



MASTER TELECOMMUNICATION AND BUILDING ACCESS LICENSE
RENTAL PORTFOLIO

This license ("License") is made as of the date last signed by both parties below (the "Effective Date").

WHEREAS Empire Management Inc. acts as property manager and agent for the owners (each being an "Owner") of the multi-unit dwelling building(s) (each, individually, a "Building") all as further described in Schedule A hereto with respect to the matters contained herein

In consideration of the mutual rights and obligations herein expressed, Bell Canada and the Owner agree as follows:

1. Owner hereby grants to Bell Canada and any 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 (hereinafter, collectively referred to as "Bell") at no cost or charge to Bell, a non-exclusive right and license to:
 - i. enter on and gain access in, over or under 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 spaces in, on, over or under the Building (the "Equipment Space(s)") for the purposes of making available and providing telecommunications and other communication services subject to CRTC rulings (defined hereafter) from time to time, (collectively the "Bell Services") to prospective purchasers and the owners, tenants, invitees or residents of the Building (collectively, the "Occupant(s)"); and (b) exercising non-exclusive marketing and advertising rights in accordance with the terms and conditions of the Master non-exclusive Marketing Agreement – Rental Portfolio dated November 11, 2014 (the "Marketing Agreement");
 - ii. use, construct, install, test, operate, maintain, repair, service, upgrade, modify, remove and replace Equipment in, on, over or under the Building, including without limitation, installation of Equipment for marketing demonstrations of Bell Services. "Equipment" includes but is not limited to any hardware, wire, cabling, infrastructure or otherwise (excluding conduit), which is necessary and incidental to enable and deliver and demonstrate Bell Services to Occupants. Nothing herein limits Bell's ability to change, alter or replace the Equipment with new and/or different equipment necessary to provision the Bell Services.
- Nothing herein shall be construed or interpreted as granting Bell any exclusive access rights or access privileges in or to the Building to the exclusion of any other third parties
2. Owner acknowledges that Bell shall also have access to a path and/or conduit along, over, under or on the property, from the property line to the Building (the "Conduit"), and in or through the Equipment Space(s). If Bell determines that a fibre optic cable or Equipment must be installed to the Conduit, the Building and/or the Equipment Space(s), Bell may install, maintain, and upgrade any Equipment within the Conduit. The parties shall agree in advance (both acting reasonably) upon a plan of installation, upgrade or maintenance of the Equipment within the Conduit.
 3. All rights of access granted and uses permitted herein shall be available to Bell at all times during the term of this License.
 4. The parties shall meet the installation requirements for the equipment to be installed by Bell (the "Bell Equipment") as set forth by Bell from time to time. Bell shall, at its own cost: (i) ensure that the Bell Equipment is installed in accordance with all laws, including without limitation, 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 Bell Equipment during the Term, although each Individual Occupant may incur charges (at Bell's then applicable rates) specific to such Occupant's in-suits requirements. Bell covenants to repair, at its sole expense, any direct damages to the Building or the Equipment Space where such damages are caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (the "Covenant"). The Bell Equipment will remain the property of Bell at all times, and will not become an immovable despite any legal principle to the contrary. For greater certainty, in the event Bell Equipment is ever determined to be an immovable, the Owner will waive the benefit in respect of the Bell equipment. Owner agrees that it has no legal or equitable ownership interest in the Bell Equipment nor any of Bell owned items reasonably contemplated herein 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 a Building; provided that where any such repair may affect the Bell Equipment, the Owner shall: (i) except in the case of emergencies, provide Bell with reasonable advance written notice to request Bell to adjust and/or move its Equipment before the repairs are made, which notice shall contain necessary particulars; and (ii) provide Bell with an opportunity to recommend changes to, *inter alia*, the commencement and completion dates of such repairs, in order to minimize the impact on Bell's ability to deliver the Bell Services. Where the repairs require Bell to adjust or relocate its Equipment, Bell shall provide one Bell Technician for a maximum duration of eight (8) hours and/or pay for fifty percent (50%) of the cost of the required adjustment and/or relocation, based on Bell's evaluation.
 6. Each party represents and warrants that: (1) it has 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; (3) it is validly organized and existing under the name indicated on this License; and (4) no building rule is in force that would prevent or limit either party from: (i) entering into this License; and/or (ii) performing its obligations hereunder.

7. Bell Canada will be liable for and will indemnify and save harmless the Owner, its 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, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (including, without limitation, the Covenant set forth in Section 4 herein), provided that Bell will not be required to indemnify the Owner Indemnitees to the extent any such Losses are caused by any fault, negligent act, wilful misconduct or omission of any of the Owner Indemnitees. The Owner shall indemnify and save Bell harmless from any loss of or damage to the Equipment caused by the Owner, its employees, agents or contractors or for those whom the Owner is responsible for in law. This Section shall survive the expiration or termination of this License.
8. 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"). The Term will be automatically extended for additional one-year terms (each being the "Renewal Term") on the terms and conditions herein, for so long as Bell Services are available to the Building.
9. Either party may terminate this License: (i) upon a party providing to the other party hereto with written notice of its intention not to renew this License at least one hundred eighty (180) days prior to the expiration of the Term or Renewal Term, provided there are no active subscribers to Bell Services in the Building; (ii) in the event of a material breach hereof, where such breach is not cured within ninety (90) days of receipt of written notice by the other party of such breach; or (iii) immediately, in the event the other party becomes bankrupt or insolvent, becomes unable to pay its liabilities when they become due, has insolvency proceedings commenced by or against it, makes an assignment for the benefit of its creditors, takes the benefit of any statute relating to bankrupt or insolvent debtors; or where an order is made or a resolution is passed for the winding up of the other party; or a receiver, receiver and manager, interim receiver, trustee in bankruptcy or liquidator is appointed to take possession of the assets of other party; or a creditor takes steps to issue an Application for a Bankruptcy Order against the other party; bankruptcy, reorganization, assignment, petition or appointment of a trustee or such other act of insolvency of the other party. If the action of a governmental agency requires modification of Bell's Services or the terms in which they are provided which is inconsistent with the terms of this License or impairs Bell's ability to provide Bell's Services in an economical and technically practical fashion, Bell may terminate this License upon thirty (30) days' written notice to Owner. Upon expiry or termination of this License and provided there are no further active subscribers to Bell Services in the Building (in which case Bell will retain title to the Bell Equipment), Bell shall be allowed thirty (30) days to remove the Bell Equipment, after which the Bell Equipment shall be deemed abandoned and ownership and title shall automatically transfer to the Owner.
10. This License will be governed by the laws of the Province of Québec and the applicable laws of Canada therein, and shall also be subject to all applicable federal, provincial and local laws, and regulations, ruling and orders of governmental agencies, including, but not limited to the *Telecommunications Act*, as amended, the *Broadcasting Act*, as amended or the rules and regulations of the Canadian Radio-Television and Telecommunications Commission (the "CRTC").
11. This License constitutes the entire agreement of the parties and supersedes all prior agreements and understandings on the subject matter hereof, with the exception of the Marketing Agreement described earlier. Except as provided in Section 6, neither party makes any representation or warranty express or implied, statutory or otherwise to the other. If any provision 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 automatically be modified to the least extent necessary in order to be valid, legal and enforceable.
12. In the event of any sale, conveyance, assignment or transfer (other than a conveyance without consideration of a portion of a Building to a governmental authority required as part of or in the course of the development thereof) (collectively, the "Transfer") of all or part of a Building (the "Subject Building"), the Owner shall cause the transferee to execute and deliver to Bell an agreement whereby the transferee agrees to assume and be bound by all the rights and obligations of the Owner as set out herein as they apply to the Subject Building as if the transferee was an original signatory hereof (the "Assumption"). Upon the date any such Assumption becomes effective, the Owner shall be immediately released from its obligations under this License in respect of the Subject Building (save and except for any outstanding obligations arising hereunder prior to such Assumption).
13. The Owner and Bell hereby agree that this License and any information provided by one party to the other party herein, including, without limitation, information relating to third parties obtained, shall remain the confidential information of the parties and neither party shall disclose such confidential information without the prior written consent of the other party, or unless disclosure of such confidential information is compelled by judicial or regulatory process or otherwise by law or if the confidential information has been made public without any action by the disclosing party. For greater certainty, this provision shall not be construed to prevent either party from disclosing any of the terms of this License to its auditors, financial and legal advisors, or as may otherwise be required by law. This section shall survive the expiry or early termination of this License.

14. 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:

To Bell Canada:

100 Wymford Drive, Floor 3
Toronto, Ontario
M3C 4B4

To Owner:

Empire Management
6750 Avenue du Parc
Montreal, Quebec
H3N 1W7

Attn: Vice President of Sales and Distribution

with a copy to Bell Canada's
Legal Department

Notices shall be deemed to have been received by the Owner or Bell, as the case may be, on (i) the fifth (5) business day after the date on which it shall have been so mailed, (ii) at the time of delivery in the case of hand delivery, (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 other verifications of such transmission.

In witness thereof the parties through their duly authorized representatives have executed this License as of the Effective Date.

**EACH OWNER BY ITS AUTHORIZED AGENT,
EMPIRE MANAGEMENT INC.**

BELL CANADA

I/We have authority to bind the Corporation

Name:

Title: President

Date: November 11, 2014

I have authority to bind the Corporation

Name:

Title: Director, Field Sales

Date: Nov 21, 2014

SCHEDULE "A"

Address and Description of Building

A. Building:

This License applies to the following Building:

#Suites		Municipal Address	Postal Code
39	10301	Gouin, O, Roxboro, Québec	H8Y 1S1
39	10309	Gouin, O, Roxboro, Québec	H8Y 1S1
65	7725	Tranhan Av, Brossard, Quebec	J4W 2Y4
63	7775	Tranhan Av, Brossard, Quebec	J4W 2Y4
60	8480	Jean-Brillon, LaSalle, Québec	H8N 2P6
96	8490	Jean-Brillon, LaSalle, Québec	H8N 2P7
46	189 A	Bishoppower, LaSalle, Québec	H8P 2P5
52	229 A	Bishoppower, Lasalle , Québec	H8P 2P6
60	400	Landsdowne, Saint-bruno-De-Montarville, Quebec	J3V 1X1
60	1669	Ringuet , Saint-bruno-De-Montarville, Québec	J3V 2Y5
23	2350	Mariette, Montreal	H4B 2E6
22	2354	Mariette, Montreal	H4B 2E6
39	9369	LaSalle Bd, Lasalle, Québec	H8R 2M8
39	9360	Central, Lasalle, Quebec	H8R 2K3
105	1951	De Maisonneuve, Est, Montreal, Quebec	H2K 2C9
20	3245	Langelier, Montreal, Quebec	H1N 3A7
20	3225	Langelier, Montreal, Quebec	H1N 3A7
20	3265	Langelier, Montreal, Quebec	H1N 3A7
20	3285	Langelier, Montreal, Quebec	H1N 3A7
20	3195	Parkville, Montreal, Quebec	H1N 3B4
20	3215	Parkville, Montreal, Quebec	H1N 3B4
34	9399	LaSalle Bd , Lasalle, Quebec	H8R 2M8
43	9379	LaSalle Bd, Lasalle, Québec	H8R 2M8
43	9419	LaSalle Bd, Lasalle, Québec	H8R 2M8
34	9400	Centrale, Lasalle, Quebec	H8R 2K3
19	615	77 , Av, Laval, Quebec	H7V 3A2
19	585	77 , Av, Laval, Quebec	H7V 3A2
20	595	77, Av, Laval, Quebec	H7V 3A2
19	665	77, Av, Laval, Quebec	H7V 3A2
25	725	77, Av, Laval, Quebec	H7V 3A2
25	775	77, Av, Laval, Quebec	H7V 3A2