



**CUSHMAN &
WAKEFIELD
LEPAGE**

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July 25, 2007

Centre Commercial 5333 Enrg.
C/O ~~Mr. Ross~~
7925 Kingsley Road, Suite #110
Côte St. Luc, QC H4W 1P5

Re: Lease dated 6 May 2002 (the "Lease") between Centre Commercial 5333 Enrg. (the "Landlord") and TELUS Communications Inc. (the "Tenant") for the POP site located at 5333 Casgrain, Montréal (the "Leased Premises")

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

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

- **Extended Term:** April 1, 2007 to March 31, 2012
- **Yearly Rent:** \$3,500.00 (as per clause 4.2)
- **Option to Renew:** Remaining one (1) additional five (5) year period.

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.

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

Yours truly,

Serge Therrien
Senior Analyst, Client Solutions

Landlord's Authorized Signatory
Centre Commercial 5333 Enrg.

Télécopie / Fax

“Centre Commercial 5333 Enrg.”

**7925 Kingsley Road #110
Cote St. Luc, QC, H4W 1P5
Tel: 514-482-1173
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Date: September 10, 2007 Pages: 2

Destinataire/Attention: M. Serge Therrien

Entreprise/Company: Cushman & Wakefield Lepage

Fax: 1-416-359-2357

Tel.: 1-416-359-2429

Expéditeur/Sender: Simon Rossdeutscher, Centre Commercial 5333 Enrg.

Objet/Subject: Telus Lease Renewal for 5333 Casgrain, Montreal, Qc.

Dear Mr. Therrien:

As per our conversation, please find the signed lease renewal for Telus Communications.

Please forward payment as soon as possible.

If you require any additional information, please do not hesitate to call me at (514) 488-6033.

Yours truly,

Centre Commercial 5333 Enrg.

Per: 

S. Rossdeutscher