



**LEASE AMENDING AND EXTENTION AGREEMENT #4**

**THIS AGREEMENT made this 11<sup>TH</sup> day of MARCH 2022**

**BETWEEN:**

**SOCIETE EN COMMANDITE  
COMPLEXE DE LA CAPITALE**  
(hereinafter referred to as the "Landlord")

**OF THE FIRST PART**

**AND**

**SOCIÉTÉ TELUS COMMUNICATIONS/ TELUS COMMUNICATIONS COMPANY**  
(hereinafter referred to as the "Tenant")

**OF THE SECOND PART**

**WHEREAS** by a lease signed the 17<sup>th</sup> day of June, 2002 (the "Lease") the Landlord did demise and lease to Telus Communications (Quebec) inc., the then tenant, certain premises located in the building known as 5400 boulevard des Galeries, in the City of Quebec City, in the Province of Quebec (the "Building"), for a term to expire on the 31<sup>st</sup> day of August, 2007;

**AND WHEREAS** by a letter to the landlord and dated 7 July 2004, the Tenant advised that Telus Communications (Quebec) Inc.. was sold to Telus Communications Inc. The effective date is July 1, 2004;

**AND WHEREAS** by a letter dated 21 February 2006, the Tenant advised the Landlord that Telus Communications Inc. was sold to Telus Communications Company, effective the 1<sup>st</sup> day of March 2006;

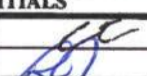
**AND WHEREAS** by the Lease Amending and Extension Agreement #1 dated of the 18<sup>th</sup> day of June 2007, the term of the Lease was extended for a period of five (5) years computed from the 1<sup>st</sup> day of September 2007 and fully to be completed and ended on the 31<sup>st</sup> day of August, 2012;

**AND WHEREAS** by the Lease Amending and Extension Agreement #2, the term of the Lease was extended for a period of ten (10) years to be computed from the 1<sup>st</sup> day of September 2012 (the "Commencement Date") and fully to be completed and ended on the 31<sup>st</sup> day of August 2022 (the "Extended Term")

**AND WHEREAS** by the Lease Amending Agreement #3, the Tenant rented an additional space.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual covenants and agreements herein contained, the parties hereto agree with each other as follows:

.../2

INITIALS	
Landlord :	
Tenant :	

1. **EXTENDED TERM**

The term of the Lease is extended for a period of ten (10) years to be computed from the 1<sup>st</sup> day of September 2022 (the "Commencement Date") and fully to be completed and ended on the 31<sup>st</sup> day of August 2032 (the Third Extended Term).

2. **GROSS RENT**

Effective as September 1<sup>st</sup> 2022, and for all this ten (10) years term, the Tenant agrees to pay an annual Gross rent of **THIRTEEN THOUSAND (\$13 000.00)** + Taxes (GST and PST).

The parties confirm that in all other respects, the terms and conditions contained in the Lease and its first, second and third Amending and Extension Agreement remain unchanged and in full force and effect and the Landlord and the Tenant will perform and observe the covenants, provisions and stipulations in the Lease and its Amending Agreement #1, #2 and #3, except as otherwise set out herein as if each had been repeated in full in this Fourth Amending and Extension Agreement.

This Fourth Amending and Extension Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF the Landlord has signed this Agreement in Quebec City this 11<sup>th</sup> day of March 2022.

**SOCIETE EN COMMANDITE COMPLEXE DE LA CAPITALE**

Lynna Bataille  
Witness

Charles Croisetière  
Charles Croisetière  
General Manager  
I have the authority to bind the Corporation

IN WITNESS WHEREOF the Tenant has signed this Agreement in \_\_\_\_\_ this 27 day of October 2022.

**SOCIÉTÉ TELUS COMMUNICATIONS / TELUS COMMUNICATIONS COMPANY**

\_\_\_\_\_  
Witness

Robert Beatty  
~~AVP Building Access~~  
I have the authority to bind the Corporation  
Richard Johnson  
Manager, Building Access