



TELECOMMUNICATION AND BUILDING ACCESS LICENSE – EXISTING 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 and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) Bell Canada and Toronto Standard Condominium Corporation 1454 (the “Owner”) agree as follows:

1. Owner hereby grants to Bell Canada and the 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 (herein, collectively referred to as “Bell”) at no cost to Bell, a non-exclusive right and license to :
  - i. enter on and gain access in, over or under the existing multi-unit dwelling building described in Schedule “A” (the “Building”) and the common elements and other common areas of the Building, including without limitation, access to and use of one or more rooms or other segregated, enclosed spaces in the Building (the “Equipment Space(s)”), as needed and mutually agreed upon by the parties, acting in good faith, which is suitable to house or store the Equipment (as defined below) having adequate power supply and adequate natural or artificial ventilation for the proper operation of the Equipment;
  - ii. use In-Building Wire (“In-Building Wire” as defined by the Canadian Radio-Television Commission (the “CRTC”) in Decision 99-10) or cabling owned or controlled by Bell, the Owner or any third party; and
  - iii. make available and provide telecommunication and other communication services (collectively the “Bell Services”) and market such Bell Services to local exchange carriers, prospective purchasers and the owners, tenants, invitees of residents of the Building (the “Occupant(s)”).
2. Nothing in this License shall be construed or interpreted as granting Bell any exclusive right, license or privilege in or to the Building relating to access, installation or marketing rights, to the exclusion of any other third parties. Except in the case of emergencies, all rights of access granted and uses permitted herein shall be available to Bell during normal business 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. Nothing in this License limits Bell’s right to market or advertise Bell’s Services in a manner that is not specific to the Building (including, without limitation, telemarketing, mail campaigns, and email/online marketing).
3. “Equipment” includes but is not limited to any Bell equipment, in-Building Wire, infrastructure or otherwise, which is necessary and incidental to enable and deliver Bell Services to Occupants. The right and license in Section 1 includes Bell’s right to construct, install, test, operate, maintain, repair, service, upgrade, modify, remove and replace its Equipment in the Building. Nothing herein limits Bell’s ability to change, alter or replace this Equipment with new or different equipment to provision the bell Services. Equipment excludes: conduit, individual receiver-decoders, whether VDSL or otherwise, or any other equipment that can be individually addressed wither electronically or manually by Bell (each an “IRD”), which will be sold or rented to Occupants by Bell or any other authorized sales agent. Owner shall allow Bell to gain access to the Building for the purpose of picking up any IRD no longer required by an Occupant.
4. Bell shall, at its own cost (i) ensure that all Equipment is installed in accordance with all 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 Equipment installed by Bell during the Term, although each individual Occupant may incur charges (at Bell’s than applicable rates) relating to post-installation activities specific to such Occupant’s in-suite requirements. Except as otherwise provided in Section 22 of the Condominium Act, 1998, as amended the 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 that is has no legal or equitable ownership interest in the neither the Equipment nor any of the items reasonably contemplated by Section 3 above and shall not make any claim to the contrary.
5. Nothing in this License limits the Owner’s right to repair any common elements of the Building provided that where any such repair may effect Bell’s Equipment, the Owner shall (i) provide Bell with reasonable advance written notice to allow for Bell to adjust and/or move its Equipment before the repairs are made; and (ii) reimburse Bell for all reasonable costs Bell incurs as a result of any material relocation or adjustment.
6. Each party represents and warrants that: (1) it ahs 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; and (3) it is validly organized and existing under the name indicated on this License. Owner further represents and warrants that no condominium Rule or By-Law is in force that would prevent or limit wither party from entering into this License. Bell further covenants to repair at its sole expense, any damage to the Building or the Equipment Space where the damage is caused by Bell, and those for whom it is responsible in law, (normal wear and tear excepted).

7. Despite anything contained herein to the contrary, 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 or omission relating to Bell Canada's use and occupation of the Equipment Space or the Building, provided that Bell Canada will not be required to indemnify the Owner Indemnitees to the extent any such Losses are caused by any negligent or willful act or omission of any of the Owner Indemnitees. Notwithstanding Anything else contained herein to the contrary, in no event will Bell 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 revenues, 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. This Section shall survive the expiration or termination of this License.
8. Bell will supervise, provide any required equipment, comply with, and require its employees, agents, contractors (and those for whom it is responsible for in law) to be registered with and comply with all aspects of the workplace Safety and Insurance Act, as applicable, arising in connection with the operation installation, removal, substitution, replacement, maintenance and repair of the Equipment and provision of the Bell Services.
9. Bell covenants and agrees that it shall have sole responsibility for all Hazardous Substances (as hereinafter defined) which are caused by Bell to be on, in or under the Building to deliver the Bell Services including without limitation any direct cleanup costs, removal costs, liability costs, expenses and damages, resulting therefrom, which arise out of the actions or omissions of Bell or any person for whom Bell is in law responsible.
10. "Hazardous Substance" means a Contaminant, pollutant, toxic material, toxic substance or toxic waste contemplated under WHMIS including urea formaldehyde foam insulation, asbestos and PCBs.
11. "Contaminant" means any solid, liquid, gas, odour, heat, sound, vibration or radiation contemplated under WHMIS that results directly or indirectly from human activities that may cause and adverse effect.
12. In the event that (i) the Equipment interferes with, impede, disrupt or damage (an "Interruption") any communications signal, equipment, facilities, cable or installation required or owned by any other service provider, the Owner or any Occupant, Bell will, to the extent it is the sole cause of such interruption, immediately rectify any such interruption and shall take all necessary steps that are commercially reasonable to accommodate any such other communications signal, equipment, facilities, cable or installation, and (ii) the Owner or its Building systems or any of the Occupants in the Building interferes with, impedes, disrupts or damages the Equipment or Bell's provision of Services as the case may be, then the Owner shall, to the extent the Owner controls and is responsible at law, immediately rectify any such Interruption and shall take all necessary steps that are commercially reasonable to accommodate the Equipment or Bell's provision of Services to the Occupants.
13. Bell agrees that any information collected by Bell or its agents from Occupants and the Owner will be pursuant to Bell Canada's privacy policy (available at [www.bell.ca](http://www.bell.ca)) and the Personal Information Protection and Electronic Documents Act ("PIPEDA")
14. 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"). Unless a party provides the other party hereto with written notice of its intention not to renew this License at least one hundred and eighty (180) days prior to the expiration of the Term (as defined below), this License shall automatically renew for successive one (1) year renewal terms (the "Renewal Term") on the terms and conditions herein. Either party may terminate this License: i) for a material breach hereof, where such breach is not cured within thirty (30) days of receipt of written notice by the other party of such breach, or ii) immediately, in the event of bankruptcy, reorganization, assignment, petition or appointment of a trustee or such other act of insolvency of the other party. Upon expiry or termination of this License, Bell shall be allowed thirty (30) days to remove the Equipment. If the action of a governmental agency required modification of Bell's Services, or the terms in which they are provided, which is inconsistent with the terms of this License or upon thirty (30) days' written notice to the Owner.
15. 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:

<p><u>To Bell Canada</u></p> <p>100 Wynford Dr, Flr 6 Toronto, Ontario M3C 4B4</p> <p>Fax:</p> <p>Attn: VP VDSL Sales</p> <p>with a copy to Bell Canada's Legal Department</p>	<p><u>To the Owner</u></p> <p>2067 Lakeshore, Bl.W Etobicoke, ON M8V 4B8</p> <p>Fax:</p> <p>Attn: <u>Property Manager</u></p>
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Notices shall be deemed to have been received by the Owner or bell, as the case may be, on (i) the fifth day after the date on which it shall have been so mailed, (ii) at the time of delivery in the case of hand delivery, or (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 verifications of such transmission.
16. This License and any Schedules attached hereto 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 such construction to the laws of another jurisdiction. This License is subject to the Declaration, By-Laws and Rules (as such terms are defined in the Condominium Act, 1998, as amended) of the condominium corporation of the building. This License is also subject to all applicable federal, provincial and local laws and regulations, and rulings and orders of governmental agencies, including, but not limited to, the Telecommunications Act, as amended, the Broadcasting Act, as amended, or the CRTC. Should any provision of this License conflict with a Schedule attached hereto, the provision of this License shall prevail.

This License constitutes the entire agreement of the parties and supersedes all prior agreements and understandings on the subject matter hereof. Except as provided in section 6, neither party makes any representation or warranty express or implied, statutory or otherwise to the other. None of the rights and obligations contained herein may be assigned or transferred by the Owner without prior written consent of Bell. If any provision of this License is found to be invalid, illegal or unenforceable, the other provisions 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 not 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 date last signed by both parties below.

TSCC 1454	BELL CANADA
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I/We have the authority to bind the Corporation	I have authority to bind the Corporation
Name:	Name:
Title: Property Manager	Title: Sr. Director Wireline Video
Date: the 1st day of December, 2005	Date: the 1st day of December, 2005

Schedule "A"

Address and Description of Building

A. For the Building

This License applies to the following Building:

Players Club 2067 Lakeshore Bl West, Toronto, Ontario, M8V 4B8