

TELECOMMUNICATIONS LICENSE EXTENSION AGREEMENT

This TELECOMMUNICATIONS LICENSE EXTENSION AGREEMENT made as of the 9th day of September, 2025 (the "Agreement").

BETWEEN:

EUROPRO (KITCHENER) LIMITED PARTNERSHIP
(hereinafter called the "Licensor")

OF THE FIRST PART;

-and-

TELUS COMMUNICATIONS INC.
(hereinafter called the "Licensee")

OF THE SECOND PART;

WHEREAS by a license agreement dated as the 21st day of April, 2015 (the "Original Document"), Realex (Galleria) Inc., the then licensor, granted a license unto Telus Communications Company, the then licensee to install, operate, maintain, repair and replace certain telecommunications equipment or hardware in the building municipally known as 101 Frederick Street in the City of Kitchener, in the Province of Ontario (the "Building"), for a term commencing on June 1st, 2015 (the "Term"), subject to the terms and conditions as more particularly described in the Original Document;

AND WHEREAS by a renewal letter dated June 30, 2020 (the "Renewal Letter"), the Term of the Original Document was extended for a further period of five (5) years and seven (7) months expiring on December 31st, 2025, subject to the terms and conditions as more particularly provided for therein;

AND WHEREAS Telus Communications Company changed its name to Telus Communications Inc.;

AND WHEREAS the Original Document as amended by the Renewal Letter shall hereinafter be collectively referred to as the "License". Where used hereinafter, the term "License" shall mean the License; as amended by this Agreement, except where a contrary intent is expressly provided;

AND WHEREAS the Licensor is now the owner of the Building;

AND WHEREAS the parties have agreed to extend the Term of the License for a further period of 5 years (the "Extension Term"), upon the terms and conditions hereinafter set forth;

AND WHEREAS the Licensee, following such Extension Term, shall have no further rights whatsoever to extend or renew the License.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby by each of the parties acknowledged, the parties hereto agree as follows:

1. The Licensor and the Licensee acknowledge and agree that the recitals hereto are true and incontrovertible.
2. All capitalized words and terms used herein and not otherwise defined herein but defined in the Original Document shall have the meanings ascribed to them in the Original Document.
3. The License shall be renewed on the same terms and conditions as those set forth in the License save and except as hereinafter provided:
 - (a) The Extension Term shall be the period of Five (5) years commencing on the 1st day of January, 2026 and from thenceforth ensuing to be completed and fully ended on the 31st day of December, 2030;
 - (b) The License Fee payable during the Extension Term shall be the annual sum of \$1,600.00 plus HST (and any other additional taxes in accordance with the terms of the License). During the Extension Term, the License Fee shall be payable annually, in advance, commencing on the 1st day of January, 2026, and then on every anniversary thereafter.
4. The Licensor and Licensee hereby acknowledge, confirm and agree that except as amended herein, in all other respects the terms of the License are to remain in full force and effect, unchanged and unmodified.
5. The Licensor and Licensee shall, at all times hereafter, upon the reasonable request of the other make or procure to be made, done or executed, all such further assurances and to do all such things as may be necessary to give full force and effect to the full intent of this Agreement.
6. This Agreement benefits and binds the parties hereto and their respective successors, heirs, estate trustees and permitted assigns.
7. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original hereof and fully binding upon the signatory thereto, and all such counterparts shall together constitute one and the same instrument. A signed copy of this Agreement scanned in Adobe® Portable Document Format (PDF) and sent by e-mail, shall be effective and valid proof of execution and delivery. This Agreement may be signed with an electronic signature pursuant to s. 11(1) of the Electronic Commerce Act (Ontario).

IN WITNESS WHEREOF the parties hereto have executed this Agreement under corporate seal or their respective hands, as the case may be.

EUROPRO (KITCHENER) GP INC., as general partner for and on behalf of EUROPRO KITCHENER LIMITED PARTNERSHIP (Licensor)

Per: 

Name: Moshe Faust

Title: A.S.O.

I have the authority to bind the corporation.

TELUS COMMUNICATIONS INC. (Licensee)

Per: 

Name:

 Richard Johnson

Title:

 Manager Billing Access

I have the authority to bind the corporation.