



BY E-MAIL

Montréal, March 14, 2025

TELUS COMMUNICATIONS INC.

25 York Street, 29th Floor
Toronto (Ontario) M5J 2V5
richard.johnson@telus.com

To the attention of: Richard D. Johnson, Manager, Building Access

RE: Addendum 5 – Service Provider Access Agreement entered into on March 22, 2000 (the **Original Lease**), as amended by a letter dated December 4, 2006 (the **First Letter**), a letter dated April 13, 2007 (the **Second Letter**), an amendment dated March 4, 2010 (the **Addendum 1**), a letter dated August 25, 2011 (the **Third Letter**), a letter dated September 5, 2014 (the **Fourth Letter**), an amendment entered into on December 10, 2014 (the **Addendum 2**), a lease assignment agreement entered into on January 22, 2018 (the **Assignment**), an amendment entered into on April 30, 2018 (the **Addendum 3**), an amendment dated September 27, 2022 (the **Addendum 4**) and a letter dated March 4, 2025 (the **Transfer Letter**) entered into between Telus Communications Inc. (formerly Altima Solutions Limited) (the **Tenant**) and 1425 RLO Complex L.P., herein acting and represented by its general partner 8771014 Canada Inc., itself represented by its manager Petra Ltd. (the **Landlord**) for a right of access to the building bearing civic address 1425 René-Lévesque Boulevard West, in the city of Montréal, province of Québec (the **Building**) and a storage space having a gross rentable area of 150 square feet located on the ground level of the Building and known as unit 13 (for the purpose hereof, the right of access and the storage space are hereinafter collectively referred to as the **Premises**). The Original Lease, the First Letter, the Second Letter, the Addendum 1, the Third Letter, the Fourth Letter, the Addendum 2, the Assignment, the Addendum 3, the Addendum 4 and the Transfer Letter are collectively referred to as the **Lease**.

Mr. Johnson,

Following discussions between the Landlord and the Tenant, notwithstanding any provision to the contrary contained in the Lease, the parties wish to amend the Lease in order to renew the Term thereof as per the following terms and conditions:

1. **Renewal Term:** The Term of the Lease for the Premises is renewed for a period of 5 years commencing on April 1, 2025 (the **Renewal Commencement Date**) and terminating on March 31, 2030 (the **Renewal Term**).

Tenant recognizes and agrees that, notwithstanding the foregoing, Landlord shall have the right, at all times, to terminate the Lease and this Addendum 5 with a prior written notice of at least 4 months to the Tenant without penalty, charge or recourse from the Tenant against the Landlord.

2. **Base Rent:** During the Renewal Term, the Tenant covenants to pay to the Landlord the following Base Rent, as per the provisions of the Lease:

Period	Annual Base Rent	Monthly Base Rent
From April 1, 2025 to March 31, 2030	\$4,950.00	\$412.50

3. **Electricity:** In addition to the abovementioned Base Rent, the Tenant shall pay the following cost for its electricity consumption as per the provisions of the Lease:

Period	Annual electricity cost	Monthly electricity cost
From April 1, 2025 to March 31, 2030	\$700.00	\$58.33

4. **Condition of the Premises:** The Tenant acknowledges that the Landlord has made no promises, declarations nor any undertakings regarding the condition of the Premises, any modifications, upgrades or installation of any kind of equipment in the Premises and that as of the Renewal Commencement Date, the Tenant continues its occupancy of the Premises on an "as is" basis.
5. **Insurance:** During the Renewal Term, the Tenant shall comply with all mandatory requirements set out in Section 9(d) of the Original Lease, as amended by Article 5 (Insurance) of the Addendum 4. Accordingly, Tenant undertakes to remit to the Landlord a copy of its certificate of insurance for the Premises at least 10 days prior to the Renewal Commencement Date.
6. **Language and Communications:** The parties specifically declare that they have requested the present Addendum 5 be drawn up in the English language. The Tenant hereby requests that any further documentation or communication be drafted in English. *Les parties déclarent qu'elles ont demandé que le présent Amendement 5 soit rédigé en anglais. Le Locataire requiert que tous les documents ou communications futures soient rédigés en anglais.*

The Tenant hereby accepts that general documents or communications addressed to all the tenants of the Building be written in French and in English, and hereby waives any recourse that the Tenant may have against the Landlord with respect to the validity of said document or communication.

7. **Broker:** The Tenant represents to the Landlord that no broker is involved in this transaction.

Any brokerage commission with respect to this transaction, including any offer or agreement preceding this Addendum 5, shall be borne exclusively by the Tenant, and the Tenant shall indemnify the Landlord for any claim with respect thereto, except if the Landlord gave a precise written mandate to a broker or an agent with respect to the present transaction.

It is agreed that all the terms and conditions of the Lease, as modified by the present Addendum 5, remain valid and unchanged. Unless otherwise provided, all expressions used in the present Addendum 5 have the same meaning as attributed in the Lease.

The Tenant hereby recognizes that all terms and conditions of this Addendum 5 shall remain confidential. The Tenant undertakes to ensure that this covenant is at all times respected by its employees and representatives, failing which the Landlord reserves the right to terminate the present Addendum 5 as if same had never existed.

The Tenant must accept the present by signing hereunder and returning one electronic copy to the Landlord at the latest on **March 25, 2025** failing which the present Addendum 5 shall become, at Landlord's discretion, null and void without penalty, charge or recourse whatsoever of the Tenant against the Landlord. The present is deemed accepted by the parties hereto when the Landlord remits a duly signed copy to the Tenant.

This Addendum 5 may be executed in any number of counterparts and transmitted by e-mail, all of which together shall constitute one and the same instrument and each counterpart shall be deemed

to be an original hereof.

Trusting the above satisfactory, please accept, Mr. Johnson, our best regards.


1425 RLO COMPLEX L.P., herein acting and represented by its general partner 8771014 Canada Inc., itself represented by its manager Petra Ltd.

Nancy Savard

Nancy Savard
Property Manager

READ AND ACCEPTED by the Tenant, this 17th day of March 2025.

TELUS COMMUNICATIONS INC.

By: 
Richard D. Johnson
Manager, Building Access

READ AND ACCEPTED by the Landlord, this 25 day of March 2025

1425 RLO COMPLEX L.P., herein acting and represented by its general partner 8771014 Canada Inc., itself represented by its manager Petra Ltd.

By: 
Patrice Bourbonnais
President

By: 
Tom Arseneault
Vice President, Finance