

Telecommunications Access Agreement

1 Effective Date: July 01, 2001

Agreement between Bell Canada ("Bell") and
SWAN LAKE CORPORATION (the "Building Owner")

Authorizing Bell to Install and Operate Telecommunications Equipment and use In-Building Wire In Buildings owned or controlled by the Building Owner as listed in Schedule A.

Bell and the Building Owner jointly recognize that, in order to provide tenants and other building occupants with the high quality telecommunications services which such tenants and occupants expect in buildings owned or controlled by the Building Owner, Equipment ("the Equipment") may be required to be installed in the Main Terminal Room ("MTR"), POP or elsewhere in the Buildings, as the case may be, by Bell. Therefore, the Building Owner hereby authorizes Bell to install and maintain the Equipment and to use In-Building Wire under the control and responsibility of the Building Owner in the Buildings to provide telecommunications services (the "Services") to Tenants and other occupants of the Buildings. The addresses of the buildings ("the Buildings") and a list of the Equipment and the In-Building wire and its location in each of the Buildings is provided in Schedule "A" attached hereto.

The parties agree that nothing in this agreement will be construed or interpreted to restrict the provision by Bell of telecommunications services to Tenants and other occupants in the Buildings utilizing the Equipment. Notwithstanding the foregoing, the parties hereto acknowledge and agree that this Agreement does not permit any additional Equipment to be installed, operated or maintained, beyond the Equipment specified in Schedule "A", as revised from time to time by mutual agreement.

In the event Bell intends to install additional Equipment in any of the Buildings, Bell shall provide the Building Owner advance notification of any such additional Equipment Bell may require to install in the Building. Each time Bell contemplates the installation of additional Equipment, it will submit a request to add such new Equipment which will include the location of the Building, a description of the additional Equipment and will specifically identify its location within the Building, for approval by the Building Owner in the form of an amended Schedule "A". Upon approval, the Building Owner will return an executed copy for Bell's records, at which time the process described in item 2 below can proceed.

The parties hereto acknowledge and agree that this agreement is effective as of the Effective Date shown above and expires on January 01, 2011. This agreement may be extended upon mutual agreement of both parties.

I. (a) The Building Owner authorizes Bell

(i) To operate, maintain, replace, remove, and subject to section 2, below, install at Bell's sole expense and risk, the Equipment, located in the MTR of the Buildings and, if applicable, the POP Area (as specified by the Building Owner) for the purpose of providing the Services to Tenants or other occupants. Bell Equipment shall be specified in Schedule "A" which may be modified from time to time in accordance with section 2 hereof;

(ii) For the term of this agreement and any extension thereof, to have access to and use at no charge In-Building wiring provided by the Building Owner that runs from the Main Terminal Room to each apartment for the purpose of providing Services to the Tenants and other occupants;

b) The Building Owner hereby reserves the sole right to grant, renew or extend similar rights to other parties;

(a) Bell shall, at its sole cost and expense, repair any damage to the Buildings or to any other property owned by the Building Owner, Tenants or by any other occupant of the Buildings where such damage is caused by Bell, its subcontractors and those for whom it is in law responsible in relation to the installation, operation, maintenance or removal of equipment or facilities governed by this Agreement;

b) Bell shall not interfere with the quiet use and enjoyment of the Buildings or with any communications services or computer devices of the Building Owner, Tenants or other occupants of the Buildings. If such interference shall occur, the Building Owner shall give Bell written notice thereof and Bell shall correct the same within 24 hours after receipt of such notice;

c) Bell agrees to comply with all reasonable rules and regulations as adopted and amended by the Building Owner from time to time, and generally applicable to licensees and other contractors in the Buildings.

Notwithstanding the foregoing, Bell employees must check-in with building security, show a photo-ill and obtain the necessary authorizations every time they enter the Buildings prior to accessing their work area. The Building Owner, acting reasonably, will allow Bell's employee's access to the Buildings even (7) days a week, twenty four (24) hours a day, subject to the Building Owner's security requirements.

Bell shall release and save harmless and indemnify the Building Owner from and against all actions, suits, claims, damages, expenses, costs and liabilities as a result of any damage to the Buildings or injury to or death of any person or damage to or destruction or loss of property (including without limitation loss of information or data) and consequential injury or damages (including without limitation, loss of business income or profits) resulting from installation, operation, maintenance or removal of the Equipment, in the MTR, POP Area or building communications spaces by Bell, its subcontractors, and those for whom it is responsible in law.

The parties hereto acknowledge and agree that Bell and its operations are subject to compliance with the orders, decisions, rules, regulations, license and directions (collectively "the Order") of the Canadian Radio-Television and Telecommunications Commission ("CRTC") and its successors as they exist or are created from time to time during the term of this Agreement, and any other regulatory bodies having jurisdiction. In the event an Order is issued which appears, in Bell's reasonable opinion, to impinge upon Bell's ability to comply with the terms of this Agreement, Bell may at its option, propose revisions to give effect to such Order, or terminate this Agreement upon thirty (30) days written notice.

In the event of termination of this Agreement upon notice by Bell, the parties agree that prior to the expiration of the thirty (30) day period they will use their reasonable best efforts to reach an agreement with respect to the location and operation of Equipment by Bell in the Buildings for the purposes of providing the Services to Bell's customers contemplated by this Agreement, on such terms and conditions as the parties may mutually agree upon.

This Agreement shall not be assigned by Bell without the prior consent of the Building Owner which consent shall not be unreasonably withheld in the case of assignment by Bell to an affiliate of Bell.

7. If Bell defaults in any of its material obligations contained herein and such default is not corrected within ten (10) days after written notice to Bell, the Building Owner shall have the right to terminate this Agreement without further notice or compensation to Bell. Upon termination, at the Building Owner's option, Bell shall be required to remove its Equipment from the MTR, POP Area and building communications spaces and restore the affected parts of the Building(s) to its original condition to the reasonable satisfaction of the Building Owner.

3. INSURANCE

Throughout the Term of this Agreement, Bell, at its sole cost and expense, shall take out and keep in full force and effect comprehensive general liability insurance, including but not limited to personal injury liability, contractual liability and owners' and contractors' protective insurance coverage with respect to Bell's use of the Building or any portion thereof; such coverage shall include the activities and operations conducted by Bell and any other person(s) performing work on behalf of Bell or on whose behalf Bell is in law responsible. Such policy shall be written with inclusive limits of not less than Five Million Dollars (\$5,000,000.00) for each occurrence involving bodily injury, death or property damage. Upon request of the Building Owner, Bell will provide the Building Owner with current certificates of insurance evidencing that the required coverage is in full force.

Notwithstanding the above, the parties hereto acknowledge that Bell is self-insured. In the event of any claim, Bell will be deemed to have insurance in place as described in Section 8.

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9. NOTICE

Any notice required or permitted to be given hereunder or any tender of delivery of documents may be sufficiently given by the personal delivery or by facsimile transmission, to Bell to the following address:

Attention: Right of Way Department Facsimile: 416-296-0520

And to the Building Owner at the following address:

Attention: Martin Blake Facsimile: 416-979-0415

Any such notice shall be deemed to have been received by the Building Owner or Bell, as the case may be, on the fifth (5) business day after the date on which it shall have been so mailed. Such notice, if hand delivered, shall be conclusively deemed to have been given and received at the time of such delivery. Such notice, if sent by facsimile, shall be deemed to have been given and received by the addressee when actually transmitted by the sender, provided that such transmission was made during normal business hours, with receipts or other verifications of such transmission.

10. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement of the parties and supersedes all prior agreements and understandings whether written or oral relative to the subject matter hereof. Except as otherwise specifically set forth in this Agreement, neither party makes any representation or warranty express or implied, statutory or otherwise to the other. This Agreement may not be amended or modified except by a written instrument executed by both parties.

11. GOVERNING LAW

This Agreement shall be governed by the laws of the province where the Buildings are located or if applicable, the laws of Canada.

12. FURTHER ASSURANCES

Each of the parties agrees from time to time hereafter and upon any reasonable request of any other party, to make or cause to be made all such further acts, deeds, assurances and things as may be required to more effectually implement the true intent of this Agreement.

13. NO EXCLUSIVITY

Bell acknowledges and agrees that nothing in this Agreement shall be construed or interpreted as granting to Bell any exclusive rights or privileges in the Buildings to the exclusion of any other third parties.

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14, CONFIDENTIALITY

Bell and the Building Owner (in its own capacity and in its capacity as agent of any third parties) recognize that the unauthorized disclosure of information provided by Bell to the Building Owner pursuant to this Agreement concerning Bell's Equipment would result in competitive harm to Bell. The parties therefore agree that the confidentiality of information provided by Bell to the Building Owner concerning Bell's Equipment, services and customers will be protected by the Building Owner and that any information concerning Bell's Equipment, services and customers provided by Bell to the Building Owner pursuant to this Agreement will solely be used by the Building Owner for the purpose of assisting the Building Owner in relation to the management of space in the MTR and/or POP, and telecommunications pathways as the case may be. Without restricting the generality of the foregoing, the Building Owner shall use its reasonable best commercial efforts to not disclose the information provided by Bell, pursuant to this Agreement to any competitor of Bell and shall not make use of this information for any competitive purposes whatsoever. This section 14 shall survive termination or expiration of this Agreement.

The terms and conditions of this Agreement are hereby accepted by **SWAN LAKE FORPORATION** ("the Building Owner")

The terms and conditions of this Agreement are hereby accepted by Bell Canada Per

SCHEDULE "A"

EQUIPMENT LIST REMOVED