

LANDLORD'S CONSENT

In consideration of the installation of equipment by GT Group Telecom Services Corp. ("GT") to enhance telecommunications services of the tenant located at 2700 Main Street, Airdrie, AB ("Building"), REMINGTON PROPERTIES INC. ("Landlord") consents to such installation on the following terms:

- 1.a) GT may install, maintain and operate its telecommunication equipment in accordance with drawings approved by the Landlord;
- b) Premises: POP Room and such other ancillary areas (eg: telephone and electrical closets, building risers, conduit) in the Building and upon the lands as may be reasonably required;
2. GT may carry out all necessary tests to the premises to satisfy itself that it may use the premises for its intended purpose and shall repair any damage to the Building caused by GT.
3. All initial and future equipment which shall remain the property of GT, will be installed, operated, maintained and relocated in a good and workerlike manner in accordance with sound engineering practices and all applicable legislation. GT shall obtain and maintain all licenses required to operate the equipment. Upon request from the Landlord, GT shall remove all equipment upon termination of the service to the last of the tenants of the Building receiving service from GT and GT shall restore the premises to its original condition, reasonable wear and tear excepted. GT may leave its equipment within the Building if the tenants vacate with the view to providing service to a subsequent tenant reserving the right to enter the Building and remove its equipment on notice to the Landlord.
4. GT shall indemnify the Landlord for any personal injury or property damage caused by GT, its employees or agents and GT will insure against such risks.
5. GT may connect its equipment to the Building's electrical systems and utilities including telephone, fibre and hydro and where applicable, to connect to tenants' electrical grounding system, interior wiring, cabling and the equipment.
6. The Landlord acknowledges that GT may transfer its interest in the equipment and/or the customer service contract to affiliates, principal lenders and purchasers of its assets.
7. The Landlord will be relieved of its obligations to GT under this agreement to the extent such obligations are assumed by the assignee of this agreement.

8. *Schedule "A" forms part of this agreement.*

Date: July 30, 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: Director, National Facilities

Facsimile: _____

Date: _____

Landlord: Remington Properties Inc.

Per: _____

Name: _____

Title: President

I have the authority to bind the Corporation.

Mailing Address for Notices:

Suite #200, 30 Glendee Circle S.E.

Calgary, AB T2H 2Z7

Attention: Ramona Meixner

Facsimile: _____

SCHEDULE "A"

Additional Provisions: In the event GT's installation interferes with other wireless providers in the Building, the Landlord shall notify GT immediately and GT shall have five (5) business days to rectify the interference. In the event such interference cannot be rectified, the Landlord may terminate this agreement by providing thirty (30) days written notice to GT.