



"Building Relationships"

→ Square
02001-701

STORAGE SPACE LEASE

DATE: June 24, 1997

BETWEEN:

ORION PROPERTIES LTD.
CALFORD PROPERTIES LTD.
629851 ONTARIO INC.

2631
CALGARY AB

Have Oil Tower
1520-95th Ave SW

Calgary, AB

("Landlord")

AND:

SHAW FIBERLINK LTD.

Calgary, AB

("Tenant")

Landlord and Tenant hereby agree as follows:

1. In this lease:

- (a) "Building" means Toronto Dominion Square located in the City of Calgary, Alberta.
- (b) "Prime Lease" means the form of Lease attached hereto.
- (c) "Storage Space" means 63 square feet of space in the Building as shown outlined in red on Exhibit 1 hereof (Suite NE08).
- (d) "Term" means that period of time commencing July 1, 1997 and terminating June 30, 2002 during which this lease will be in effect.
- (e) "Rent" means the sum of \$525.00 each calendar month.

2. Landlord hereby leases the Storage Space to Tenant for the Term hereof on the following terms and conditions:

- (a) Rent - Tenant shall pay the Rent to Landlord monthly in advance at the time and in the manner as rental payments are made.
- (b) Use - The Storage Space shall be used only to house Commercial Telecommunications Equipment. No perishable or hazardous products shall be stored in the Storage Space.
- (c) Risk - Tenant shall indemnify and hold harmless Landlord from all expense, cost, claim or loss resulting from Tenant's use of Storage Space or access areas thereto and assume the entire risk of loss or damage to items placed in the Storage Space and be fully responsible for its own security therein.

| | |
|-----------------|--|
| PLEASE INITIAL: | |
| Landlord: | |
| Tenant: | |

- (d) Additional Terms - All applicable terms and conditions of the Prime Lease shall be deemed to be part of this lease.
- (f) Relocation - Landlord shall have the right to cancel this lease on 30 days written notice; provided, however, if Tenant is not in default hereunder, Landlord shall, upon such cancellation, lease to Tenant for the remainder of the Term hereof, storage space at another location in the Building of the same or larger size at the monthly rent specified herein. Tenant shall be responsible for moving all storage items to the new location and executing a new storage space lease.

IN WITNESS OF THIS LEASE Landlord and Tenant have properly executed it as of the date set out on page one.

LANDLORD: **ORION PROPERTIES LTD.**
CALFORD PROPERTIES LTD.
629851 ONTARIO INC.
by their authorized agent,
OXFORD DEVELOPMENT GROUP INC.

TENANT: **SHAW FIBERLINK LTD.**

By: _____

By: _____

(Print Name and Title)

LEGAL COUNSEL & ASST. SECRETARY

By: _____

By: _____

(Print Name and Title)

Witness to the signature of Tenant
if not incorporated