

TELECOMMUNICATION AND BUILDING ACCESS LICENSE
NEW CONDOMINIUM BUILDINGS

This License is made as of the date last signed by both parties below (the "Effective Date").

In consideration of the mutual rights and obligations herein expressed, the sum of \$2.00 paid by each party to the other and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) Bell Canada and Fernbrook Homes (Strachan) Limited (the "Owner") agree as follows:

1. Owner hereby grants to Bell Canada and any Affiliates of BCE Inc. ("Affiliates" as defined in the *Canada Business Corporations Act*, as amended) including without limitation, those for whom Bell Canada is responsible in law (hereinafter, collectively referred to as "Bell") at no cost or charge to Bell, a non-exclusive right and license to:
 - i. enter on and gain access in, over or under the multi-unit dwelling building to be constructed by the Owner as more specifically described in Schedule "A" (the "Building") and the common elements and other common areas of the Building, including without limitation, access to and use of, one or more rooms or other segregated spaces in, on, over or under the Building (the "Equipment Space(s)") for the purposes of: (a) making available and providing telecommunications and other communication services subject to CRTC rulings from time to time, (collectively the "Bell Services") to prospective purchasers and the owners, tenants, invitees or residents of the Building (collectively, the "Occupant(s)"); and (b) exercising non exclusive marketing and advertising rights in accordance with the terms and conditions of the Marketing Agreement – New Condominium Buildings dated August 13 2013 the "Marketing Agreement");
 - ii. use, construct, install, test, operate, maintain, repair, service, upgrade, modify, remove and replace Equipment in, on, over or under the Building (including without limitation, installation of Equipment for marketing demonstrations of Bell Services). "Equipment" (as also described in Schedule B), includes but is not limited to any hardware, wire, cabling, infrastructure or otherwise (excluding conduit), which is necessary and incidental to enable and deliver and demonstrate Bell Services to Occupants. Nothing herein limits Bell's ability to change, alter or replace the Equipment with new and/or different equipment necessary to provision the Bell Services; and
 - iii. in the event closed-circuit security television cameras and/or other video equipment (e.g., amplifiers, splitters)(collectively, the "CCTV") exists in the Building, access and to use the signal feed from such CCTV's for the purpose of injecting such feed into the Bell Services. Owner acknowledges that Bell makes no representation or warranty in connection with access to the CCTV or use, content or quality of the signal feed.

Nothing herein shall be construed or interpreted as granting Bell any exclusive access rights or access privileges in or to the Building to the exclusion of any other third parties.
2. Owner acknowledges that Bell shall also have access to a path and/or conduit along, over, under or on the property, from the property line to the Building (the "Conduit"), and in or through the Equipment Space(s). If Bell determines that a fibre optic cable or Equipment must be installed to the Conduit, the Building and/or the Equipment Space(s), Bell may install, maintain, and upgrade any Equipment within the Conduit. The parties shall agree in advance (both acting reasonably) upon a plan of installation, upgrade or maintenance of the Equipment within the Conduit.
3. Except in the case of emergencies, all rights of access granted and uses permitted herein shall be available to Bell 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.
4. The parties shall meet the installation requirements for the equipment to be installed by Bell (the "Bell Equipment") as such requirements are more specifically set forth in Schedule "B" hereto. Bell shall, at its own cost: (i) ensure that all the Bell Equipment is installed in accordance with all laws, including without limitation, relevant fire and building code requirements in force at the time of installation, and (ii) be responsible for the provision, installation, maintenance and repair of the Bell Equipment during the Term, although each individual Occupant may incur charges (at Bell's then applicable rates) specific to such Occupant's in-suite requirements. Bell covenants to repair, at its sole expense, any direct damages to the Building or the Equipment Space where such damages are caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (the "Covenant"). Except as otherwise provided in Section 22 of the *Condominium Act, 1998*, the Bell Equipment will remain the property of Bell at all times, and will not become a fixture despite any legal principle to the contrary. Owner agrees that it has no legal or equitable ownership interest in the Bell

Equipment nor any of Bell owned items reasonably contemplated herein and shall not make any claim to the contrary.

5. Nothing in this License limits the Owner's right to repair any common elements of the Building; provided that where any such repair may affect the Bell Equipment, the Owner shall: (i) provide Bell with reasonable advance written notice to request 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 material relocation or adjustment.
6. Each party represents and warrants that: (1) it has full right, power and authority to enter into and perform its covenants and obligations in this License; (2) it is under no obligation, statutory, contractual or otherwise, which could prevent or interfere with the complete performance of its covenants and obligations herein; (3) it is validly organized and existing under the name indicated on this License; and (4) no condominium Rule or By-law is in force that would prevent or limit either party from: (i) entering into this License; and/or (ii) performing its obligations hereunder.
7. Bell Canada will be liable for and will indemnify and save harmless the Owner, its directors, officers, employees, and contractors, and those for whom it is responsible in law (collectively, the "Owner Indemnitees"), from and against any and all losses, suits, actions, causes of action, proceedings, damages, costs, claims and expenses (collectively, the "Losses") arising from physical damage to any tangible property or bodily injury, including death, to any person caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (including, without limitation, the Covenant set forth in Section 4 herein), provided that Bell Canada will not be required to indemnify the Owner Indemnitees to the extent any such Losses are caused by any negligent act, wilful misconduct or omission of any of the Owner Indemnitees. Notwithstanding the foregoing, in no event will Bell Canada be liable for or indemnify and save harmless any of the Owner Indemnitees 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 Owner shall indemnify and save Bell harmless from any loss of or damage to the Equipment caused by the Owner, its employees, agents or contractors or for those whom the Owner is responsible for in law. This Section shall survive the expiration or termination of this License.
8. 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. Subject to the provisions of the *Condominium Act, 1998*, as amended, upon registration of a condominium plan in respect of the Building (the "Corporation") prior to the expiry of the Term, the Owner shall, upon such registration, be immediately released from its obligations under this License (save and except for any outstanding obligations arising hereunder prior to such registration) whereupon the Corporation shall assume and be bound by all the rights and obligations of the Owner as set out herein and shall be responsible for such obligations. Save and except for such assumption by the Corporation, none of the rights and obligations contained herein may be assigned or transferred by Owner, without the prior written consent of Bell.
9. Either party may terminate this License: (i) upon a party providing to the other party hereto with written notice of its intention not to renew this License at least one hundred and eighty (180) days prior to the expiration of the Term or Renewal Term, provided there are no active subscribers to Bell Services in the Building; (ii) in the event of a material breach hereof, where such breach is not cured within ninety (90) days of receipt of written notice by the other party of such breach; or (iii) immediately, in the event the other party becomes bankrupt or insolvent, becomes unable to pay its liabilities when they become due, has insolvency proceedings commenced by or against it, makes an assignment for the benefit of its creditors, takes the benefit of any statute relating to bankrupt or insolvent debtors; or where an order is made or a resolution is passed for the winding up of the other party; or a receiver, receiver and manager, interim receiver, trustee in bankruptcy or liquidator is appointed to take possession of the assets of other party; or a creditor takes steps to issue an Application for a Bankruptcy Order against the other party; bankruptcy, reorganization, assignment, petition or appointment of a trustee or such other act of insolvency of the other party. If the action of a governmental agency requires modification of Bell's Services or the terms in which they are provided which is inconsistent with the terms of this License or impairs Bell's ability to provide Bell's Services in an economical and technically practical fashion, Bell may terminate this License upon thirty (30) days' written notice to Owner. Upon expiry or termination of this License, Bell shall be allowed thirty (30) days to remove the Equipment, subject to Section 22 of the *Condominium Act, 1998*. None of the rights and obligations contained herein may be assigned or transferred by the Owner without the prior written consent of Bell.

10. Any notice required or permitted to be given hereunder or any tender of delivery of documents may be sufficiently given by regular mail, personal delivery or by facsimile transmission to each party at the addresses listed below:

To Bell Canada:

100 Wynford Drive, Floor 3
Toronto, Ontario
M3C 4B4

To Owner:

Fernbrook Homes (Strachan) Limited
2220 Highway No. 7 West, Suite 5
Vaughan, ON
L4K 1W7

Fax:

Telephone:

Email :

Attn: Vice President of Sales and Distribution

Attn: _____

with a copy to Bell Canada's
Legal Department

Notices shall be deemed to have been received by the Owner or Bell, as the case may be, on (i) the fifth (5) business day after the date on which it shall have been so mailed, (ii) at the time of delivery in the case of hand delivery, (iii) the date and time of transmission in the case of facsimile, provided that such transmission was made during normal business hours, with receipts or other verifications of such transmission.

11. Where a provision of this License conflicts with a Schedule attached hereto, the provision of this License shall prevail. This License and Schedules will be governed by the laws of the Province of Ontario and the applicable laws of Canada therein, excluding any conflict of laws, rule or principle which might refer to the laws of another jurisdiction. This License shall also be subject to all applicable federal, provincial and local laws, and regulations, ruling and orders of governmental agencies, including, but not limited to, the *Telecommunications Act*, as amended, the *Broadcasting Act*, as amended or the rules and regulations of the Canadian Radio-Television and Telecommunications Commission (the "CRTC").
12. This License, Marketing Agreement and related Schedules, constitute the entire agreement of the parties and supersede all prior agreements and understandings on the subject matter hereof. Except as provided in Section 6, neither party makes any representation or warranty express or implied, statutory or otherwise to the other. If any provision of this License is found to be invalid, illegal or unenforceable, the other provisions of this License 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.

In witness thereof the parties through their duly authorized representatives have executed this License as of the Effective Date. , ,

Fernbrook Homes (Strachan) Limited

BELL CANADA

I/We have authority to bind the Corporation

I have authority to bind the Corporation

Name:

Name:

Title: ASO

Title: Director, Field Sales

Date: August 13 2013

Date: Oct 2, 2013

Schedule “A”

Address and Description of Building

A. This License applies to the following Buildings:

#Suites

Municipal Address

Sales Centre

30 Ordnance St, Toronto, ON, M6K1A2



**DEVELOPER INSTALLATION AGREEMENT
STANDARD NEW CONSTRUCTION CONDOMINIUM BUILDING**

WHEREAS Bell Canada and Fernbrook Homes (Strachan) Limited (the "Developer") have entered into a Telecommunication and Building Access License – New Condominium Buildings dated August 13 2013 (the "Access Agreement") in respect of a multi unit building to be constructed by the Developer commercially known as Garrison Point and more specifically described in Schedule A to the Access Agreement (the "Building");

AND WHEREAS Bell Canada and the Developer have also entered into a Marketing Agreement – New Condominium Buildings dated August 13 2013 (the "Marketing Agreement") in respect of the Building;

In consideration for the Developer entering into the Access Agreement and the Marketing Agreement and the grant of rights to Bell there under and the Developer assuming obligations there under, Bell and the Developer agree as follows:

1. Cable and/or Wire Installations

Bell will perform installations of cable and/or wire in the Building as follows:

- a) Bell will install fibre optics from the Main Telephone Room to a single demarcation point in each suite;
- b) Bell will install in-suite Category 5 twisted pair and approximately 2064 telephone jacks over 516 total estimated suites. Notwithstanding the foregoing in the event the final number of suites in the Building increases from the estimated 516 suites above: (a) and provided such increase is no greater than 100 suites, Bell agrees to install in-suite Category 5 twisted wire to a number of jacks proportionate to above; or (b) and such final number of suites in the Building is greater than 616, Bell, in its sole discretion, will perform the installation of additional Category 5 twisted wire upon such terms as mutually agreed by the parties;
- c) Bell will install fibre optics and Category 5 in-suite wiring and telephone jacks, as applicable, in the common elements and/or shared facilities of the Building (to a maximum of 25 outlets) as provided for on the Building plans and specifications provided by the Developer; and
- d) Bell will test all wiring or fibre optics from Main Telephone Room to each jack where appropriate.

2. Flat Fee Payment

In consideration of the marketing rights granted in the Marketing Agreement, Bell shall pay to the Developer a flat fee (the "Fees") representing the estimated number of residential units in the Building as of the Date of Turnover (as defined below) multiplied by \$50.00/unit. All Fees will be inclusive of applicable taxes, if any. Bell shall pay to the Developer the applicable Fees within sixty (60) days following Bell's execution of the Marketing Agreement (the "Effective Date"), subject to adjustment upon Date of Turnover.

For the purposes of this Agreement, "Date of Turnover" means the date a new board of directors of the condominium corporation is elected at a turnover meeting pursuant to Section 43 of the *Condominium Act, 1998*, as amended.

3. Building Plan Changes

In the event that the Plan of Condominium in respect of the Building, (a) is cancelled such that the Building shall no longer be built; or (b) is amended to reduce the estimated number of suites in the Building by more than twenty-five percent (25%); or (c) is amended in such a way that the Date of Turnover will be delayed by more than 48 months from the Effective Date, this Agreement shall be immediately terminated and Developer shall refund to Bell the Fees within sixty (60) days of such cancellation or amendment date to the Plan of Condominium.

4. Related Sections and Other Provisions

The parties acknowledge that Sections 6, 7, 10, 11 and 12 of the Access Agreement (the "Related Sections") are incorporated by reference into this Agreement, provided that all references to "this Licence" therein are revised to reflect "this Agreement" such that the parties shall be bound by all of the terms, conditions, rights and obligations set out in the Related Sections as if they were a part hereof.

5. Term

This Agreement shall be effective upon the Effective Date and shall terminate upon the Date of Turnover.

In witness thereof the parties through their duly authorized representatives have executed this Agreement as of the date last signed by both parties below (the "Effective Date").

FERNBROOK HOMES (STRACHAN) LIMITED

I/We have authority to bind the Corporation

Name: Danny Salvatore

Title: ASO

Date: August 13 2013

BELL CANADA

I have authority to bind the Corporation

Name: Shalin Tripathi

Title: Director, Field Sales

Date: Oct 3, 2013