



TELECOMMUNICATIONS LICENSE AGREEMENT

BETWEEN

VALLEYDRIVE INVESTMENT LTD

(the "Owner")

-and-

BELL CANADA

(the "Bell")

This License Agreement made as of October 8th, 2014 between Valleydrive Investment Ltd (the "Owner") and Bell Canada ("Bell"). The Owner represents that they are the rightful owner of the property described as, 25 Valleywood Dr, Markham, Ontario, L3R 5L9 ("the Premises).

The Owner grants to Bell and the affiliates, successors, and assigns, a non-exclusive license; (i) to install construct, operate, maintain, repair, improve, replace, and remove, at Bell's sole expense and risk, the Equipment; (ii) connect Bell's Equipment to the in-building wire and inside wire. "Equipment" includes but is not limited to and hardware, wire cabling, infrastructure or otherwise, which is necessary and incidental to enable and deliver and demonstrate Bell Services to occupants of the Premises, Except as otherwise provided in this Agreement, Bell's Equipment shall remain personal property of Bell although it may be affixed or attached to the Premises, and upon expiration of this Agreement belong to and removable by Bell.

Except in the case of emergencies, all rights of access granted and uses permitted herein shall be available to Bell and its contractors during normal service hours, three-hundred and sixty-five (365) days per year subject to Bell providing reasonable notice to the Owner or its agent of its intention to enter the Building for the purposes of this License.

The relationship between the Owner and Bell is solely that of independent contractors, and nothing in this Agreement shall be construed to constitute the parties as employer/employee, partners, joint ventures, co-owners or otherwise as participants in a joint or common undertaking.

The Owner covenants: (i) to operate, repair and maintain the Premises and associated building systems and the Lands in a safe and proper operating condition and in accordance with accepted building industry standards; (ii) if the operation of Bell's Equipment or the provision of the Services is interfered with by the operation of other equipment or by the activities of third parties in or in respect of the Premises, the Owner shall, to the extent that it is commercially reasonable upon being provided by Bell with written notice and reasonable particulars concerning the nature of the interference, extend reasonable efforts to assist Bell in obtaining removal or amelioration of the interference within a time frame that is appropriate having regard to the nature and extent of the interference.

Bell will assume full responsibility for the cost of repairing and damages and/or disarrangements that may be caused to the Premises at the time of installing or servicing the Equipment, unless caused by the Owner or those for whom the Owner is responsible. The Owner will maintain all risk property insurance on the Building and release Bell in respect of any damage, loss, cost or expense (whether below deductibles or not) which arise from damage to the Owner's property in respect of which the maintains property insurance coverage or is required to maintain property insurance in accordance with the terms of this Agreement. Neither the Owner nor Bell will be liable to the other (regardless of any other provision of this Agreement), in respect of any indirect, special, incidental or consequential damages including loss of revenue, loss of profits, loss of business opportunity or loss of use of any facilities or property, even if advised of the possibility of such damages.

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 for so long as Bell Services are available to the Building (the "Renewal Term") on the terms and conditions herein.

The Owner shall not assign this Agreement in whole or in part without obtaining the prior written consent of Bell which consent may not be unreasonably withheld. Notwithstanding the forgoing, the Owner may assign the Agreement to a new owner in the event that the current Owner sells the building. The Owner may terminate this Agreement if by no act of the Owner, Bell ceases to provide Bell Services using the Equipment.

This Agreement will be governed by the laws of the Province of Ontario.

In witness whereof, the Owner and Bell have executed this Agreement in multiple original counterparts as of the day and year first above written.

VALLEYDRIVE INVESTMENT LTD

BELL CANADA

I/We have the authority to bind the Corporation

I have authority to bind the Corporation

Name:

Name:

Title:

Title:

Date: October 8th, 2014

Date: October 8th, 2014