

November 4, 2013

Richard D. Johnson, CLO, FRI(E)
 Manager, Building Access
 TELUS Communications Company
 25 York Street
 Floor 22
 Toronto, Ontario M5J 2V5

Dear Richard;

Re: License Agreement – Bankers Court, 850 Second Street S.W., Calgary, Alberta

We are prepared to renew the License Agreement for the above noted property based on the terms and conditions contained below.

1. RENEWAL TERM AND COMMENCEMENT DATE

The Renewal term of this Antenna Access License Agreement (the "Term") shall be for a period of **five (5) years** commencing on the **1st day of March, 2014** (the "Commencement Date") and terminating the **28th day of February, 2019**.

2. OCCUPIED AREA

The occupied area has been determined to be **112 square feet**, as shown on the attached floor plan.

3. LICENSE FEES

The Licenses shall be responsible for payment of the annually the License Fees on the **1st day of March** each year for the 112 square feet, as noted in the table below.

Period	Rate PSF	Area SF	Annual Amount
March 1, 2014 to February 28, 2019	\$ 40.61	112	\$ 4,548.32

4. OTHER FEES

In addition to the Annual Fees, the Licensee shall pay the following:

- (a) the cost of supplying all utilities used or consumed by Licensee on the basis of separate meters, if available. If separate meters are not installed the Licensee shall pay \$350.00 per year for the consumption of electricity within the POP Area.
- (b) any multi-stage sales, use, consumption, goods and services tax, value added or business transfer taxes or any other similar taxes of whatever name imposed by any governmental authority with jurisdiction on any amounts payable under this License;
- (a) all business taxes, realty taxes, rates, duties and assessments and other charges that may be levied, rated, charged or assessed against the Equipment and/or Occupied Area, and every tax and license fee in respect of any and every business in respect of the use or occupancy thereof by Licensee;



- (b) cost of all security escorts through tenant and secured areas of the property at the established billing rate for the building plus 15% administration fee;
- (c) Cost of all engineering consultant reviews that may be required as a result of any mechanical and/or electrical modifications proposed to the Occupied Area.
- (d) Review of Plan, specifications and working drawings and monitoring performance of work. In the event the Licensor is able to rely only on its base building personnel for the review of the plans and specifications, then the Licensee shall be responsible for the Licensor's administrative charge of three fifty hundred fifty dollars (\$350.00).

5. ACCEPTANCE

Please sign in the space provided as acceptance of this proposal and return to my attention by Friday, November 15, 2013.

Sincerely,

Brookfield Office Properties Management LP

**Richard W. Pike,
Vice President, Operations**

Telus Communications Company

Brookfield Properties (BHT) Ltd. and bcIMC Realty Corporation,

by their agent:

Brookfield Office Properties Management LP,

by its sole general partner:

Brookfield Office Properties Management Corporation

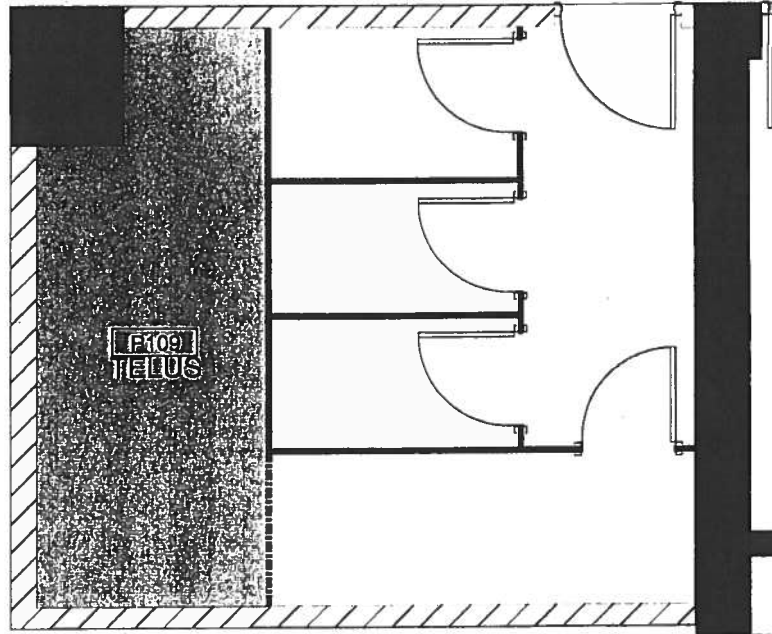
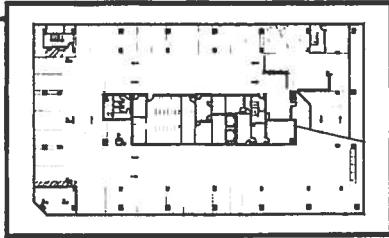
Accepted By: 
Manager, Realty Access

Date Accepted: Nov 14/13

Accepted By: 
D. Cameron Black
 Vice President, Legal Counsel, Western

Date Accepted: Nov 14/13
 Accepted By: 
Ian Parker
 Senior Vice President, Asset Management, Western

P1 LEVEL
112 rentable square feet



BANKERS COURT

850 2ND STREET, CALGARY, ALBERTA

Brookfield Properties

