

TELECOMMUNICATION AND BUILDING ACCESS LICENSE
NEW CONDOMINIUM BUILDINGS

This License is made as of the date last signed by both parties below (the "Effective Date").

In consideration of the mutual rights and obligations herein expressed, the sum of \$2.00 paid by each party to the other and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) Bell Canada and 2273090 Ontario Inc. c/o Lexington Park Real Estate Capital Inc. (the "Owner") agree as follows:

1. Owner hereby grants to Bell Canada and any Affiliates of BCE Inc. ("Affiliates" as defined in the *Canada Business Corporations Act*, as amended) including without limitation, those for whom Bell Canada is responsible in law (hereinafter, collectively referred to as "Bell") at no cost or charge to Bell, a non-exclusive right and license to:

- i. enter on and gain access in, over or under the proposed common elements (as that term is defined in the *Condominium Act, 1998*) of the multi-unit dwelling building to be constructed by the Owner as more specifically described in Schedule "A" (the "Building") and the units or proposed units of the Building prior to the occupancy thereof, including without limitation, access to and use of, one or more rooms or other segregated spaces in, on, over or under the Building (the "Equipment Space(s)") for the purpose of making available and providing Bell's telecommunications and other communication services subject to CRTC rulings from time to time, (collectively the "Bell Services") to prospective purchasers and the owners, tenants, invitees or residents of the Building (collectively, the "Occupant(s)");
- ii. use, construct, install, test, operate, maintain, repair, service, upgrade, modify, remove and replace Equipment in, on, over or under the Building (including without limitation, installation of Equipment for marketing demonstrations of Bell Services, if allowed) for the sole and express purpose of providing Bell Services to the Occupants of the Building. "Equipment" includes but is not limited to any hardware, wire, cabling, infrastructure or otherwise (excluding conduit), which is necessary and incidental to enable and deliver and demonstrate Bell Services to Occupants. Nothing herein limits Bell's ability to change, alter or replace the Equipment with new and/or different equipment necessary to provision the Bell Services; and

(Collectively, the "Access Rights".)

Nothing herein shall be construed or interpreted as granting Bell any exclusive access rights or access privileges in or to the Building to the exclusion of any other or third parties. Nothing herein shall be construed or interpreted as granting Bell any access rights or privileges for the purposes of providing Bell Services to any person or property other than the Occupants and Building. Any access taken by Bell that is contrary to these provisions shall be deemed a material breach of this agreement.

2. For clarity, the Access Rights shall not apply in respect of any Unit or proposed unit within the Building once and from the date that the same is occupied by an Occupant. Such occupancy shall not affect the exercise of Access Rights with respect to the common elements of the Building provided such access does not unreasonably interfere with the ordinary use and occupancy of the Units or proposed units by the Occupants. Nothing herein shall prevent an Occupant from granting Bell access to such Occupant's Unit or proposed unit from time to time for purposes the same as or similar to those described herein.

3. Owner acknowledges that Bell shall also have access to a path and/or conduit along, over, under or on the property, from the property line to the Building (the "Conduit"), and in or through the Equipment Space(s). If Bell determines that a fibre optic cable or Equipment must be installed to the Conduit, the Building and/or the Equipment Space(s), Bell may install, maintain, and subject to prior approval by the Owner, upgrade any Equipment within the Conduit. The parties shall agree in advance (both acting reasonably) upon a plan of installation, upgrade or maintenance of the Equipment within the Conduit.

4. Except in the case of emergencies, all rights of access granted and uses permitted herein shall be available to Bell during normal service hours, three-hundred and sixty-five (365) days per year subject to Bell providing reasonable notice to the Owner or its agent of its intention to enter the Building for the purposes of this License.

5. The parties shall meet the installation requirements for the equipment to be installed by Bell (the "Bell Equipment") as such requirements are more specifically set forth in Schedule "B" hereto. Bell shall, at its own cost: (i) ensure that all the Bell Equipment is installed in accordance with all laws, including without limitation, relevant fire and building code requirements in force at the time of installation, and (ii) be responsible for the provision, installation, maintenance and repair of the Bell Equipment during the Term, although each individual Occupant may incur charges (at Bell's then applicable rates) specific to such Occupant's in-suite requirements. Bell covenants to repair, at its sole expense, any direct damages to the Building or the Equipment Space where such damages are caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use

and occupation of the Equipment Space or the Building (the "Covenant"). For clarity, the Covenant extends that Bell will repair at its own cost, any damage to the Building or any part thereof caused on account of Bell's repair, service, upgrade, modification, removal or replacement of any of the Bell Equipment." Except as otherwise provided in Section 22 of the *Condominium Act, 1998*, and any relevant ruling or regulation of CRTC, the Bell Equipment will remain the property of Bell at all times, and will not become a fixture despite any legal principle to the contrary. Owner agrees except as provided herein it has no legal or equitable ownership interest in the Bell Equipment nor any of Bell owned items reasonably contemplated herein and shall not make any claim to the contrary.

6. Nothing in this License limits the Owner's right to repair any common elements of the Building; provided that where any such repair may affect the Bell Equipment, the Owner shall: (i) provide Bell with reasonable advance written notice to request Bell to adjust and/or move its Equipment before the maintenance or repairs or replacements are made and which notice shall contain necessary particulars to permit Bell to comment as provided for in item (ii); and (ii) provide Bell with an opportunity to recommend changes to the planned nature, timing, commencement, duration or completion of such maintenance or repairs or such other matter in respect thereof that could have an impact on the Equipment or Bell's ability to deliver the Bell Services. Despite the foregoing, where maintenance or repairs undertaken by the Owner require Bell to move or relocate any of its Equipment, Bell shall provide one Bell technician for a maximum of one eight (8) hour period, and, in the event such move exceeds the duration of eight (8) hours set out in, Bell shall pay for fifty percent (50%) of any remaining costs to facilitate the movement or relocation of the Equipment as required by the Owner.

7. Each party represents and warrants that: (1) it has full right, power and authority to enter into and perform its covenants and obligations in this License; (2) it is under no obligation, statutory, contractual or otherwise, which could prevent or interfere with the complete performance of its covenants and obligations herein; (3) it is validly organized and existing under the name indicated on this License; and (4) no condominium Rule or By-law is in force that would prevent or limit either party from: (i) entering into this License; and/or (ii) performing its obligations hereunder.

8. Bell Canada will be liable for and will indemnify and save harmless the Owner, its directors, officers, employees, and contractors, and those for whom it is responsible in law (collectively, the "Owner Indemnitees"), from and against any and all losses, suits, actions, causes of action, proceedings, damages, costs, claims and expenses (collectively, the "Losses") arising from physical damage to any tangible property or bodily injury, including death, to any person caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (including, without limitation, the Covenant set forth in Section 4 herein), provided that Bell Canada will not be required to indemnify the Owner Indemnitees to the extent any such Losses are caused by any negligent act, wilful misconduct or omission of any of the Owner Indemnitees. Notwithstanding the foregoing, in no event will Bell Canada be liable for or indemnify and save harmless any of the Owner Indemnitees from and against any indirect, special, incidental or consequential damages, including loss of revenue, loss of profits, loss of business opportunity or loss of use of any facilities or property, even if advised of the possibility of such damages. The Owner shall indemnify and save Bell harmless from any loss of or damage to the Equipment caused by the Owner, its employees, agents or contractors or for those whom the Owner is responsible for in law. This Section shall survive the expiration or termination of this License.

9. The term of this License is effective as of the Effective Date and shall continue to run for a period of ten (10) years from the Effective Date (the "Term"). The Term will be automatically extended for additional one year terms for so long as any Occupant is an active subscriber to the Bell Services that are available to the Building (the "Renewal Term") on the terms and conditions herein. Subject to the provisions of the *Condominium Act, 1998*, as amended, upon registration of a condominium plan or an amendment to a condominium plan in respect of the Building resulting in the Building being part of property governed under the said Act by a duly established condominium corporation (the "Corporation") prior to the expiry of the Term, the Owner shall, upon such registration, be immediately released from its obligations under this License (save and except for any outstanding obligations arising hereunder prior to such registration) whereupon the Corporation shall assume and be bound by all the rights and obligations of the Owner as set out herein and shall be responsible for such obligations. Save and except for such assumption by the Corporation, none of the rights and obligations contained herein may be assigned or transferred by Owner, without the prior written consent of Bell.

10. Either party may terminate this License: (i) upon a party providing to the other party hereto with written notice of its intention not to renew this License at least sixty (60) days prior to the expiration of the Term or Renewal Term, provided there are no active subscribers to Bell Services in the Building; (ii) in the event of a material breach hereof, where such breach is not cured within ninety (90) days of receipt of written notice by the other party of such breach; or (iii) immediately, in the event the other party becomes bankrupt or insolvent, becomes unable to pay its liabilities when they become due, has insolvency proceedings commenced by or against it, makes an assignment for the benefit of its creditors, takes the benefit of any statute relating to bankrupt or insolvent debtors; or where an order is made or a resolution is passed for the winding up of the other party; or a receiver, receiver and manager, interim receiver, trustee in bankruptcy or liquidator is appointed to take possession of the assets of other party; or a creditor takes steps to issue an Application for a Bankruptcy Order against the other party; bankruptcy, reorganization, assignment, petition or appointment of a trustee or such other act of insolvency of the other party. If the action of a governmental agency requires modification of Bell's Services or the terms in which they are provided which is inconsistent with the terms of this License or impairs Bell's ability to provide Bell's Services in an economical and technically practical fashion, Bell may terminate this License upon

thirty (30) days' written notice to Owner. Upon expiry or termination of this License, Bell shall be allowed thirty (30) days to remove the Equipment, failing which the same shall be deemed to have been abandoned by Bell subject to Section 22 of the *Condominium Act, 1998*. None of the rights and obligations contained herein may be assigned or transferred by the Owner without the prior written consent of Bell.

11. Any notice required or permitted to be given hereunder or any tender of delivery of documents may be sufficiently given by regular mail, personal delivery or by facsimile transmission to each party at the addresses listed below:

To Bell Canada:

100 Wynford Drive, Floor 3

Toronto, Ontario
M3C 4B4

Fax: (416) 593-8888

Attn: Director, Greenfield & MDU Sales

with a copy to Bell Canada's
Legal Department

To Owner:

2273090 Ontario Inc,
c/o Lexington Park Real, Estate Capital Inc.
PO Box 40150 Waterloo Square,
Waterloo, ON N2J 4V1,

Fax: 519-745-1111

Attn: _____

Notices shall be deemed to have been received by the Owner or Bell, as the case may be, on (i) the fifth (5) business day after the date on which it shall have been so mailed, (ii) at the time of delivery in the case of hand delivery, (iii) the date and time of transmission in the case of facsimile, provided that such transmission was made during normal business hours, with receipts or other verifications of such transmission.

12. Where a provision of this License conflicts with a Schedule attached hereto, the provision of this License shall prevail. This License and Schedules will be governed by the laws of the Province of Ontario and the applicable laws of Canada therein, excluding any conflict of laws, rule or principle which might refer to the laws of another jurisdiction. This License shall also be subject to all applicable federal, provincial and local laws, and regulations, ruling and orders of governmental agencies, including, but not limited to, the *Telecommunications Act*, as amended, the *Broadcasting Act*, as amended or the rules and regulations of the Canadian Radio-Television and Telecommunications Commission (the "CRTC").

13. This License and the Marketing Agreement constitute the entire agreement of the parties and supersede all prior agreements and understandings on the subject matter hereof. Except as provided in Section 7 of this Agreement, neither party makes any representation or warranty express or implied, statutory or otherwise to the other. If any provision of this License is found to be invalid, illegal or unenforceable, the other provisions of this License shall not be affected or impaired, and the offending provision shall automatically be modified to the least extent necessary in order to be valid, legal and enforceable.

In witness thereof the parties through their duly authorized representatives have executed this License as of the Effective Date.

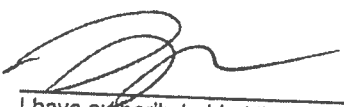
2273090 Ontario Inc, c/o Lexington Park Real, Estate Capital Inc. BELL CANADA

I/We have authority to bind the Corporation

Name

Title: Authorized Signing Officer

Date: February 9, 2016



I have authority to bind the Corporation

Name:

Title: New Construction Partnerships

Date:

FEB 29 2016

Schedule "A"

Address and Description of Building

A. Building:

This License applies to the following Building:

Building Name: 112 Union Street East

Terrace Dwelling

Municipal Address: 112 Union Street, E., Waterloo ON N2J 1C2

And, Legal Description of Property:

Firstly; PT LOT 6-8 BLK D PL 517 CITY OF WATERLOO AS IN 393389; SECONDLY; PT LOT 6 BLK D PL 517 CITY OF WATERLOO AS IN 1305516; THIRDLY; LOT 10, BLK D, PL 517 CITY OF WATERLOO; PT LOT 6, 9 BLK D, PL 517 CITY OF WATERLOO AS IN 886433; SAVE AND EXCEPT PT 1 PL 58R17484; FOURTHLY; PT LOT 6, 8, 9 BLK D, PL 517 AS IN 1249893; SAVE AND EXCEPT PT 2, PL 58R17484; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL 58R18650 AS IN WR912514; FIFTHLY; PT LOT 8, PBLK D, PL 517 CITY OF WATERLOO AS IN G29837 EXCEPT PT 1, PL 58R8653 AND PT 3, PL 58R17484; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, PL 58R18650 AS IN WR912514; CITY OF WATERLOO

NOTE:

Where the parties agree that Bell shall have access rights to a sales, décor and/or finishing centre operated by the Owner to facilitate the sale of units in the Building (the "Sales Centre"), the parties shall insert the address of the Sales Centre in Paragraph B below and by doing so, the parties hereby agree that the terms of this License shall apply to the Sales Centre constructed or to be constructed by the Owner as if it were the Building.

B. Sales Centre:

This License applies to the following Sales Centre:

Not applicable