

## BUILDING OWNER'S CONSENT

In consideration of the installation of equipment by GT Group Telecom Services Corp. ("GT") to enhance telecommunications services of the tenants located at 435 Ellice, Winnipeg, Manitoba ("Building"), NATIONAL RESEARCH COUNCIL ("Building Owner") consents to such installation on the following terms: OF CANADA

- 1.a) GT may install, maintain and operate its telecommunication equipment in the telecomm rooms and closets as designated by the Building Owner;
- b) Access to the 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 (subject to prior arrangement with the Building Owner);
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 and its' contents including equipment caused by GT. The Building Owner reserves the right to recover the costs of repairs and other reasonable related costs specifically relating to 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 Building Owner, 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 subject to the Building Owners approval;
4. GT shall indemnify the Building Owner and Occupants 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 subject to the Building Owners approval in each case;
6. The Building Owner 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. This agreement shall be binding to any transferor or transferee

Dated: 16 Nov 2000

Dated: Oct-31, 2000

**GT GROUP TELECOM SERVICES CORP.**

**BUILDING OWNER**

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

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

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

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

Title: Vice President, National Facilities

Title: Facilities Manager