GT loc code: 01001.004

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 **4330 Sanderson Way, Burnaby, B.C.** ("Building"), Electronic Arts (Canada) Inc. ("Landlord") consents to such installation on the following terms:

1.a) GT may install, maintain and operate its telecommunication equipment in accordance with drawings to be provided;

b) Premises: POP Room and such other ancillary areas (eg: telephone and electrical closets, building risers, conduit) in the Building 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 Building 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 Building 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 Building if the tenants vacate with the view to providing service to a subsequent tenant reserving the right to enter the Building 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 Building'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 assets.

7. The Landlord will be relieved of its obligations to GT under this agreement to the extent such obligations are assumed by the purchaser of the Building.

Dated: July. 4. 2002

GT GROUP TELECOM SERVICES CORP.

Per:
Name:
Title: Director, National Facilities
I have authority to bind the corporation

Mailing Address for Notices:
Suite #700, 20 Bay Street
Toronto, ON M5J 2N8

Attention:
Facsimile:

Dated: June 19, 2002

LANDLORD

Title: CFO
I have authority to bind the corporation

Mailing Address for Notices:
4330 Sanderson Way
Burnaby, B.C. V5G 4X1