

PORTFOLIO AGREEMENT PRECEDENT

TELECOMMUNICATIONS LICENSE AGREEMENT

BETWEEN

SUN LIFE ASSURANCE COMPANY OF CANADA and 1331430 ONTARIO INC.

(the "Licensor")

- and -

TELECOM OTTAWA LIMITED

(the "Licensee")

INFORMATION PAGE

This page sets out information which is referred to and forms part of the TELECOMMUNICATIONS LICENSE AGREEMENT made as of **April 1, 2007** between **SUN LIFE ASSURANCE OF CANADA and 1331430 ONTARIO INC.** as the Licensor and TELECOM OTTAWA LIMITED as the Licensee.

The information is as follows:

Building: The building municipally known as **50 O'Connor Street** in the City of Ottawa, and the Province of Ontario.

Floor Area of Deemed Area: **thirty (30)** square feet.

Commencement Date: **April 1, 2007.**

License Fee: the annual sum of **seven hundred and fifty dollars (\$750.00)** calculated based on the annual rate of **twenty-five dollars (\$25.00)** per square foot of the floor area of the Deemed Area. The floor area of the Deemed Area is estimated to be **thirty (30)** square feet, but shall not in any case be less than thirty (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.

Notices:Licensor:

c/o Bentall Real Estate Services LP
10 Carlson Court, Suite 500
Etobicoke, ON M9W 6L2
Attention: Vice President, Property Management
Fax: 416-674-7738

Licensee:

100 Maple Grove Drive
Ottawa, ON K2V 1B8
Attention: Director of Engineering
Fax: 613-225-0636

with a copy to:

Bentall Real Estate Services LP
50 O'Connor Street, Suite 315
Ottawa, ON K1P 6L2
Attention: Property Manager
Fax: 613-236-3301

Prime Rate Reference Bank: The Toronto Dominion Bank.

Renewal Term: One (1) period of Five (5) years.

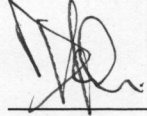
Term: The period starting on the Commencement Date, and ending on **March 31, 2012.**

33. GOVERNING LAW

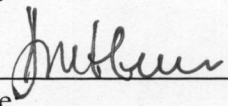
This Agreement will be governed by the laws of the province in which the Building is situated and the parties attorn to the exclusive jurisdiction of the courts of such province.

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.

Bentall Real Estate Services Limited Partnership, by its General Partner, Bentall Real Estate Services G.P. Ltd., as Authorized Agent for SUN LIFE ASSURANCE COMPANY OF CANADA and 1331430 ONTARIO INC.

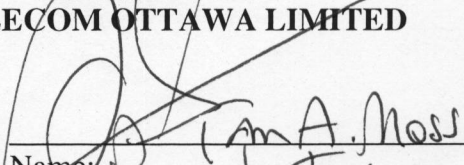

Per: _____
Name: _____
Title: _____

(Licensor)
DAVID MATARASSO
GENERAL MANAGER


Per: _____
Name: _____
Title: _____

I/We have authority to bind the corporation

The undersigned officers of Licensee hereby represent and warrant to Licensor that Licensee is a corporation in good standing and duly organized under the Laws of the Province of Ontario, or if chartered in a province other than the Province of Ontario, is a corporation in good standing and duly organized under the Laws of such province and is authorized to do business in the Province of Ontario and that this Agreement has been validly executed and delivered by Licensee and is valid and enforceable against Licensee.

TELECOM OTTAWA LIMITED
(Licensee)

Per: _____
Name: _____
Title: **resident & coo**

Per: _____
Name: _____
Title: _____