

**SERVICE PROVIDER ACCESS AGREEMENT**  
**Santa Fe Plaza**

IN CONSIDERATION of the rents paid by GT GROUP TELECOM SERVICES CORP. ("Tenant") to York Realty Inc. ("Landlord") and the terms contained herein, the parties agree as follows:

1. **Addresses where Premises are located:** ("Building"). as legally described on Schedule "A".
2. **Premises:** described in Schedule "B".
3. **Term:** five (5) years.
4. **Commencement Date:** April 1, 2001 or the first of the month after the date installation commences whichever is sooner.
5. **Options to Extend:** two (2) x five (5) years at market rent for similar premises, uses and buildings in the vicinity of the Building at the time of extension as agreed by the parties, failing which to be determined by arbitration in accordance with such legislation in the province in which the Premises are located. To exercise an option to extend, Tenant shall provide 60 days' notice to Landlord prior to end of the relevant Term.
6. **Rent:** \$500.00 plus GST per year payable annually in advance. Landlord's GST number is 105772255 RT001. Tenant will pay its own business taxes and any increase in realty taxes assessed against Landlord by reason of the installation of the Equipment or its use of the Premises.
7. **Use of Premises and Utilities:** to install, maintain and supplement Tenant's equipment, cable, apparatus and ancillary attachments ("Equipment") for the telecommunication of signals to and from customers located in the Building and as support or back-up for Tenant's ring technology in the event of an interruption in service. Tenant may connect to all necessary utilities, trunk lines, customers' equipment and Landlord's electrical grounding system and will have access to required conduit, risers, closets and meter rooms.
8. **Electricity:** Tenant will pay for its own electrical consumption annually in arrears. Tenant warrants that its annual consumption will not exceed \$ 200.00 per annum and will provide consumption data to Landlord each year. Such payment by Tenant shall be subject to escalation as reasonably determined by Landlord.
9. **Prior to Commencement Date Tenant shall:**
  - (a) submit Equipment plans to Landlord for approval;
  - (b) obtain all consents, licenses and permits required to install and operate the Equipment and Landlord agrees to cooperate and provide all consents, authorizations and information reasonably required by the Tenant;
  - (c) conduct all tests required to satisfy itself that the Premises are suitable for its intended purpose; and
  - (d) provide Landlord with a certificate of insurance with coverage of not less than \$2,000,000 noting Landlord as additional insured.
10. **Installation and Maintenance of Equipment:**
  - (a) Tenant will repair any damage to the Building caused by its installation, maintenance or removal of Equipment at the end of the Term.
  - (b) The Equipment shall be installed, operated, maintained and supplemented in a good and workerlike manner in accordance with sound engineering practices.
  - (c) Tenant shall ensure that no liens are registered against the Building as a result of its work and will indemnify Landlord in connection therewith.
  - (d) Tenant will comply and will ensure that its subtrades comply with all health and safety and environmental legislation and indemnifies Landlord for a breach thereof.
  - (e) Tenant will ensure that its Equipment does not interfere with the signals or equipment of service providers granted prior access by Landlord.
11. **Performance by Tenant:** Provided Tenant has paid Rent and performed its obligations under this agreement, Landlord agrees that Tenant shall have access to the Premises and Utilities 24 hours a day, seven days a week subject to Landlord's reasonable security requirements and enjoy the Premises and Utilities without interference.

12. **Indemnity:** Landlord and Tenant indemnify and save harmless each other for loss or damage to person or property caused by their own negligence or those for whom they are responsible and neither party shall be responsible for consequential damages. Landlord shall be responsible for any pre-existing environmental contamination of the Building and indemnifies and holds harmless Tenant therefrom.
13. **Default and Termination:** Landlord may terminate this agreement if Tenant has failed to cure a breach for which it has received 30 days' notice from Landlord, unless the breach is incapable of remedy within such period and Tenant has diligently commenced to cure the default. Tenant may terminate this agreement upon 60 days' notice to Landlord if the Premises are or become unsuitable for Tenant's business. Any prepaid Rent shall be adjusted to the date of termination.
14. **Transfer:** Landlord may assign this agreement at any time and shall be relieved of all obligations to Tenant under this agreement, provided Landlord ensures that the assignee receives actual notice of this agreement. Tenant shall not assign this agreement or sublet or license all or part of the Premises (a "transfer") without the prior written approval of Landlord, acting reasonably. Notwithstanding the foregoing, Tenant may effect a transfer to a corporate affiliate, its senior lenders or their collateral agents or a purchaser of a material portion of its business. Tenant shall ensure that Landlord is informed of a transfer and except for a transfer to a purchaser, shall remain liable under this agreement.
15. **Notices:** All notices under this agreement shall be in writing and may be delivered by mail, facsimile or in person to the addresses below and shall be deemed received three business days later if mailed and the next business day following the date of transmission by facsimile or personal delivery. At its own expense, Tenant may register a notice or caveat of this agreement on title to the Building in a form approved by Landlord and will remove such registration upon the expiration or earlier termination of this agreement.
16. **General:** This is the entire agreement between the parties affecting the subject matter described herein. Any amendments must be in writing and signed by both parties. If any portion of this agreement is found to be invalid, such portion shall be severed without affecting the validity of the balance of the agreement. Except for reason of financial inability, delay in performance by either party shall be excused for delay for causes beyond their reasonable control. The parties warrant that there are no restrictions contained in any other agreement to which they are a party that would prevent either party from entering into this agreement. The provisions of this agreement shall be subject to all applicable regulatory laws and regulations which will prevail in the event of conflict. This agreement is binding on the parties and their respective successors and assigns.

Date: April 26, 2001

Tenant: GT Group Telecom Services Corp.

Per: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Vice President and General Manager  
Prairie Region

I have the authority to bind the Corporation.

Mailing Address for Notices:

20 Bay Street  
Suite #700  
Toronto, Ontario M5J 2N8

Attention: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Date: April 23, 2001

Landlord: York Realty Inc.

Title: General Manager

I have the authority to bind the Corporation.

Mailing Address for Notices:

#1622, 10303 Jasper Avenue  
Edmonton, Alberta  
T5J 3N6

**SCHEDULE "A"****Legal Description**

Lot 1B, Plan 932 3361

**SCHEDULE "B"****Description of Premises**

18122 - 102 Avenue B-1 100318  
18168 - 102 Avenue B-2 100319  
18216 - 102 Avenue B-3 100320  
18250 - 102 Avenue B-4 100321  
18256 - 102 Avenue B-5 100322

**SCHEDULE "C"****Additional Provision**

*To Be Deleted*



March 27, 2006

York Realty Inc.  
1622, 10303 Jasper Avenue  
Edmonton, AB  
T5J 3N6

Attention: Rick Charlton

**Re: Service Provider Access Agreement dated April 26, 2001 between York Realty Inc. ("Landlord") and Bell Canada [GT Group Telecom Services Corp.] ("Tenant") for 18122 – 102 Avenue, 18168- 102 Avenue, 18216-102 Avenue, 18250 – 102 Avenue, 18256-102 Avenue, all of Edmonton, AB (the "Building(s"))**

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Once executed this letter will serve to Renew the Service Provider Access Agreement dated April 26, 2001 between the Landlord and the Tenant to install, maintain and operate telecommunication equipment comprising approximately sixteen (16) square feet of wall space located in the main telephone room of each Building.

**Renewal Term: Five (5) years commencing April 1, 2006 and terminating on March 31, 2011.**

**In accordance with this agreement, the Tenant is hereby exercising the first (1<sup>st</sup>) Option to Renew leaving the Tenant with one (1) five (5) year Option to Renew in accordance with the terms and conditions set out in the Service Provider Access Agreement noted above.**

**Clause 6 entitled Rent, of the Service Provider Access Agreement noted above shall be amended as follows,**

**"6. Rent \$300.00 (Three Hundred Dollars) plus GST per year per Premises described in Schedule "B" payable annually in advance. Landlord's GST number is 105772255 RT0001. Tenant will pay its own business taxes and any increase in realty taxes assessed against Landlord by reason of the installation of the Equipment or its use of the Premises."**

**Clause 13 entitled Default and Termination, of the Service Provider Access Agreement noted above will be deleted and replaced with the following wording:**

**"13. Default and Termination: Either party may terminate this agreement immediately if the other party has failed to cure a breach for which it has received at least 30 days' prior written notice, unless such breach is incapable of remedy within such period and the breaching party has diligently commenced action to cure the breach, or if the other party makes an assignment for the benefit**

28<sup>th</sup> Floor, Bell Tower  
10104 103<sup>rd</sup> Avenue  
Edmonton, Alberta T5J 0H8

Telephone: (780) 409-6800  
Facsimile: (780) 409-6840  
www.bell.ca

of creditors or becomes bankrupt or takes the benefit of, and becomes subject to, the legislation in force relating to bankruptcy or insolvency, it being understood that the appointment of a receiver, receiver/manager or trustee of the property and assets of a party is conclusive evidence of such party's insolvency. Additionally, Tenant may terminate this agreement upon 60 days' written notice to Landlord in the event that:

- (a) the Premises are or become unsuitable for Tenant's business;
- (b) Tenant no longer provides services to customers located in the Building; or
- (c) Tenant determines that the Premises or the Equipment are redundant as a consequence of similar premises or equipment of Bell Canada being located within the Building.

Upon any termination of this agreement pursuant to this Section 13, any prepaid rent shall be adjusted to the date of termination and refunded to Tenant.

All other terms and conditions of the Service Provider Access Agreement dated April 26, 2001, shall remain unchanged and in full force and effect.

Please signify your acceptance of the foregoing by executing all four (4) copies of this letter in the space provided and return two (2) signed copies to the attention of Larry Loven, SNC Lavalin-Nexacor c/o Bell Canada, 2800, 10104 – 103<sup>rd</sup> Avenue, Edmonton, AB T5J 0H8, you may retain the other two (2) copies for your records.

Regards,

Per:  
Bell Canada

c.c. Transaction Manager, SNC Lavalin – Nexacor,  
2800, 10104 – 103<sup>rd</sup> Ave, Edmonton, AB T5J 0H8  
Mobile:

AGREED AND ACCEPTED ON THIS 18 DAY OF April, 2006

PER:   
York Realty Inc.



February 22, 2006

York Realty Inc.  
1622, 10303 Jasper Avenue  
Edmonton, AB  
T5J 3N6

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Regards,

  
MANAGER  
ASSET MANAGEMENT  
Per: BRES  
Bell Canada

c.c. Larry Loven, Transaction Manager, SNC Lavalin – Nexacor,  
2800, 10104 – 103<sup>rd</sup> Ave, Edmonton, AB T5J 0H8  
Mobile: (780) 231-5547 Email: lloven@nexacor.ca

AGREED AND ACCEPTED ON THIS 27 DAY OF February, 2006 

PER: \_\_\_\_\_  
York Realty Inc.