

FIRST LEASE AMENDING AGREEMENT

THIS AGREEMENT IS DATED THE 21st DAY OF AUGUST 2013.

BETWEEN: **6719546 CANADA INC.**
1155 University, Suite 701
Montreal, QC
H3B 3A7
(the "Landlord")

AND: **TELUS COMMUNICATIONS (QUÉBEC) INC.**
Telus Communications Company
25 York Street
Toronto, ON
M5J 2V5
(the "Tenant")

WHEREAS by a Service Provider Access Agreement dated August 4th, 2009 (the "Lease") between the Landlord and the Tenant, the Landlord leased to Tenant certain premises in the building located at 1000 de Sérigny, Longueuil, Québec (the "Building") to install its' telecommunications equipment for a period of five (5) years terminating June 30th, 2013 (the "Term");

WHEREAS the Landlord has agreed to extend the Term of the Lease commencing July 1st, 2013 (the "**Effective Date**") and to amend certain other provisions of the Lease in accordance with the terms and conditions set out in this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH, the parties do hereby agree as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact.

2. **TERM**

The Term of the Lease shall be extended for a period of three (3) years commencing on the Effective date and terminating on June 30th, 2016 (the "Extension Term").

3. **RENT**



Effective on July 1st, 2013, the minimum Rent shall be the sum of FIVE THOUSAND DOLLARS (\$5,000.00), plus GST and PST, payable in advance without deduction, abatement, set-off or compensation of any kind. Tenant will pay its own business taxes and any increase in realty taxes assessed against Landlord by reason of the installation of the equipment or its use of the premises.

4. **OPTION TO EXTEND**

There shall be no further options to extend the Term of the Lease.

5. **ACCEPTANCE**

This Agreement is open for acceptance until **August 22nd, 2013** after which time it will become null and void and of no effect. This Agreement shall be deemed to have been accepted when signed by the Landlord.

INITIALS	
Landlord	
Tenant	

6. The parties confirm that the terms, covenants and conditions of the Lease remain unchanged and in full force and effect, except as modified by this Agreement.
7. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, as the case may be.
8. The parties hereto have required that this Agreement and all notices, deeds, documents and other instruments to be given pursuant hereto be drawn up in the English language.

Les parties aux présentes ont exigé que la présente entente ainsi que tous les avis et autres documents à être donné ou exécuté en vertu des présentes soient rédigés en langue anglaise.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement;

6719546 CANADA INC.
(the "Landlord")

Per: _____


Joseph Berger

Duly authorized for the purpose of the present agreement.

Per: _____


Alan Zavalkoff

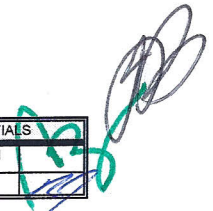
Duly authorized for the purpose of the present agreement.

TELUS COMMUNICATIONS COMPANY
(QUÉBEC INC.)
(the "Tenant")

Per: _____


Richard D. Johnson, CLO, FR(E)
Manager, Building Access

Duly authorized for the purpose of the present agreement.

INITIALS	
Landlord	
Tenant	