

TELECOMMUNICATIONS LICENSE AGREEMENT

THIS AGREEMENT made this 21st day of November, 2002.

BETWEEN:

SIFTON PROPERTIES LIMITED
(the "Licensor")

AND:

TELUS COMMUNICATIONS INC.
(the "Licensee")

IN CONSIDERATION of the fees paid by the Licensee to the Licensor and the terms contained in this License, the Licensor grants a license to the Licensee as follows:

1. Building Address: 195 Dufferin Avenue, London, Ontario, as located upon the lands legally described in Schedule "A" attached hereto (the "Building").

2. Term: Five (5) years (the "Term").

3. Commencement Date: December 1, 2002 (the "Commencement Date").

4. License Fee: Five Hundred and ---00/100--- dollars (\$500.00) per month plus GST (the "License Fee"), payable annually in advance in the amount of Six Thousand and ---00/100--- dollars (\$6,000.00) beginning on the Commencement Date. Licensor's GST number is R105851886RT.

5. Additional Fees: In addition to the License Fee, the Licensee agrees to pay, without duplication, the following expenses incurred by the Licensor related to the License granted by way of this Agreement:

- a) a pro-rated share of the Licensor's cost of heating, ventilating and air conditioning supplied to the Premises; and
- b) charges for the Licensee's electricity usage which would be based on actual readings from a Measurement Canada approved sub-meter installed by the Licensee at its cost.

6. Option To Extend Term: Provided Licensee is not in default, it shall have the right to extend the Term for an additional period of Five (5) years, upon a minimum of one hundred and eighty (180) days' written notice prior to the expiry of the Term, on the same terms and conditions as this License, save and except for any further right to extend and the License Fee, which fee shall be at market rates, as agreed to by the parties. In the event the License Fee cannot be so determined, such fee for the extension term shall be determined by a single arbitrator in accordance with the applicable arbitration legislation for the province in which the Building is situated.

7. Use and Access: The Licensor grants the Licensee the non-exclusive right to provide telecommunications services to the tenants and occupants of the Building ("Licensee's Services"). In order to provide Licensee's services, the Licensee may construct, install, operate, maintain, repair, service, upgrade and modify, remove and replace telecommunications equipment ("Equipment") in the location, containing approximately 75 sq. ft. ("Premises") as indicated on Schedule "B" attached hereto as well as the right to use all portions of the lands including the Building necessary to bring cable and related equipment from the property line of the lands to the tenants or occupants of the Building and the use of all pathways associated with the Premises, Building and lands necessary thereto as stipulated by the Licensor, acting reasonably.

8. Installation and Maintenance of Licensee's Equipment: The Licensee agrees to obtain all required permits and approvals at its cost prior, to installing any Equipment and prior to making any material changes, additions, improvements or alterations to same. At the request of the Licensor, all Equipment that the Licensee intends to install, improve or alter is subject to the prior approval of the Licensor and is to be installed, improved or altered in accordance to the plans and specifications approved by the Licensor. All such approvals shall not be unreasonably withheld or delayed.

9. Licensee's Equipment: At any time following the full execution of this License, the Licensee shall have the right to install the Equipment in the Building in accordance with the terms of this License. The Licensee shall ensure that the Licensee's Services do not interfere with the signals or services of other telecommunications service providers in the Building. In the event interference is experienced, the Licenser shall so notify the Licensee and the Licensee shall take immediate action to rectify the situation. If the Licensee is unable to rectify the situation within a reasonable time, the Licenser may, at its option, terminate this License without refund or payment to the Licensee and the Licensee shall forthwith remove its equipment excluding cable. Upon the expiry or earlier termination of this License, the Licensee shall remove the Equipment from the Building. The Licenser acknowledges that the Equipment, notwithstanding same may be affixed to the Building, shall at all times remain the property of the Licensee, and that the Licenser does not have nor will it have any right, title or interest whatsoever in the Equipment.

10. Cabling and Riser Management: In the event that the Licenser installs a central cable telecommunications distribution system in the Building, the Licenser shall permit the Licensee to provide the Licensee's Services using any of the cabling and wires installed in the Building (the "Cabling") then owned by the Licensee. The Licenser may assume ownership, responsibility or control of the Cabling, in which case the Licenser and the Licensee shall enter into a separate agreement setting out, among other items, that the Licenser shall pay the Licensee the then fair market value (as determined by the Licenser and Licensee, acting reasonably), of the portion of the Cabling then owned by the Licensee, and that the Licenser shall maintain, repair, replace and upgrade the Cabling to at least the standard previously established by the Licensee. The Licensee acknowledges that the Licenser may retain a third-party riser manager to co-ordinate and supervise the operations of all telecommunications service providers in the Building, and the Licensee shall pay the Licenser an equitable proportionate share of the reasonable costs incurred by the Licenser in this regard.

11. Indemnity and Insurance: The Licenser and the Licensee shall indemnify and save harmless the other for any loss, claim or damage to person or property arising out of the use and/or occupancy of the Building by the Licensee and caused by each party's own negligence or the negligence of those for whom each is responsible in law, and neither party shall be liable for consequential damages. The Licensee shall maintain in force public liability and property damage insurance coverage of not less than five million dollars (\$5,000,000.00), and the Licensee shall add the Licenser to the Licensee's insurance as an additional insured.

12. Default and Termination: The Licenser shall be entitled to terminate this License in the event of any breach of this License by the Licensee if the Licensee fails to cure or to commence in good faith to cure such breach within thirty (30) days following written notice of such breach from the Licenser.

13. Assignment: The Licensee may not assign or sublicense this License, in whole or in part without the Licenser's prior written consent, which shall not be unreasonably withheld or unduly delayed; however, where any such assignment or sublicense is to an affiliate, parent or subsidiary corporation, secured lender or acquirer of a material portion of the Licensee's voting shares or assets, the Licenser's consent shall not be required, but the Licensee shall give notice of same to the Licenser.

14. Notices: All notices required to be delivered hereunder shall be in writing and delivered to the addresses set out below by mail (deemed to be received three (3) business days after mailing) or facsimile transmission (deemed to be received on the next business day following the date of transmission):

Licensor:

Address: 195 Dufferin Avenue
Suite 800
London, Ontario
N6A 1K7
Attention: D.A. Lester, CPM
Vice-President, Office Industrial Division
Facsimile: 519-434-1009

Licensee:

Address: 100 Sheppard Avenue East
6th floor
Toronto, Ontario
M2N 6N5
Attention: Robert Beatty, AVP, Building Access
C/O Richard Johnson, Manager, Building Access,
Ontario
Facsimile: (416) 223 0235

The Licenser and Licensee may change their respective addresses by written notice to each other.

15. Schedules: The following schedules are attached to and form part of this License:

Schedule "A" - Legal Description
 Schedule "B" - Plans of Premises

16. Miscellaneous:

- (a) This License, including all schedules attached hereto, is the entire agreement between the Licensor and the Licensee and contains all agreements, promises and understandings between the parties concerning the subject matter described herein. Any amendments to this License must be in writing and signed by both parties.
- (b) This License shall be governed by the laws of the province in which the Building is located, and the Licensor and the Licensee shall comply with and conform to all applicable laws, by-laws, and regulations of any governmental or regulatory authority having proper jurisdiction over the subject matter of this License.
- (c) Should any portion of this License be found to be invalid, illegal or unenforceable, such provision shall be severed without affecting the balance of this License.
- (d) This License shall be binding on the parties and their respective successors and assigns.
- (e) Each party shall be excused for any delay in performance of any of the provisions hereunder if such delay is due to circumstances beyond the affected party's reasonable control, except for the payment of the License Fee or Additional Fees.
- (f) This License shall not create any other relationship between the parties other than that of Licensor and Licensee.
- (g) The Licensor and the Licensee each warrant that it has the requisite power, approval and right to enter into this License and to carry out all of its provisions.
- (h) The parties hereto have requested that this License and all related documentation be drawn up in English. Les parties ont exigé que le présent permis et tous les documents s'y rapportant soient rédigés en anglais.

IN WITNESS WHEREOF the parties have duly executed this License.

Dated this 27th day of Nov., 2002.

SIFTON PROPERTIES LIMITED

Licensor



Authorized Signature

Name: **D. A. Lester**
 Title: **Vice-President
Office Industrial**

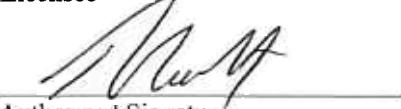
Dated this 22nd day of Nov., 2002.

Authorized Signature

Name:
 Title:

TELUS COMMUNICATIONS INC.

Licensee



Authorized Signature

Name: **ROBERT BARRY**
 Title: **AWP - WILCOX ACCESS**

SCHEDULE "A"
LEGAL DESCRIPTION

195 DUFFERIN AVENUE, LONDON, ONTARIO

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of London, in the County of Middlesex, and Province of Ontario, and being composed of part of St. Paul's Cathedral Plot, on the South side of Dufferin Avenue, in the said City, more particularly described as follows:

COMMENCING at a point in the Southerly limit of Dufferin Avenue distant 133 feet Westerly along said limit from the Westerly limit of Clarence Street;

THENCE Westerly along the Southerly limit of Dufferin Avenue, a distance of 134 feet;

THENCE Southerly parallel to Clarence Street, a distance of 120 feet;

THENCE Easterly parallel to the Southerly limit of Dufferin Avenue, a distance of 134 feet;

THENCE Northerly parallel to the Westerly limit of Clarence Street, a distance of 120 feet to the point of commencement;

TOGETHER WITH a right-of-way in, over, along and upon that part of said Plot described as follows:

COMMENCING at a point in the Southerly limit of Dufferin Avenue distant 267 feet Westerly along said limit from the Westerly limit of Clarence Street;

THENCE Westerly along the Southerly limit of Dufferin Avenue, a distance of 12 feet;

THENCE Southerly parallel to the Westerly limit of Clarence Street, a distance of 115 feet;

THENCE Easterly parallel to the Southerly limit of Dufferin Avenue, a distance of 12 feet;

THENCE Northerly parallel to the Westerly limit of Clarence Street, a distance of 115 feet to the point of commencement, as described in instrument #696609.

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