

SITE ACCESS LICENSE FIRST RENEWAL AGREEMENT

THIS AGREEMENT made the 20th day of September, 2018

BETWEEN: **METCALFE REALTY COMPANY LIMITED**
(hereinafter called the "Licensor")
OF THE FIRST PART

AND: **BELL CANADA**
(hereinafter called the "Licensee")
OF THE SECOND PART

WITNESSETH:

WHEREAS, on the 8th day of November, 2013, the parties hereto entered into a Site Access License Agreement for a Term of five (5) years beginning the 1st day of December, 2013 and terminating on the 30th day of November, 2018 for the **non-exclusive right to install and maintain certain fiber optic cable and such fixtures and attachments as necessary (the "Equipment") to the Building known as 700 Industrial Avenue, in the City of Ottawa, in the Province of Ontario.**

NOW, THEREFORE, in consideration of the mutual covenants herein, and in the stated Site Access License Agreement contained, **the parties hereby agree that the Term of said License is renewed for a period of five (5) years ("First Renewal Term") commencing on the 1st day of December, 2018 and expiring on the 30th day of November, 2023** and that the said First Renewal Term is under the same terms, provisos and conditions as in the said Site Access License now contained, save and except for the following:

1. TERM AND FEE

The existing clause shall be deleted in its entirety and shall be replaced with the following:

TERM AND FEE

The First Renewal Term ("Term") of the License shall be for **five (5) years commencing on the 1st day of December, 2018 and terminating on the 30th day of November, 2023.**

The Licensee shall pay to the Licensor an annual License Fee of one thousand, two hundred and eighty dollars (\$1,280.00) plus H.S.T. payable in advance in one lump sum payment on the Commencement Date of the First Renewal Term of the License, and thereafter on each anniversary of the Commencement Date of the herein License.

15. NOTICE

The existing clause shall be deleted in its entirety and shall be replaced with the following:

NOTICE

Any notice required or permitted to be given hereunder or any tender or delivery of documents may be sufficiently given by personal delivery or, if other than the delivery of an original document, by facsimile transmission

to the Licensee at the following address:

c/o BGIS O&M Solutions Inc.
600-87 Ontario Street West,
Montreal, QC H2X 0A7

Attention: Department, Client Services and
Lease Administration
Fax: (514) 840-8404

With a copy to:

Bell Canada
Real Estate Services
87 Ontario Street West, 6th Floor
Montreal, QC H2X 1Y8

Attention: Director, Strategic Asset Planning
Fax: (514) 391-7990

to the Licensor at the following address:

Metcalf Realty Company Limited
130 Albert Street, Suite 210
Ottawa, Ontario
K1P 5G4

Attention: Executive Director of Property Management
Tel:
Facsimile: (613) 232-3491

20. DEMOLITION AND REDEVELOPMENT
The existing clause shall be deleted in its entirety and shall be replaced with the following:

DEMOLITION AND REDEVELOPMENT
If the Licensor desires at any time to demolish or redevelop the Building and has provided demolition notices to the other tenants and licensees occupying the Building, then the Licensor shall have the right to terminate this License by giving ninety (90) days written notice to the Licensee. The Licensee shall agree to vacate and surrender up the License Area at the expiration of ninety (90) days from the date of the termination notice and any prepaid rent shall be pro-rated and repaid to the Licensee.

This SITE ACCESS LICENSE FIRST RENEWAL AGREEMENT shall enure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Licensor:
METCALFE REALTY COMPANY LIMITED

Witness

By: _____
Name: _____
Title: VICE PRESIDENT
I have the authority to bind the corporation

(print full name)

By: _____
Name: _____
Title: _____
I have the authority to bind the corporation

Licensee:
BELL CANADA

Witness

By: _____

(print full name)

(print full name)
SENIOR SPECIALIST - ASSET MANAGEMENT
(print full title)
I have the authority to bind the corporation

By: _____

(print full name)

(print full title)
I have the authority to bind the corporation