

OWNER'S CONSENT

In consideration of the installation of equipment by GT Group Telecom Services Corp. ("GT") to enhance telecommunications services to the Department of Fisheries and Oceans (DFO) located at 3190 Hammond Rd., Nanaimo, B.C. ("Building"), DFO consents to such installation on the following terms:

- 1.a) GT may install, maintain and operate its telecommunication equipment in accordance with drawings attached;
- 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 DFO, GT shall remove all equipment upon termination of the service to the last of the occupants 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 occupants vacate with the view to providing service to a subsequent occupant reserving the right to enter the Building and remove its equipment on notice to the DFO.
4. GT shall indemnify the DFO 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 the occupant's electrical grounding system, interior wiring, cabling and the equipment. GT will pay for its own electrical consumption annually in arrears. GT warrants that its annual consumption will not exceed \$300.00 per annum and will provide consumption data to DFO each year. Such payment by GT shall be subject to escalation as reasonably determined by DFO.
6. The DFO 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.

Date: April 11, 2001Date: March 27, 2001Tenant: GT Group Telecom Services Corp.

Department of Fisheries and Oceans:

Per:

Per:

Name:

Name:

Title:

Title:

Vice President & General Manager
Pacific Region

SUPERVISOR, REALTY MANAGEMENT

I have the authority to bind the Corporation.

I have the authority to bind the Corporation.

Mailing Address for Notices:

Mailing Address for Notices:

20 Bay Street Suite 700
Toronto, Ontario M5T 2N83190 HAMMOND BAY ROAD
NANAIMO, B.C.

Attention:

Attention:

Facsimile:

Facsimile:

Tel: