

INFORMATION PAGE

This page sets out information, which is referred to and forms part of the TELECOMMUNICATIONS LICENSE AGREEMENT made as of the 17th day of August, 2016 between **HOOPP REALTY INC.** as the Licensor and **Bell Canada** as the Licensee.

The information is as follows:

Building: The building municipally known as 1349 Lasalle Blvd., in the City of Sudbury, in the Province of Ontario, legally described as: PT LT 1 CON 5 MCKIM PTS 1 TO 10 INCL 53R10597, EXCEPT PT 12 53R17876; S/T PTS 1 TO 6 INCL 53R10533 AS IN LT566613; S/T LT77977, LT332415, LT566613; S/T EASEMENT LT849651 OVER PTS 5 TO 10 53R10597 & PT 1 53R15641; S/T EASEMENT IN GROSS OVER PTS 2 & 3 53R18335 AS IN SD82399 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5, 53R17913 AND PARTS 1 TO 9 53R18169 AS IN SD244974 CITY OF GREATER SUDB.

Floor Area of Equipment Room: Deemed 182 square feet

Commencement Date: the 1st day of October, 2016.

License Fee: the annual sum of \$5,460.00 plus Sales Taxes, calculated based on the annual rate of \$30.00 per square foot of the floor area of the Equipment Room.

Plan Review Fee: A Plan Review Fee by our third party consultants is required. The fee for this service is \$500.00 plus Sales Taxes.

Hydro: the annual sum of \$0.00 plus Sales Taxes

Sales Taxes: Licensor's Sales Taxes registration number:

Notices:

Licensor
HOOPP REALTY INC.
c/o Morguard Investments Limited
800 – 55 City Centre Drive
Mississauga, ON L5B 1M3

Attention: Vice-President, Property Management
Office/Industrial, Central Region

Fax: 905-281-5310

With a copy to:

c/o Morguard Investments Limited
800 – 55 City Centre Drive
Mississauga, ON L5B 1M3

Attention: President

Fax: 905.281.1800

Licensee
Bell Canada
c/o SNC-Lavalin O&M Solutions Inc.
87 Ontario Street West, 2nd. Floor
Montreal, Quebec H2X 0A7

Attention: Department, Client Services
and Department, Lease Administration
Fax: 514.840.8404

With a copy to:

BELL CANADA, Real Estate Services
87 Ontario Street West, 6th Floor
Montreal, Quebec H2X 1Y8

Attention: Director, Strategic Asset
Planning
Fax: 514.391.7990

Renewal Term: 1 period of 5 years.

Term: The period starting on the Commencement Date and ending on the 30th day of September, 2021.

SCHEDULE B
BUILDING RULES AND REGULATIONS

1. **Definition** - In these rules and regulations, "Licensee" includes the employees, servants, agents, invitees and sublicensees of the Licensee and others over whom the Licensee can reasonably be expected to exercise its control.
2. **Common Areas** - The Licenser reserves entire control of the common areas of the Building and will maintain them in such manner as it deems best for the benefit of the tenants generally. The Licenser reserves the right to restrict and regulate the use of the common areas of the Building by the Licensee and by persons making deliveries to the Licensee.
3. **Smoking** - Smoking is not permitted in the common areas of the Building, except as may be otherwise designated. The Licenser shall have the right, in its sole discretion, to determine whether any designated smoking area shall be established, and the size and location of any such area.
4. **Obstructions** - The sidewalks, driveways, entrances, vestibules, passages, corridors, halls, elevators and stairways shall not be encumbered or obstructed by the Licensee or be used by it for any purpose other than for entrance to and exit from the Equipment Room.
5. **Deliveries** - The Licensee shall not permit the parking of delivery vehicles so as to interfere with the use of any driveway, walkway, parking area or other common areas of the Building. The Licensee shall ensure that deliveries of materials and supplies to the Equipment Room are made through such entrances, elevators and corridors and at such times as may from time to time be designated by the Licenser and shall promptly pay or cause to be paid to the Licenser the cost of repairing any damage in or to the Building caused by any person making such deliveries. The Licenser reserves the right to remove at the expense and risk of the owner any vehicle not using designated "vehicle standing" areas.
6. **Security** - The Licenser may from time to time adopt appropriate systems and procedures for the security and safety of the Building including restricting access during non-business hours and the Licensee shall comply with the Licenser's reasonable requirements relating thereto.
7. **Locks** - No additional locks or bolts of any kind shall be placed by the Licensee upon any of the doors or windows of the Equipment Room, nor shall any changes whatsoever be made to existing locks or the mechanics thereof except by the Licenser at its option. The Licensee shall not permit any duplicate keys to be made, but additional keys as reasonably required shall be supplied by the Licenser when requested by the Licensee in writing and at the Licensee's expense. Upon termination of the Lease, the Licensee shall surrender to the Licenser all keys to the Equipment Room and any other parts of the Building together with any parking passes or other devices permitting entry.
8. **Antennae** - The Licensee shall not mount or place an antenna or aerial of any nature on the exterior of the Equipment Room or Building.
9. **Garbage** - The handling and disposal of garbage shall comply with arrangements prescribed by the Licenser from time to time. No disproportionate or abnormal quantity of waste material shall be allowed to accumulate in the Equipment Room and the cost of removal or clearing of quantities in excess of such normally provided service may be

charged to the Licensee.

10. **Repairs, Alterations and Improvements** - The Licensee shall carry out repairs, maintenance, alterations and improvements in the Equipment Room only during times agreed to in advance by the Licenser and in a manner which will not interfere with the rights of other tenants in the Building.
11. **Maintenance** - The Licensee shall provide adequate facilities and means to prevent the soiling of walls, floors and carpets in and abutting the Equipment Room whether by shoes, overshoes, any acts or omissions of the Licensee or otherwise.
12. **Installations and Wiring** - The Licensee shall not mark, paint, drill into or in any way deface the walls, ceilings, partitions, floors or other parts of the Equipment Room and the Building except with the prior written consent of the Licenser and as it may direct. If the Licensee desires electrical or communications connections, the Licenser reserves the right to direct qualified persons as to where and how the wires should be introduced, and without such directions, no boring or cutting for wires will be permitted. No gas pipe or electric wire will be permitted which has not been ordered or authorized in writing by the Licenser.
13. **Heating, Air Conditioning and Plumbing Systems** - The Licensee shall not attempt any repairs, alterations or modifications to the heating, air conditioning or plumbing systems.
14. **Water Fixtures** - The Licensee shall not use the plumbing facilities for any other purpose than that for which they are constructed, and no foreign substance of any kind shall be thrown therein, and the Licensee shall pay the cost of any breakage, stoppage or damage resulting from a violation of this provision.
15. **Personal Use of Equipment Room** - The Equipment Room shall not be used for residential, lodging or sleeping purposes or for the storage of personal effects or property not required for business purposes as permitted under the Lease.
16. **Solicitations** - The Licenser reserves the right to restrict or prohibit canvassing, soliciting or peddling in the Building.
17. **Heavy Articles** - The Licensee shall not, in the Equipment Room or the Building, bring in, take out, position, construct, install or move anything liable to injure or destroy any part of the Building including, without limiting the generality of the foregoing, any safe, business machinery or other heavy machinery or equipment without the prior written consent of the Licenser. In giving such consent, the Licenser shall have the right, in its sole discretion, to prescribe the permitted weight and the position thereof, and the use and design of planks, skids or platforms required to distribute the weight thereof. All damage done to the Building by moving or using any such heavy equipment or machinery shall be repaired at the expense of the Licensee. The moving of all heavy equipment or other machinery shall occur only by prior arrangement with the Licenser.
18. **Bicycles, Animals** - The Licensee shall not bring any animals, except for guide dogs, into the Building and shall not permit bicycles or other vehicles inside or on the sidewalks outside the Building except in areas designated from time to time by the Licenser for such purposes.
19. **Furniture and Equipment** - The Licensee shall ensure that furniture, equipment and fixtures being moved into or out of the Equipment Room are moved through such

entrances, elevators and corridors and at such times as may from time to time be designated by the Licensor and shall promptly pay or cause to be paid to the Licensor the cost of repairing any damage in the Building caused thereby.

20. **Heating / Cooling** - The Licensee shall not use any means of heating or cooling the Equipment Room other than that provided by or specifically otherwise permitted in writing by the Licensor.
21. **Undue Electrical Loads, Heat, Vibration** - No material or equipment which could cause undue loads on electrical circuits or undue vibration, heat or noise shall be brought into the Building or used therein by or on behalf of the Licensee and no machinery or tools of any kind shall be affixed to or used in the Equipment Room without the prior written consent of the Licensor.
22. **Fire Regulations** - No tenant shall do or permit anything to be done in the Equipment Room or bring or keep anything therein which will in any way increase the risk of fire, or obstruct or interfere with the rights of other tenants, or violate or act at variance with the laws relating to fires or with the regulations of the fire department or the board of health. The Licensee shall cooperate in any fire drills and shall participate in all fire prevention or safety programs designated by the Licensor.
23. **Flammable Materials** - No flammable oils or other flammable, dangerous or explosive materials shall be kept or permitted to be kept in the Equipment Room.
24. **Food and Beverages** - Only persons approved from time to time by the Licensor may prepare, solicit orders for, sell, serve or distribute foods or beverages in the Building or use the elevators, corridors or other common areas of the Building for any such purpose. The Licensee shall not permit in the Equipment Room the use of equipment for the preparation, serving, sale, distribution or dispensing of food and beverages except with the prior written consent of the Licensor and in accordance with arrangements approved by the Licensor.
25. **Notice of Accidents** - The Licensee shall give immediate notice to the Licensor in case of fire or accident in the Equipment Room or in the Building, or in case of defects therein or in any fixtures or equipment thereof, notwithstanding the Licensor may have no obligations with respect thereto.
26. **Janitorial Services** - The Licensee shall not use or engage any person or persons other than the janitor or janitorial contractor of the Licensor for the purpose of any cleaning of the Equipment Room, except with the prior written consent of the Licensor.
27. **Dangerous or Immoral Activities** - The Licensee shall not make any use of the Equipment Room which could result in risk or injury to any person, nor shall the Equipment Room be used for any immoral or criminal purpose.
28. **Proper Conduct** - The Licensee shall not perform any acts or carry on any practice which may damage the common areas of the Building or be a nuisance to any other tenant in the Project.
29. **Additional Rules and Regulations** - The Licensor shall have the right to make such other and further reasonable rules and regulations as in its sole judgment may from time to time be necessary or of benefit for the safety, care, cleanliness and appearance of the Project and for the preservation of good order therein.

SCHEDULE C

BUILDING SECURITY REGULATIONS

The Licensee shall ensure that the doors of the Equipment Room are closed and locked before the Licensee or the Licensee's employees leave the Equipment Room, so as to prevent waste or damage, and for any default or carelessness in this regard the Licensee shall make good all injuries sustained by the Licensor or other tenants or occupants of the Building.

The Licensee shall keep the doors to the Equipment Room corridors closed and locked at all times when not in use.

No additional locks or bolts of any kind shall be placed upon any of the doors or windows by any licensee, nor shall any changes be made in existing locks or the mechanism thereof. Lock cylinders and keys shall be changed by the Licensor at the Licensee's expense upon receipt of written request from the Licensee.

The Licensee must, upon the expiration or sooner termination of this Agreement, return to the Licensor all keys and/or access cards either furnished to, or otherwise procured by, the Licensee, and in the event of the loss of any keys so furnished, the Licensee shall pay to the Licensor the cost of replacement keys.

Building janitors and contract cleaners will be provided with a passkey to offices in the Building.