

LANDLORD'S CONSENT

In consideration of the installation of equipment by GT Group Telecom Services Corp. ("GT") to enhance telecommunications services of the tenants located at (see Schedule "A") ("Complex"), CARKIM CORPORATION, as agent ("Landlord") consents to such installation on the following terms:

- 1.a) GT may install, maintain and operate its telecommunication equipment in accordance with drawings attached;
- b) Premises: POP Room and such other ancillary areas (eg: telephone and electrical closets, building risers, conduit) in the Complex and upon the lands as may be reasonably required;
2. GT may carry out all necessary tests to the premises to satisfy itself that it may use the premises for its intended purpose and shall repair any damage to the Complex caused by GT;
3. All initial and future equipment which shall remain the property of GT, will be installed, operated, maintained and relocated in a good and workerlike manner in accordance with sound engineering practices and all applicable legislation. GT shall obtain and maintain all licenses required to operate the equipment. Upon request from the Landlord, GT shall remove all equipment upon termination of the service to the last of the tenants of the Complex receiving service from GT and GT shall restore the premises to its original condition, reasonable wear and tear excepted. GT may leave its equipment within the Complex if the tenants vacate with the view to providing service to a subsequent tenant reserving the right to enter the Complex and remove its equipment on notice to the Landlord.
4. GT shall indemnify the Landlord for any personal injury or property damage caused by GT, its employees or agents and GT will insure against such risks.
5. GT may connect its equipment to the Complex's electrical systems and utilities including telephone, fibre and hydro and where applicable, to connect to tenants' electrical grounding system, interior wiring, cabling and the equipment.
6. The Landlord acknowledges that GT may transfer its interest in the equipment and/or the customer service contract to affiliates, principal lenders and purchasers of its asset;
7. The Landlord will be relieved of its obligations to GT under this agreement to the extent such obligations are assumed by the assignee of this agreement.

Date: June 13, 2001
 Tenant: GT Group Telecom Services Corp.
 Per: [Signature]
 Name: Michael D. Kurtz
 Title: Vice President and General Manager, Prairie Region

I have the authority to bind the Corporation.
 Mailing Address for Notices:
20 Bay Street
Suite #700
Toronto, Ontario M5J 2N8

Attention: Director, National Facilities
 Facsimile: (416) 848-2490 Tel: (416) 848-2000

Date: June 12, 2001
 Landlord: Carkim Corporation
 Per: [Signature]
 Name: [Signature]
 Title: [Signature]

I have the authority to bind the Corporation.
 Mailing Address for Notices:
180, 6025 - 11th Street SE
Calgary, AB T2H 2Z2

Attention: MARNIE RAGAN
 Facsimile: (403) 640-0916 Tel: (403) 255-7255

SCHEDULE "A"

1410 - 28th Street N.E. - 2001.145
1420 - 28th Street N.E. - 2001.146
1430 - 28th Street N.E. - 2001.147
1440 - 28th Street N.E. - 2001.148
1450 - 28th Street N.E. - 2001.149
1460 - 28th Street N.E. - 2001.150
1470 - 28th Street N.E. - 2001.151
1480 - 28th Street N.E. - 2001.152
3103 - 14th Avenue N.E. - 2001.153