

ARTICLE 2: LEASED PREMISES

2.01 The Lessor leases to the Lessee, who accepts, certain premises (the « **Leased Premises** ») having a rentable area of approximately 100 square feet on level « B » of the building located at 600 de La Gauchetière Street West, Montreal (Quebec), H3B 4L2. The Lessee leases the Leased Premises “as is”.

ARTICLE 3: TERM

3.01 This Lease Renewal is granted for a term of five (5) years, commencing on April 1, 2012, and terminating on March 31, 2017.

RENEWAL OPTION :

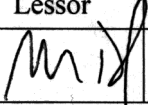
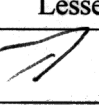
Subject to the Lessee not being and not having been in default under the Lease Renewal, the Lessee shall have one (1) option to renew the lease for an additional and consecutive period of five (5) years, under the same terms and conditions, save and except there shall be no more option to renew the lease and the rent payable during the term of such renewals shall be established by the parties pursuant to the market price at the date of each renewal.

To exercise such option to renew the lease, the Lessee shall advise the Lessor in writing to that effect at least ninety (90) days but not more than twelve (12) months prior to the expiry of the lease.

Should the parties fail to agree on the rent payable during the renewal term, the renewal option shall ipso facto become null and void and the Lessee shall surrender the Leased Premises at the expiry of the lease, in accordance with the provisions of the Original Lease.

ARTICLE 4: RENT

4.01 During the term of this Renewal of Lease, the Lessee shall pay to the Lessor an annual rent of SIX THOUSAND SIX HUNDRED DOLLARS (\$6,600.00), payable in equal monthly installments of FIVE HUNDRED FIFTY DOLLARS (\$550.00) each, plus applicable taxes, in advance on the first day of each month.

Lessor	Lessee
	

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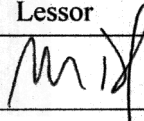
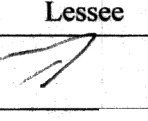
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ARTICLE 5 : OTHER PROVISIONS

Subject to the provisions hereof, all clauses, conditions and stipulations of the Original Lease shall apply, mutatis mutandis, during the term of the present Lease Renewal as if they were recited herein at length and such clauses, conditions and stipulations shall bind the parties and their respective successors and assigns during the term of this Lease Renewal.

ARTICLE 6: INTERPRETATION

Should there be any inconsistency or conflict between the provisions of the Original Lease and those of the present Lease Renewal, the latter shall prevail.

ARTICLE 7 : DECLARATIONS

7.01 The parties hereto declare that they have read, understood, discussed and negotiated each and every provisions hereof.

7.02 The parties further declare that they have had the opportunity to obtain, prior to the signature of the present document, the advice of their own legal counsels or other experts of their choice.

IN WITNESS WHEREOF, the parties have signed this document in duplicate as follows

The Lessor in Montreal, on *April 19*, 2012.



NATIONAL BANK OF CANADA

Per: *Michel Maillé*

Michel Maillé

Per: *Donald Simoneau*

Donald Simoneau

The Lessee in *TORONTO*, on *April 17*

TELUS COMMUNICATIONS COMPANY

Per: *Robert Beatty*

Robert Beatty