

SECOND LEASE AMENDING AND EXTENSION AGREEMENT

THIS AGREEMENT made as of the *3<sup>rd</sup> day of November, 2025*.

BETWEEN:

**1247798 ONTARIO LIMITED**  
(hereinafter called the "Landlord")

OF THE FIRST PART

- and -

**TELUS COMMUNICATIONS INC.**  
(hereinafter called the "Tenant")

OF THE SECOND PART

WHEREAS:

- A. By a point of presence lease dated July 17, 2015, Landlord agreed to permit Telus Communications Company, inter alia, to install, construct, test, operate, maintain, repair and service its equipment located at 67 Yonge Street (the "Building"), in the City of Toronto, Ontario, for an initial term of Five (5) years commencing on January 1, 2016 and expiring on December 31, 2020 (the "Initial Term");
- B. By a notice letter dated September 15, 2017, Telus Communications Company advised the Landlord that it changed its legal name to the Tenant effective October 1, 2017;
- C. By a letter agreement dated November 5, 2020, the Landlord and Tenant agreed to renew the lease for a period of Five (5) years commencing on January 1, 2021 and expiring on December 31, 2025 as further set out therein (the "First Extension Term");
- D. The Initial Term and First Extension Term are hereinafter collectively called the "Term";
- E. The lease, notice letter and letter agreement are hereinafter collectively called the "Lease"; and
- F. The parties have agreed to further amend and extend the Lease as set out in this Agreement.

NOW THEREFORE IN CONSIDERATION of the sum of Ten Dollars (\$10.00) now paid by each of the parties hereto the other and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) the parties hereby agree as follows:

- 1. The parties hereto acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact.
- 2. The Term is hereby extended for a further period of Five (5) years commencing on January 1, 2026 (the "Effective Date") and expiring on December 31, 2030 (the "Second Extension Term").
- 3. The Second Extension Term shall be upon the same terms and conditions as are contained in the Lease save and except that the Lease shall be amended as follows as of the Effective Date:
  - (a) Section 2.01 ("Term") of the Lease is hereby amended by inserting the following at the end thereof:

"Provided that the Tenant is not then in default of any of its material obligations under this Lease, the Tenant shall have the option to renew the Second Extension Term for one (1) further term of five (5) years ("Third Renewal Term") at an annual rent of One Thousand, Six Hundred and Fifty — xx/100 Dollars (\$1,650.00). The Tenant must notify the Landlord in writing no later than one hundred and twenty (120) days prior to the expiry of the Second Extension Term of its intention to renew the Second Extension Term.";

(b) Section 3.01 ("Rent") of the Lease is hereby amended by inserting the following at the end thereof:

"During the Second Extension Term, the Tenant agrees that it shall pay to the Landlord an annual rent of One Thousand, Two Hundred and Fifty — xx/100 Dollars (\$1,250.00) plus H.S.T. during the Second Extension Term on January 1, 2026 and on each anniversary thereof during the Term.";

4. Capitalized expressions used herein, unless separately defined herein, have the same meaning as defined in the Lease.

5. The parties hereto represents and warrants that each has the full right, power and authority to enter into this Agreement with the other and each shall indemnify and save harmless the other in all respects thereto. The parties hereto agree to execute all further assurances that each may reasonably request to give effect to the foregoing and the terms of this Agreement.

6. The Lease, as amended by this Agreement, is hereby ratified and confirmed and remains in full force and effect in accordance with its terms unamended other than as specifically provided for in this Agreement.


7. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, subject to the express restrictions contained in the Lease.

8. This Agreement may be executed by counterparts and by facsimile or electronic (e mail) transmission, and if so executed, each document shall be deemed to be an original, shall have the same effect as if all parties had executed the same copy of this Agreement in hard copy and all of which copies when taken together shall constitute one and the same document. Upon acceptance or execution of this Agreement as aforesaid, original documents shall be executed by all of the parties hereto in the same form as the counterpart and/or facsimile and/or electronic version and delivered. The parties hereto shall use reasonable efforts to ensure that the documents are executed and delivered in hard copy within ten (10) business days of the acceptance or execution hereof by counterpart, facsimile and/or electronic means.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

Dated at Toronto this 7<sup>th</sup> day of November, 2025.


Landlord:  
**1247798 ONTARIO LIMITED.**

Per:   
Print Name: **David Hofstedter**  
Print Title: **President**

Authorized Signatory

Dated at Toronto this 3<sup>rd</sup> day of November, 2025.

Tenant:  
**TELUS COMMUNICATIONS INC.**

Per:   
Print Name: **Richard Johnson**  
Print Title: **Manager, Building Assets**

Authorized Signatory