

LICENSE AMENDING AND EXTENSION AGREEMENT is dated as of the 12th day of August, 2013 and is entered into

B E T W E E N:

bcIMC Realty Corporation

(the "Licensor")

and

TELUS Communications Company

(the "Licensee")

RECITALS:

- A. The Licensor and Licensee did enter into a License Agreement dated the 15th day of November, 2010, which commenced retroactively to the 1st day of July, 2008, which pertained to a License of a portion of the building located at 105 Rue de l'Hotel De Ville in the City of Gatineau and in the Province of Quebec (the "Building").
- B. The Licensee exercised its right under the Agreement to extend the term of the License for the Renewal Term and Licensee has no further options to renew by the License Agreement.
- C. The parties hereto have agreed to amend the terms of the License Agreement in the manner hereinafter provided;

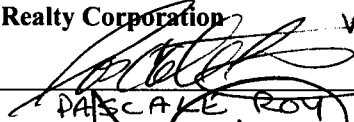
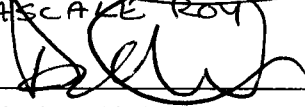
NOW THEREFORE this License Amending Agreement witnesseth that, in consideration of the License Fee, covenants and agreements herein contained and hereby assumed, the parties for themselves and their respective successors and assigns do hereby covenant and agree with one another as follows:

1. The above recitals are true in statement and fact.
2. From and after the 1st day of July, 2013 (the "Effective Date") the License Agreement shall be amended as follows:
 - a) The License Fees shall be amended to Six Hundred and Ninety-Three Dollars (\$693.00) per annum commencing on the Effective Date. There shall be no annual increases throughout this Renewal Term.
 - b) Notwithstanding Section 4 of the License Agreement, the Licensor hereby grants and agrees that, provided the Licensee is not in material default of its obligations under the License Agreement (which remains uncured at the time of Notice), immediately following the expiration of the Renewal Term the Licensee shall be entitled to extend the Term of the License Agreement (as extended by the Renewal Term) for one (1) additional term of five (5) years commencing on the 1st day of July, 2018 and expiring on the 30th day of June, 2023 (the "Additional Renewal Term"), on the same terms and conditions as contained in the License Agreement, except as to the Licensee Fee. The Additional Renewal Term shall be exercised by the giving of not less than one hundred and twenty (120) days written notice by the Licensee to the Licensor prior to the expiration of the Renewal Term (the "Notice"). The License Fee during the Additional Renewal Term shall be calculated based on the rate of Twenty-Five and 50/100 dollars (\$25.50) per square foot for the floor area of the Deemed Area. The Licensee acknowledges that it shall have no further renewal options beyond the Additional Renewal Term.

3. This is the entire agreement between the parties concerning its subject matter and there are not collateral representations, warranties or understandings nor any representations or warranties that are not expressly set out in this agreement.


The Landlord and the Tenant have duly executed this agreement.

Licensor:

bclMC Realty Corporation
Per: 
PASCALE ROY
Pascale Roy
Vice-President, Asset Management
Eastern Region
Per:  DON HARRISON
We have the authority to bind the corporation SENIOR V.P.
Asset Management

Licensee:

TELUS Communications Company

Per: 
Richard Johnson, Manager Ruidby Access
Per: _____
I/We have the authority to bind the corporation