

**715 – 5th Avenue S.W. Building
RENEWAL AGREEMENT**

THIS RENEWAL made this 1st day of January, 2006

BETWEEN:

**HDL INVESTMENTS INC.
(the "Landlord")**

OF THE FIRST PART




AND


**TELUS COMMUNICATIONS INC.
(the "Tenant")**

OF THE SECOND PART


WHEREAS:

- A. By a Equipment Room Lease Agreement and a Service Provider License Agreement, both dated January 1, 2001, TELUS COMMUNICATIONS INC. leased, certain "Premises", estimated to be approximately 100 square feet in area in the main telephone room in the building located at 715 – 5th Avenue, S.W., Calgary, Alberta (the "Building");
- B. The Tenant hereby renews these Agreements for a further term of five (5) years upon the same terms and conditions, including an additional Option to Renew for five (5) years.
- C. The Landlord and the Tenant have agreed to a total annual "RENT" of Three Thousand Five Hundred dollars (\$3,500.00), plus GST; for the aforementioned agreements, to be paid annually commencing January 1, 2006. Calculated at a rate of \$35.00 per square foot times 100 square feet of rentable area.

FAX   JERRY WASYLKIW
 780-493-7365
LINDA

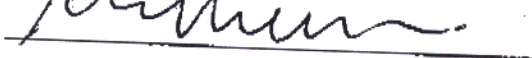
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DATE: 2-21-06



IN WITNESS THEREOF Landlord and Tenant have hereunto executed the Renewal Agreement this 1st day of January, 2006.

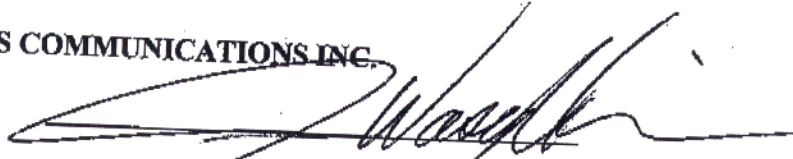
HDL INVESTMENTS INC., by its duly authorized agent, Tillyard Management Inc.

Per: 

Name:

Title:

TELUS COMMUNICATIONS INC.

Per: 

Name: Jerry S. Wasylkiw

Title: Manager, Building Access, Western Canada