

**TELECOMMUNICATIONS LICENSE AGREEMENT
INFORMATION PAGE**

This page sets out information which is referred to and forms part of the TELECOMMUNICATIONS LICENSE AGREEMENT dated the 1st day of January, 2011 between **OMERS Realty Corporation and CPP Investment Board Real Estate Holdings Inc.**, as the Licensor and **Atria Networks LP**, as the Licensee.

Building: Constitution Square Tower I - 360 Albert Street in the City of Ottawa, and the Province of Ontario.

Floor Area of Deemed Area: 30 square feet. The exact measurement of the Deemed Area may be verified by an architect or surveyor employed by the Licensor for that purpose and upon verification, an adjustment of the License Fee and the floor area will be made retroactively to the Commencement Date.

Commencement Date: the 1st day of January, 2008

Term: 5 years

License Fee: \$649.80 annually in advance due on the Commencement Date and each anniversary thereafter.

Electricity Charges: \$0 annually in advance due on the Commencement Date and each anniversary thereafter.

Renewal Term: Two period(s) of five (5) years.

Notices: **Licensor:**

Constitution Square Tower II
350 Albert Street, Suite 200
Ottawa, ON K1R 1A4
Attn: Legal Counsel

Licensee:

Atria Networks LP
100 Maple Grove
Kanata, ON K2V 1B8
Attn: Legal Department

IN WITNESS WHEREOF, the Licensor and the Licensee have executed this Agreement in multiple original counterparts as of the day and year first above written.

OMERS Realty Corporation and CPP
Investment Board Real Estate Holdings Inc., by
their agent (without personal liability), OPGI
Management GP Inc., as general partner of the
OPGI Management Limited Partnership

(Licensor)

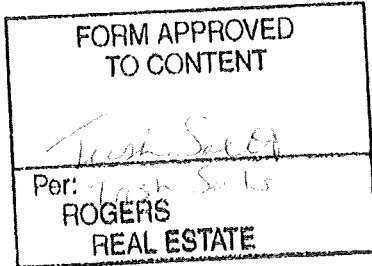
Per: _____

Name: **Michael R. Stones**
Title: **Vice President - Real Estate Management**

Per: _____

Name: **RENÉE VÉZINA**
Title: **VICE PRESIDENT, LEGAL**

I/We have authority to bind the corporation



Atria Networks LP

(Licensee)

Per: _____

Name:
Title:

Per: _____

Name:
Title:

I/We have authority to bind the corporation

SCHEDULE "D"

RECOVERABLE COSTS

The Recoverable Costs are the costs of:

- (a) architectural, mechanical and electrical consulting fees to provide or review architectural, electrical and heating, ventilating and air-conditioning design for construction of additional main terminal room or point of presence space (Equipment Room space), riser rooms and other areas requiring reconstruction to accommodate the installation of the Licensee's Equipment;
- (b) mechanical engineering and construction to provide any additional cooling for anticipated loads to accommodate the Licensee's requirements;
- (c) electrical engineering and construction to provide sufficient power distribution to support the power loads anticipated for the Licensee's Equipment, including any connection to any emergency generator power grid that may be made available using a transfer switch;
- (d) the installation of any secured entry devices or other mechanical or electronic security devices that may be installed to satisfy the requirements of the Licensee;
- (e) construction for additional space or reconstruction or modification of existing space to accommodate the Licensee and modifying, enlarging or enhancing any telecommunication related facilities that must be made to accommodate the requirements of the Licensee including the reviewing of plans, specifications and working drawing and the monitoring of the performance of work and the obtaining of professional advice from engineers and technical experts;
- (f) any other reasonable costs of facilitating the initial set up of the Licensee's operations within the Building; and
- (g) reviewing plans, specifications and working drawings and monitoring performance of work as contemplated by Section 7(a).