

LEASE RENEWAL AND MODIFICATION

THIS LEASE made as of January 5, 2017.

BETWEEN:

CANADIAN NATIONAL RAILWAY COMPANY
1 ADMINISTRATION ROAD, CONCORD, ONTARIO L4K 1B9
(the "Lessor")

- and -

BELL CANADA
C/O BGIS O&M SOLUTIONS INC.
87 ONTARIO ST., WEST, 6TH FLOOR, MONTREAL, QC H2X 1Y8
(the "Lessee")

WHEREAS:

- A) By Lease dated October 1st, 1997, (JDE# 681264, now SAP# 1000/3046389) (the "Original Lease"), the Lessor leased unto BELL CANADA as Lessee, the premises located 1 Administration Road, Vaughan, Ontario shown on the Plan attached to Schedule "A" of the Original Lease (the "Premises") for the purposes of Equipment Room, for the term described therein and on the terms, covenants and conditions set out in the Original Lease and any amendments thereto.
- B) The Original Lease is a valid and subsisting Lease.
- C) The Lessee wishes to renew and continue the Original Lease for a further term and the Lessor consents to the same.
- D) The addresses under 6.12(C) Notices have changed.
- E) The Lessee and the Lessor are agreeable to modifying the Original Lease as hereinafter provided.

WITNESSETH THAT the Lessor and the Lessee covenant and agree as follows:

- 1) To renew and they hereby renew the Original Lease as aforesaid for the further term of FIVE (5) YEARS, commencing on October 1st, 2017 and ending on September 30th, 2022, subject to payment of the annual rent of FOUR THOUSAND DOLLARS (\$4,000.00) plus applicable HST. The Lessor's HST Registration Number is 100768779 RT. The said rent shall be due and payable in advance on the October 1st in each and every year during the renewal term, the first of such payments to be made on October 1st, 2017 and subject to and with the benefit of the Lessee's and the Lessor's covenants and the provisos and conditions contained in the Original Lease.
- 2) To replace Section 6.12 (C) Notices with the following:

All notices and correspondence exchanged between the Lessor and the Lessee as required to fulfill the obligations of this Lease shall be addressed:

In the case of the Lessor to

Canadian National Railway Company
1 Administration Road
Concord, Ontario
L4K 1B9

Attention: Manager, Business Development & Real Estate

In case of the Lessee to

Bell Canada
c/o BGIS O&M Solutions Inc.
87 Ontario St. West, 6th Floor
Montreal, QC H2X 0A7
Attention: Transactions and Lease Management

With a copy to:

Bell Canada Real Estate Services
87 Ontario St. West, 6th Floor
Montreal, QC H2X 1Y8

Attention: Director, Strategic Asset Planning

- 3) That the Lessor and the Lessee shall perform and observe the covenants, provisos and stipulations in the Original Lease and amendments thereto as fully as if such covenants, provisos and stipulations had been repeated in this Lease in full with such modifications only as are necessary to make them applicable to this Lease as hereby renewed and modified.

IN WITNESS WHEREOF, the parties hereto have executed these presents.

CANADIAN NATIONAL RAILWAY COMPANY

Witness

Manager, Business Development & Real Estate

BELL CANADA

Witness

SENIOR SPECIALIST-ASSET MANAGEMENT