

LANDLORD'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 191 Lombard Avenue in the city of Winnipeg ("Building"), A.S.H. Management Group as managing agents for Tecon Farms Ltd ("Landlord") 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: Wall space in Main Termination 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 provide Landlord with a certificate of insurance with coverage of not less than \$2,000,000 noting Landlord as additional insured
- 5. GT may connect its equipment to the Building's systems including telephone, fibre, 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 purchaser of the Building.
- 8. **Term:** Three years commencing January 1, 2002 or the first of the month after installation commences, which ever comes first.
- 9. **Rent** \$ 0.00 annually. Once GT sells services to three (3) tenants in the Building, Rent shall increase to \$ 600.00 per year payable annually in advance. First years rent to be pro rated from the first of the month following the connection of the third tenant to subscribe to GT services. Landlords GST # is 120265277RT001

Dated: Nov. 26.01
GT GROUP TELECOM SERVICES CORP.

Per: _____
Name: _____
Title: Director, National Facilities

I have authority to bind the corporation
Mailing Address for Notices:
Suite #700, 20 Bay Street
Toronto, Ontario M5J 2N8

Attention: Director, National Facilities
Facsimile: _____ Tel: (_____) _____

ASH Management Inc as agents for
Dated _____
LANDLORD:TECON FARMS LTD.

Per: _____
Name: _____
Title: *Vice President*

I have authority to bind the corporation
Mailing Address for Notices:
1506-201 PORTAGE AVE
WPA. MB. R3B 3K6

Attention: _____
Facsimile: _____ Tel: _____