring or cutting or stringing of wires, conduits and plumbing pipes shall be permitted except with the prior written consent of the Licensor, and in accordance with any directions given by the Licensor or its consultants.

No curtains, draperies, blinds, shutters, shades, screens or other coverings, hangings or decorations shall be attached to, hung or placed in, or used in connection with any window of the Building without the prior written consent of the Licensor.

No file, cabinets, boxes, containers or similar items shall be placed in, against or adjacent to any window of the Building so as to be visible from the outside of the Building.

The Licensee shall not install any radio, microwave or television antenna, loudspeaker or other device on the roof or patio or exterior walls of the Building. No awnings, showcases, air-conditioning units or other items shall be put in front of or affixed to any part of the windows and exterior of the Building nor placed in the corridors or vestibules.

The Licensee shall not alter the standard building ceiling lighting or HVAC system or install any additional lighting or abnormal power consuming equipment without prior written approval of the Licensor.

13. **Advertising**
The Licensee shall not erect, install, display, inscribe, paint or affix any sign, lettering or advertising medium to, upon or above the exterior of the Equipment Room, or use the interior glass surface of any show window or door, without the Licensor's prior written consent.
14. **Canvassing**
Canvassing, soliciting, distribution of handbills and peddling in the Building is prohibited and each Licensee shall operate to prevent the same.
15. **Animals**
No animals or pets are allowed in the Building at any time, except for dogs assisting the disabled.
16. **Vending Machines**
No vending or amusement apparatus shall be brought on to the Equipment Room without the prior written consent of the Licensor.
17. **Bicycles and Vehicles**
Bicycles and vehicles are to be parked or left or secured only in areas designated by the Licensor.
18. **Telecommunications Installation Process**
Any and all access by the Licensee or the Licensee's contractors to any portion of the Building other than the Equipment Room for the purpose of installing, operating or maintaining Licensees equipment shall be subject to the prior written approval of the Licensor, which approval may be given or withheld in the sole and absolute discretion of the Licensor. Any such approval by the Licensor may be subject to such conditions as the Licensor deems advisable including, without limitation, conditions as to timing of any work, the nature of the equipment to be installed and the contractors who will undertake the work. The Licensee shall be responsible for all costs associated with any such installation, operation and maintenance including, without limitation, any and all related security costs. The Licensee shall, if requested to do so by the Licensor, promptly prepare and deliver to the Licensor, as a condition of the installation, operation or maintenance of any equipment which the Licensee may be permitted to install, a drawing of the proposed installation in the standard form then used by the Licensor for the Building.

SCHEDULE E

BUILDING SECURITY REGULATIONS

Please refer to Building Rules and Regulations Section 6.

SCHEDULE F

LICENSE FEE

The Licensee shall pay to the Licensor an annual License Fee in the amount of **one Thousand Five Hundred Dollars (\$ 1,500.00)** Dollars, excluding HST, for **36 Square Feet** as indicated in Schedule B. The License Fee for the initial term as set forth in Schedule F shall be payable in advance, on an annual basis, meaning the twelve (12) month period commencing on January 1st of each year, beginning on the Commencement Date. The first of which payments shall be due on the Commencement Date, and if the Commencement Date is not the first day of a Calendar Year, such payment shall be subject to a per diem pro-rata adjustment. Subsequent payments shall be due and payable on the first day of each Calendar Year thereafter.

MAINTENANCE AND OPERATIONS FEE

The Licensee shall pay to the Licensor an annual Maintenance and Operating Fee in the amount of **Zero dollars (\$0.00)**. The License Fee for the initial term as set forth in Schedule F shall be payable in advance, on an annual basis, meaning the twelve (12) month period commencing on January 1st of each year, beginning on the Commencement Date. The first of which payments shall be due on the Commencement Date, and if the Commencement Date is not the first day of a Calendar Year, such payment shall be subject to a per diem pro-rata adjustment. Subsequent payments shall be due and payable in the first day of each Calendar Year thereafter.

DRAWING REVIEW

The Licensee agrees to pay three hundred (\$375.00) to reimburse the Licensor for costs incurred in connection with drawing preparation & management review required in connection with the Licensee's customer installations. Should the Licensor's review for drawing preparation & management review exceed 3.0 hours, and the Licensor is acting reasonably, the Licensee agrees to reimburse Licensor for each additional hour at the rate of \$125.00/hr.

ESCORT FEE

The licensee agrees to pay Licensor for security escorted access to the non exclusive areas consisting of the Building or Building Risers, outside of Ordinary Business Hours as defined in Schedule D hereto; the rate shall be \$52.50 per hour plus a 15% administration fee (excluding HST). Outside of Ordinary Business Hours, there shall be a minimum charge of four (4.0) hours per occurrence. For greater clarity, in the example of the Licensee's access to the exclusive use area in the Equipment Room, there shall be no security escort required, and thereby no fee payable to access the exclusive use area. The Licensor shall invoice the Licensee within thirty (30) days of the related security charges with payment due from the Licensor within thirty (30) days of receipt of Licensor's invoice.

The Licensee shall pay HST as applicable on the License Fee, Maintenance and Operations Fee, Drawing Review Fee and Escort Fee which HST shall be paid at the time the Fees are payable. The Licensor's HST registration number is 81190 9308RT0001.