

## **LICENSE AGREEMENT**

THIS AGREEMENT made the *14* day of *December*, 19 *99*

**BETWEEN:**

**GUINNESS TOWER HOLDINGS LTD., and  
OMERS REALTY CORPORATION**

(hereinafter called the "Licensor")

OF THE FIRST PART

- and -

**INTRIGNA COMMUNICATIONS INC.**

(hereinafter called the "Licensee")

OF THE SECOND PART

WHEREAS the Licensor is the owner of the property or properties described in Schedule A annexed hereto (the "Property");

AND WHEREAS the Licensee has requested the Licensor's permission to install, operate and maintain in a location or locations at the Property, fibre optic telecommunications facilities and together with all related ancillary equipment cable and wires as shown on the plans to be approved by the Licensor as set out below (the "Equipment");

AND WHEREAS the Licensor has agreed to permit the Licensee to install, operate and maintain the Equipment at such location or locations and for such period, upon and subject to the terms and conditions hereinafter stated;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements hereinafter contained and the sum of Ten Dollars (\$10.00) now paid by each of the parties hereto to the other (the receipt and sufficiency of which is hereby acknowledged) the parties hereto do hereby agree as follows:

### **1. LICENSE**

Subject to the terms and conditions hereinafter contained, the Licensor hereby grants to the Licensee the following rights:

- (a) the right to install, operate, maintain, repair, remove and replace the Equipment in a location or locations at the Property which is or are to be mutually agreed upon between the Licensor and the Licensee.

- (b) the right to connect the Equipment to other tenants of the Property by means of wires and cables including, without limitation, fibre optic cables ("Cables"), which Cables may be installed by the Licensee in, over or under those portions of the Property including, without limitation, through existing building conduits, as may be necessary, subject to the approval of the Licensor as to location (such approval not to be unreasonably withheld or delayed), to connect the Equipment to electrical and communications lines;
- (c) the right to connect the Equipment to the electrical power source within the Property by means of Cables as such points of connection as the Licensor shall designate from time to time;
- (d) the right to connect the telephone lines within the Property to the Equipment by means of Cables at such points of connection as the Licensor or authorities having jurisdiction shall designate from time to time;
- (e) the right to have access to the Areas for the purposes of installation, maintenance, repair, removal and replacement of the Equipment 24 hours a day, 7 days a week, subject to the Licensor's reasonable requirements;
- (f) the right to use the Areas and Equipment for the purposes of Telecommunications (the "Uses") to be operated by the Licensee and for any other purpose incidental thereto, and for no other purpose.

The rights granted to the Licensee herein constitute a license only and shall not under any circumstances whatsoever constitute a right by the Licensee to have or claim exclusive possession of the Areas and this Agreement shall not constitute nor be interpreted to be either a partnership agreement, employment agreement, lease or joint venture agreement made between the parties.

## 2. TERM

Subject to the right of earlier termination as hereinafter specified, the term of this license (the "Term") shall commence on the 1st day of November, 1999 (the "Commencement Date"), and shall expire at midnight (Vancouver time) on the 31st day of December, 2009.

*10 YEARS, 7 MONTHS.*

## 3. REMOVAL OF PROPERTY ON EXPIRATION OR TERMINATION OF LICENSE

Upon the expiration or earlier termination of the license herein, the Licensee shall forthwith remove the Equipment save and except for riser conduits and all of its trade fixtures situate in the Areas, but not any leasehold improvements situate thereon. In effecting such removal of trade fixtures and the Equipment, the Licensee shall not cause any damage to the Areas and the Property and shall make good any damage caused to the Areas or the Property arising out of the installation or removal of the Equipment, reasonable wear and tear excepted. If the Licensee fails to make good any such damage to the satisfaction of the Licensor, acting reasonably, after thirty (30) days notice is given by the Licensor to the Licensee, the Licensor shall be entitled to repair all such damage and all costs incurred by the Licensor in connection therewith shall be paid forthwith by the Licensee upon demand. The obligations of the Licensee under this Section shall survive the expiration or earlier termination of this agreement.

#### **4. APPROVAL OF PLANS**

Prior to commencing installation of the Equipment, the Licensee shall prepare and deliver to the Licensor for its approval, such approval not to be unreasonably withheld or delayed, plans and specifications showing the size and location of the Equipment and Cables and the location of wiring connecting the Equipment to the power supply source and the telephone lines within the Property. The Licensor's approval of the plans and specifications shall be evidenced by its written endorsement thereon. If the Licensee following the initial installation of the Equipment determines that the location of the Equipment is not satisfactory for its use, the Licensee may submit to the Licensor for its approval not to be unreasonably withheld or delayed, further plans and specifications showing the relocation of the Equipment. The Licensee shall install the Equipment in a good and workmanlike manner provided that such installation is:

- (a) made in accordance with the plans and specifications approved by the Licensor from time to time;
- (b) done outside normal business hours for the Property, where possible, with the intent of minimizing the disruption or disturbance of other occupants of the Property.
- (c) made in compliance with all applicable laws, building codes and regulations and all necessary permits and licenses are obtained by the Licensee; and
- (d) made in co-operation with the Licensor, or its consultants.

#### **5. OPERATION AND MAINTENANCE OF AREA**

At all times throughout the term of this Agreement, the Licensee shall use, maintain, repair and clean the Areas and the improvements therein in a reasonable and careful manner as would a prudent owner in accordance with all rules, regulations and requirements as may be prescribed from time to time by the Licensor, acting reasonably, and at all times shall use the Areas strictly in accordance with all applicable governmental laws, bylaws, orders and regulations. The Licensee shall also obtain at its sole cost all necessary governmental permits, consents and approvals for its use of the Areas.

#### **6. LICENSE FEE**

- (a) Annual License Fee

The Licensee shall pay to the Licensor, the License Fee as follows:

Years 1-5, the sum of: Eighteen Thousand Dollars (\$18,000.00) plus G.S.T., to be payable in equal annual installments of Three Thousand, Six Hundred Dollars (\$3,600) plus G.S.T. each on January 1<sup>st</sup> of each year. The Licensee shall pay the first of such installment on November 1, 1999, and will be prorated to \$600.00. All future installments will be on the 1<sup>st</sup> day of January in each year thereafter for the duration of the Term.

For Years 6-10, the Licensee shall pay a market rent equal to the then existing market value for comparable space in comparable buildings in the immediate vicinity of the Property as agreed between the parties, or, failing agreement within 3 months of the 5<sup>th</sup> anniversary, shall be determined in accordance with the Commercial Arbitration Act of British Columbia in accordance with the foregoing guideline.

The Licensee shall pay to the Licensors during the Term of this License Agreement, a license fee, as an annual fee (the "License Fee") for the right to the use of the Areas granted herein.

The Licensee will provide the payment to the Licensors at Suite 200, 1055 West Hastings Street, Vancouver, B.C., V6E 2E9 or at such other place as the Licensors shall hereafter designate. If the Term commences on any day other than the first day of a month, or if the Term ends on any day other than the last day of a month, the License Fee for the fraction of a month at the commencement and at the end of the Term shall be adjusted pro rata. The Licensors G.S.T. number is R104305123.

Provided that the Licensee is not in default hereunder, the Licensee shall have the option to renew this License Agreement for one successive five year term on the same terms and conditions as provided in the License Agreement. During the renewal period the Licensee shall pay a market rent equal to the then existing market value for comparable buildings in the immediate vicinity of the Property as agreed between the parties, or failing agreement within 3 months of the expiration of the Term, shall be determined in accordance with the Commercial Arbitration Act of British Columbia in accordance with the foregoing guideline.

This option shall only be exercised by the Licensee giving to the Licensors not less than six (6) months prior to the expiry of the Term written notice requesting renewal.

The Sum of One Thousand Dollars (\$1,000.00) shall be paid by the Licensee to the Licensors upon execution of the Agreement as partial consideration for the execution of this Agreement, and such payment shall be held by the Licensors, without liability for interest, as security for the execution and for the faithful performance by the Tenant on all the terms, covenants and conditions of this Agreement. If at any time during the Term any sum required to be paid by the Licensee to the Licensors is overdue and unpaid, then the Licensors may at its option apply any portion of such deposit toward the payment of such overdue sum without thereby limiting or excluding any other rights with the Licensors may have hereunder, or at law or in equity. If such security deposit is not so applied during the Term, then such sum shall be returned without interest to the Licensee within thirty (30) days following the expiration or sooner termination of the Term subject to deduction for any amounts owing by the Licensee to the Licensors. In the event the entire security deposit or any portion thereof is applied by the Licensors toward payment of any overdue sum prior to the expiry of the Term, then the Licensee shall on written demand of the Licensors forthwith remit to the Licensors a sum sufficient to restore the original sum deposited.

## **7. INTEREST**

The Licensee shall pay to the Licensors interest at the rate of one and one-half (1 ½%) per month calculated daily and compounded monthly in arrears (the equivalent rate calculated annually being 19.56% per annum), on any amount not paid as and when due hereunder, until paid, whether or not demand be made therefor.

## **8. LATE CHARGES**

The Licensee acknowledges that late payment of Rent or any portion thereof will cause the Licensor to incur costs not contemplated by this License Agreement, the exact amount of such costs being extremely difficult and impracticable to fix. Such costs include, without limitation, processing and accounting charges and late charges that may be imposed on the Licensor by the terms of any encumbrance and not secured by any encumbrance covering the Premises. Therefore, if any Rent due from the Licensee is not received by the Licensor on the date the same becomes due, the Licensee shall pay to the Licensor on demand the Licensor's out of pocket expenses incurred in obtaining or attempting to obtain payment of the amount in arrears and in addition the Licensee agrees to pay to the Licensor as a late charge with respect to each amount of Rent in arrears either:

- (a) five (5%) of the amount in arrears; or
- (b) fifty (\$50.00) dollars

whichever is the greater, and such amount shall become payable immediately with respect to the amount becoming in arrears and shall thereafter be calculated with respect to the aggregate amount in arrears so long as any Rent remains in arrears. The parties agree that this late charge represents a fair and reasonable estimate of the costs that the Licensor will incur by reason of such late payment by the Licensee. Acceptance of any late charge shall not constitute a waiver of the Licensee's default with respect to the overdue amount, or prevent the Licensor from exercising any of the other rights and remedies available to the Licensor.

## **8. INDEMNITY**

Save for the negligence, or willful acts of the Licensor, its employees and those persons authorized by the Licensor to be on the Property of the Areas, the Licensee shall indemnify the Licensor against and hold it harmless from any and all claims, actions, damages, liabilities and expenses in connection with loss of life, personal injury, damage to property and/or any other loss or injury arising from or out of:

- (a) the use of the Areas pursuant to this Agreement;
- (b) any acts or omissions by the Licensee, its servants, agents, employees or invitees, and
- (c) this License.

The provisions of this section shall survive the expiration or earlier termination of this License.

## **9. FORCE MAJEURE**

Without limiting or restricting the applicability of the law governing frustration of contracts, in the event either party fails to meet any of its obligations under this License Agreement within the time prescribed, and such failure shall be caused, or materially contributed to, by force majeure, such failure shall be deemed not to be a breach of the obligations of such party under this License Agreement, and the time for the performance of such obligation shall be extended accordingly as may be appropriate under the circumstances. For the purpose of this License Agreement, force majeure shall mean any acts of God, war, natural calamities, strikes, lockouts or other labour stoppages or disturbances, civil commotions or disruptions, riots, epidemics, acts of government or any competent authority having jurisdiction, or any other legitimate cause beyond the reasonable control of such party, and which, by the exercise of due diligence, such party could not have prevented, but lack of funds on the part of such party shall not be deemed to be a force majeure.

## 10. INSURANCE

Throughout the term of this Agreement, the Licensee, at its sole cost and expense, shall take out and keep in full force and effect the following insurance:

- (a) comprehensive general liability insurance, including but not limited to personal injury liability of the Licensee as stated in this Agreement and owners' and contractors' protective insurance coverage with respect to the Licensee's use of the Areas and any portion thereof; such coverage shall include the activities and operations conducted by the Licensee and any other person or persons performing work on behalf of the Licensee or on behalf of those for whom the Licensee is in law responsible; such policy shall contain a cross liability clause in favor of the Licensor; 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, or for such higher limits as the Licensor may reasonably require from time to time; and
- (b) any other form of insurance as the Licensor may reasonably require from time to time, through the term of this Agreement, in amounts and for insurance risks against which a prudent licensee under similar circumstances would insure.

The Licensee shall provide certificates of insurance to the Licensor on or before the Commencement Date. All insurance policies shall contain an undertaking by the Licensee's insurer to notify the Licensor, upon not less than twenty-one (21) days prior written notice, of any material change, or proposed cancellation or termination of such policy. The Licensee shall also provide a replacement certificate of insurance to the Licensor not less than fifteen (15) days prior to any expiring certificate of insurance.

## 11. NO ASSIGNMENT

The Licensee covenants that it will not assign without consent, which consent the Licensor covenants not to withhold or delay unreasonably to any assignee who, the Licensor's judgment, has satisfactory financial conditions and agrees to use and to continue to operate the Equipment as required by this Agreement. Without limitation, the Licensee shall for the purposes of this paragraph be considered to assign in any case where it permits the Equipment or any portion thereof be operated by persons other than the Licensee, his employees or others engaged in carrying on the business of the Licensee whether pursuant to assignment, license or other right and shall also include the case where any of the foregoing occurs by operation of law.

Any request for consent shall be in writing and the Licensee shall furnish the Licensor all information available to the Licensee and requested by the Licensor as to the responsibility, reputation, financial standing, and business of the proposed assignee. Within fifteen (15) days after the receipt by the Licensor of such request for consent and all information which the Licensor shall have requested hereunder (and if no information has been requested within fifteen (15) days after receipt of such request for consent) the Licensor shall approve of the assignment acting reasonably or advise the Licensee that it does not approve of the assignment and the reasonable basis for such non-approval.

The Licensee shall pay the Licensor reasonable cost of preparation of the assignment of documents not to be less than \$250.00 forthwith upon invoice from the Licensor.

No assignment of this Agreement shall be effective unless the assignee shall execute an appropriate instrument in favor of the Licensor assuming all obligations of the Licensee hereunder and unless the fee referred to herein has been paid in full. No assignment of this Agreement shall in any way release the Licensor from the due performance of its obligations hereunder.

Notwithstanding the above, the Licensee shall have the right to assign this Agreement to an affiliated or related corporation, partnership or joint venture without the consent of the Licensor but with written notice to the Licensor provided however that the Licensee shall still remain fully liable for all obligations contained in this Agreement.

## 12. NOTICE

Any notice, demand, request, consent or other instrument required or permitted to be given under this Agreement (in this Section called a "Notice"), shall be in writing and shall be hand delivered or faxed to the Licensor or Licensee, as the case may be, as follows:

- (a) to the Licensor, as follows:

SDM Realty Advisors Ltd.  
Suite 200 Guinness Tower  
1055 West Hastings Street  
Vancouver, B.C.  
V6E 2E9

Attention: General Manager

Fax No. (604) 683-2354

- (b) to the Licensee, as follows:

Intrigna Communications Inc.  
29<sup>th</sup> Floor - 645 - 7<sup>th</sup> Avenue S.W.  
Calgary, Alberta T2P 4G8  
ATTENTION: Facilities Manager  
Fax # - (403) 237-9417

or such other address as either party may from time to time advise the other party by notice. The date of giving any notice shall be the date of delivery thereof in the case of personal delivery. With respect to any notice which is faxed, its date of receipt shall be deemed to be the date of transmission as evidenced by electronic confirmation in the sender's office provided, however, that such notice if sent after 5:00 P.M. on any day shall be deemed not to have been received until 9:00 A.M. the next following business day.

## 13. SIGNAGE

The Licensee shall not place, install and maintain during the term of this Agreement signage at the Property unless it first obtains the approval in writing by the Licensor acting reasonably, prior to installation. All signage shall be installed in a good and workmanlike manner by the Licensee at its sole cost and expense and shall be maintained by the Licensee in accordance with Section 7 of this Agreement.



#### **14. RIGHT OF TERMINATION**

The Licensor, acting reasonably, shall provide written notice should the Licensee fail to perform its obligations as set out in this License Agreement. The written notice shall clearly identify the problem to be solved. The Licensee shall have 45 days from receipt of said notice, to remedy its breach other than a failure to pay rent where the Licensee will have 5 days from receipt of said notice to remedy its breach. Failing remedy by the Licensee, the Licensor, at its option and without prejudice to any other remedy available to the Licensor herein, may terminate the License Agreement by giving written notice of termination.

Should at any time during the term of this agreement the Licensee feel that the terms and conditions of this agreement, save and except for the amount of the License Fee, or the technologies of the License are not economically viable, the Licensee may terminate this agreement on 60 days notice to the Licensor. All obligations save for continued License Fees will remain until the Licensee has removed all Equipment and restored the premises, or transferred ownership as per the provisions of this agreement.

Upon termination, the Licensee will remove all Equipment, except for the riser conduits, from the Property and appropriate trade fixtures from the Property, repairing any damage caused by whatever cause, save and except normal wear and tear to the reasonable satisfaction of the Licensee. Such action will be taken within fifteen (15) working days after which the Licensee shall have the option to either remove the fixtures at the Licensee's expense or, by notice to the Licensee, acquire ownership of those fixtures at no cost to the Licensor.

#### **15. SUCCESSORS AND ASSIGNS**

This Agreement shall enure to the benefit of the parties hereto and their respective successors and permitted assigns.

#### **16. ADDITIONAL PROVISIONS**

See Schedule "B".

#### **17. INTERPRETATION**

This Agreement shall be governed by the laws of the Province of British Columbia.



IN WITNESS WHEREOF the parties have executed this Agreement.

**OCEANIC PLAZA HOLDINGS LTD. and OMERS REALTY CORPORATION**

By

And

I/We have authority to bind the Corporation

**INTRIGNA COMMUNICATIONS INC.**

By

Vice President, Client Services

And

I/We have authority to bind the Corporation.

## SCHEDULE "A"

### DESCRIPTION OF THE PROPERTY

Oceanic Plaza, 1066 West Hastings Street, Vancouver, B.C.

**Legal Description:**

Lot "F", Block 1, District Lot 185, Plan 15737  
Pl: 002-512-653

British Pacific notes say 41,250 sq. ft. - however  
Plans say 330.0' x 125.07' - 41,273.1 sq. ft.

## SCHEDULE "B"

### ADDITIONAL PROVISIONS

1. **Suitability of Areas** - The Licensee acknowledges and agrees that it is accepting the license of the Areas on an "as is, where is" basis and the Licenser has made no representations or warranties respecting the Areas or their suitability for the intended use by the Licensee.

2. **Non-Interference** - The Licensee covenants and agrees that the installation, maintenance, use and operation of the Equipment on the Property shall not impede, inconvenience or interfere with the use and enjoyment of the Property, by the Licenser other occupants, including without limitation the use and enjoyment of the electrical and communication lines, the electrical sources, the telephone lines and other similar equipment and services.

Should interference develop at any time between the installations of other users of the Property and those of the Licensee, the Licensee shall promptly agree to cooperate in determining the cause of such interference and shall take immediate steps to resolve the interference at its own expense should the Licensee be at fault and without prior rights.

3. **Taxes** - The Licensee shall pay all taxes and license fees rated or assessed in respect of the Licensee's use and occupation of the Areas, the installation of the Equipment and the Licensee's business. The Licensee shall reimburse the Licenser for:

- (a) any real property taxes assessed in respect of the Equipment; and
- (b) any increase in the real property taxes payable by the Licenser as a result of the Licensee's occupancy of the Areas, this License or otherwise attributable to the Licensee,

which payments shall be made to the Licenser upon 30 days demand.

4. **Electricity** - The Licensee shall be responsible for the payment of its electrical consumption on the Property. The Licensee shall provide the Licenser annually prior to the anniversary of the Commencement Date with an estimate of the kilowatt hours of electricity which the "Equipment" has consumed in the previous year (the Estimate). The Licensee shall provide to the Licenser reasonable technical documentation verifying the Estimate. The Estimate shall be deemed to be accurate unless the Licenser can demonstrate, acting reasonably, that it is inaccurate. The Licenser shall provide to the Licensee within thirty (30) days after receiving the Estimate an invoice calculated by multiplying the Estimate by the then current rates charged by the applicable public utility commission servicing the building in which the Premises are located as determined by the Licenser acting reasonably.

The Licenser, agrees that upon request from the Licensee, that the Licensee, at the Licensee's sole cost may install separately metered power, using a metering system that the Licenser approves of, acting reasonably.

5. **Licensee's Default** - Provided that upon:

- (a) non-payment of the Annual License Fee; or
- (b) breach of any of the terms, covenants or conditions of this Agreement including without limitation the provisions of clause 2 of this Schedule "B",

the Licensor shall have the right to give notice of default to the Licensee and if the Licensee shall fail to remedy such default within five (5) days of receipt of such notice, or shall fail to commence to remedy such default if such default cannot be remedied within fifteen (15) days, then the Licensor may terminate this Agreement and the Licensee shall thereupon deliver possession of the Areas to the Licensor.

6. **Use** - The Licensee acknowledges and agrees that:

- (a) the Licensor may permit another party or parties to use and occupy the Areas or other parts of the Property for the purpose of providing stations for a communication network or other similar facilities; and
- (b) the Licensor has made no representations or warranties that the use by such other party or parties of the Areas or the Property shall not interfere with the use of the Areas by the Licensee.

**SCHEDULE "C"**

**EQUIPMENT AND SPACE PLANS**