

**BUILDING ACCESS LICENCE AGREEMENT**
(the "Licence")

Effective Date	June 17th, 2016	Term	10 Years
Owner/Property Manager		Bell	
Legal Name	T.S.C.C. No 1732	Legal Name	Bell Canada C/O SNC-Lavalin O&M Solutions Inc
Address	7-1575 Trinity Drive, Mississauga, L5T 1K4, ON	Address	87 Ontario St. W. 6th Floor, Montreal, QC H2X 0A7
Contact Name		Contact Name	Department, Real Estate Services and Department, Lease Management
Title		Title	N/A
Telephone		Telephone	N/A
Email		Email	N/A
Fax		Fax	(514) 840-8404

Building(s)							
	Street No.	Street Name	Dir	City	Prov.	Postal Code	Space Required
1	1842	Queen Str	E	Toronto	ON		[]
Owner Name (if different from above):							
2							[]
Owner Name (if different from above):							
3							[]
Owner Name (if different from above):							
4							[]
Owner Name (if different from above):							
5							[]
Owner Name (if different from above):							

Additional Terms

The Term will be automatically extended for additional one year terms on the terms and conditions herein, for so long as the Equipment remains in the Equipment Space(s).

Acknowledgement & Agreement

By signing below, Owner & Bell agree to all the terms and conditions in this Licence. Signatory for Owner (or property manager) confirms their authority to bind Owner.

Owner/Property Manager Signature	Bell Signature
Signature	Signature
Name	Name
Title June 20, 2016	Title
Date	Date

In consideration of the mutual rights and obligations herein expressed and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) Bell and Owner agree as follows:

1. Owner grants to Bell and any affiliates ("Affiliates") (as defined in the *Canada Business Corporations Act*, as amended) of BCE Inc. including, those for whom Bell is responsible at law including agents, mandataries and third-parties (collectively referred to as "Bell") at no cost or charge to Bell, a non-exclusive right and licence to:
(i) access the Building(s) listed on Page 1 (the "Building(s)"); and each separately, a "Building" and the common areas of the Building(s) to install, construct, operate, maintain, repair, modify, improve, upgrade, replace, relocate within the Equipment Space(s), and remove, at Bell's sole expense and risk, the Equipment in the Buildings. "Equipment" includes but is not limited to any hardware, wire, cabling, infrastructure or any other thing (excluding Conduit, as defined below), which is necessary and incidental to enable Bell to deliver its current and future telecommunication, broadcast, internet, entertainment or other services (the "Services") to occupants of the Building(s); (ii) use the Conduit, entrance link and communications spaces to connect the Equipment; and (iii) connect the Equipment to the inside wire and in-building wire in the Building(s).
Owner acknowledges that Bell shall also have access to and Owner shall make available a path and/or conduit (the "Conduit"), along, over, under or on the lands on which the Building(s) are situated, from the property line to the Building(s), and in or through the Equipment Space(s). If Bell determines Equipment must be installed to the Conduit, the Building(s) and/or the Building(s) telecommunication/cable room(s) (collectively, the "Equipment Space(s)") Bell may install, operate, relocate, maintain, upgrade and remove any Equipment within the Conduit. Bell shall provide to Owner a plan of installation, upgrade or maintenance of the Equipment within the Conduit and Equipment Spaces which Owner will be deemed to accept unless Owner provides reasonable written comments on such plan within 14 days of receipt of such plan, in which case Bell and Owner shall take reasonable commercial steps to address Owner's comments. Owner agrees that the Equipment Space(s) must:
(i) provide secure access (under lock and key, at minimum); (ii) be water tight at all times; (iii) have available for Bell's use, its reasonable requirements for power supply; (iv) have sufficient space to install Equipment reasonably required by Bell to offer Services within the Building(s), including, without limitation, Equipment with minimum dimensions set out on Page 1; and (v) meet any other technical requirements as mutually agreed in writing by Owner and Bell.
Except in the case of emergencies, all rights of access granted and uses permitted herein shall be available to Bell during normal service hours for the Buildings, 365 days per year subject to Bell providing reasonable notice to Owner or its agent or mandataries of its intention to enter the Building(s).
Bell shall, at its own cost, be responsible for the provision, installation, maintenance and repair of its Equipment (rates) specific to such occupant's in-suite requirements. Bell agrees to repair, at its sole expense, any direct damage to the Building(s) where such damage is caused by or arises out of any negligent act, willful misconduct or omission relating to Bell's use and occupation of the Building(s). Owner shall not tamper, interfere or connect to the Equipment in any manner whatsoever. Owner agrees to reimburse Bell for any loss of or damage to the Equipment caused by Owner, its employees, agents, mandataries, contractors or those for whom it is responsible at law. The Equipment will remain the property of Bell at all times, and will not become a fixture or immovable despite any legal principle to the contrary. Owner agrees that it has no legal or equitable ownership interest in the Equipment. Owner renounces, waives or assigns to Bell, its right of accession.
Owner will permit Bell to complete an initial inspection of the Building(s) and the Equipment Space(s) to ensure that the requirements of Section 2 are met and if such requirements are not met, Owner authorizes Bell to modify the Equipment Space(s) on Owner's behalf at Bell's sole cost and discretion to comply with the requirements of Section 2. If available, upon request from Bell, Owner shall provide a current set of electrical and site plans. Owner shall facilitate Bell's access to individual units within the Building(s) to install any Equipment in the unit. Nothing in this Licence limits Owner's right to repair any common elements of a Building; provided that where any such repair may affect the Equipment, Owner shall: (i) provide Bell with reasonable advance written notice and permit Bell to adjust and/or move its Equipment before the repairs are made; and (ii) reimburse Bell for all reasonable costs Bell incurs as a result of any relocation or adjustment pursuant to this Section 6.
Each party represents and warrants that: (i) it has full right, power and authority to enter into and perform its obligations in this Licence; (ii) it is under no obligation, statutory, contractual or otherwise, which could prevent or interfere with the complete performance of its covenants and obligations herein; and (iii) it is validly organized and existing under the name indicated on this Licence. Owner represents and warrants that (i) no building rule is in force that would prevent or limit either party from: (a) entering into this Licence; and/or (b) performing its obligations hereunder; (ii) the owner(s) of the building(s) listed on Page 1 have sufficient right, title and interest in the Building(s) to grant this Licence; and (iii) if any of the Building(s) is a condominium building, Owner has satisfied the requirements under the *Condominium Act, 1998*, as amended or the applicable provisions of both the subject declaration of co-ownership agreement and the *Civil Code of Québec* (collectively, the "Act") with respect to entering into a telecommunication agreement.
Notwithstanding anything in this agreement to the contrary, in no event will Bell be liable for nor will Bell be required to indemnify and save harmless Owner from and against 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 will be automatically extended for additional one year terms on the terms and conditions herein for so long as the Equipment remains in the Equipment Space(s). "Term" means the term specified on Page 1, and any renewal term.
2. Owner acknowledges that Bell shall also have access to and Owner shall make available a path and/or conduit (the "Conduit"), along, over, under or on the lands on which the Building(s) are situated, from the property line to the Building(s), and in or through the Equipment Space(s). If Bell determines Equipment must be installed to the Conduit, the Building(s) and/or the Building(s) telecommunication/cable room(s) (collectively, the "Equipment Space(s)") Bell may install, operate, relocate, maintain, upgrade and remove any Equipment within the Conduit. Bell shall provide to Owner a plan of installation, upgrade or maintenance of the Equipment within the Conduit and Equipment Spaces which Owner will be deemed to accept unless Owner provides reasonable written comments on such plan within 14 days of receipt of such plan, in which case Bell and Owner shall take reasonable commercial steps to address Owner's comments. Owner agrees that the Equipment Space(s) must:
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5. Upon registration of a condominium plan for the Building(s) in Ontario or a declaration of co-ownership for the Building(s) in Québec (the "Declaration") prior to the expiry of the Term, Owner shall, upon such registration, be immediately released from its obligations under this Licence (save and except for any outstanding obligations arising hereunder prior to such registration) provided that the corporation ("Corporation" which is otherwise known as the syndicate of the co-owners in Québec) established in the Declaration has assumed and agreed to be bound by all the rights and obligations of Owner set out herein as they apply to the Subject Building as if the transferee was an original signatory hereof (the "Assumption"). Upon the date any such Assumption becomes effective, Owner shall be immediately released from its obligations under this Licence in respect of the Subject Building (save and except for any outstanding obligations arising hereunder prior to such Assumption). This Licence is binding upon and shall enure to the benefit of Owner and Bell and their respective heirs, executors, administrators, successors and assigns.
15. Upon registration of a condominium plan for the Building(s) in Ontario or a declaration of co-ownership for the Building(s) in Québec (the "Declaration") prior to the expiry of the Term, Owner shall, upon such registration, be immediately released from its obligations under this Licence (save and except for any outstanding obligations arising hereunder prior to such registration) provided that the corporation ("Corporation" which is otherwise known as the syndicate of the co-owners in Québec) established in the Declaration has assumed and agreed to be bound by all the rights and obligations of Owner set out herein, subject to the provisions of the Act. For greater certainty, this Section 15 only applies in the event of the registration of a Declaration.
16. Owner and Bell hereby agree that this Licence and any confidential information provided by one party to the other party herein shall remain the confidential information of the disclosing party and no receiving party shall disclose such confidential information without the prior written consent of the disclosing party, or unless disclosure of such confidential information is compelled by judicial or regulatory process or otherwise by law or if the confidential information has been made public without any action by the receiving party. "Confidential Information" means any information which is confidential in nature, whether such information is or has been conveyed to receiving party orally or in written or other tangible form, and whether such information is received directly or indirectly such as in the course of discussions or other investigations by receiving party. Notwithstanding the foregoing, the absence of any identification shall not relieve receiving party of the obligation to treat as confidential, information which would be considered confidential by a person exercising reasonable business judgment. For greater certainty, this provision shall not be construed to prevent either party from disclosing any of the terms of this Licence to its auditors, and financial and/or legal advisors.
17. Each party shall ensure that it complies with all applicable laws and regulations. This Licence will be governed by the laws of the province in which the Building(s) are located and the applicable laws of Canada and all applicable rulings and orders of federal, provincial and local governmental agencies, including, but not limited to the Canadian Radio-Television and Telecommunications Commission or any successor body.
18. If any provision of this Licence is found to be invalid, illegal or unenforceable, the other provisions of this Licence shall not be affected or impaired, and the offending provision shall automatically be modified to the least extent necessary in order to be valid, legal and enforceable.
19. Any demand, notice or other communication to be given in connection with this Licence must be given in writing and will be given by personal delivery or by electronic means of communication addressed to the recipient at the address listed on Page 1, with a copy of all notices to Bell to:
1 Carrefour Alexander-Graham-Bell
Tour A, 7e étage, Verdun, Québec H3E 3B3
Fax: (514) 766-8758
Attention: Corporate Secretary
20. Sections 8, 11, 16, 17 and 18 will survive the expiration or termination of this Licence. Except for an assignment to an Affiliate, Bell may not assign this Licence without the prior written consent of Owner(s).



ADDITIONAL TERMS

Owner and Bell agree that the terms below are incorporated into the **Bell access agreement** with the Effective Date of **June 17, 2016**

Additional Terms

Acknowledgement & Agreement

By signing below, Owner and Bell agree to the additional terms set out above. Signatory for Owner (or property manager) confirms their authority to bind the Owner.

Owner/Property Manager Signature

Bell Signature

Signature

Signature

Name

Name

Title

July 5, 2016

Title

Date

Date