SITE ACCESS LICENSE FIRST RENEWAL AGREEMENT

THIS AGREEMENT made the **20th** day of **August**, 2026

BETWEEN: **METCALFE REALTY COMPANY LIMITED**
(hereinafter called the "Licensor")
OF THE FIRST PART

AND: **TELUS COMMUNICATIONS INC.**
(hereinafter called the "Licensee")
OF THE SECOND PART

WITNESSETH:

WHEREAS, on the 1st day of October, 2021, the parties hereto entered into a Site Access License Agreement for a Term of five (5) years and five (5) months beginning the 1st day of November, 2021 and terminating on the 31st day of March, 2027 for the **non-exclusive right to install and maintain certain fiber optic cable (to be known as T003) and such fixtures and attachments as necessary (collectively the "Equipment) at the property at 151 Slater Street, in the City of Ottawa, in the Province of Ontario**.

NOW, THEREFORE, in consideration of the mutual covenants herein, and in the stated Site Access License Agreement contained, **the parties hereby agree that the Term of said License is renewed for a period of five (5) years ("First Renewal Term") commencing on the 1st day of April, 2027 and expiring on the 31st day of March, 2032** and that the said First Renewal Term is under the same terms, provisos and conditions as in the said Site Access License Agreement now contained, save and except for the following:

1. TERM AND FEES
The existing clause shall be deleted and shall be replaced with the following:

TERM AND FEES
The First Renewal Term ("Term") of the License shall be for **five (5) years commencing on the 1st day of April, 2027 and terminating on the 31st day of March, 2032.**

The Licensee shall pay to the Licensor an annual License Fee of one thousand, four hundred and eighty dollars ($1,480.00) plus H.S.T. payable in advance in one lump sum payment on the Commencement Date of the First Renewal Term of the License, and thereafter on each anniversary of the Commencement Date of the herein License.

In addition to the annual Licence Fee, the Licensee shall pay the Licensor any costs reasonably incurred by the Licensor for providing additional services in connection with the installation, maintenance, removal and operation of the Licensee's Equipment and Trade Fixtures (plus the costs of the Licensor's administrative fee of 15%) Such charges may include, without limitation, the fees charged by engineers, or other experts retained by the Licensor (including the Licensor's employees) for review and approval of plans, safety and security measures, escorted access, supervision, receiving, storing and handling of materials and articles, moving of materials and articles, removal of items or substances deposited or discharged on, in or about the Licenced Area or elsewhere in the Building as reasonably determined by the Licensor from time to time.

15. **NOTICE**

Any notice required or permitted to be given hereunder or any tender or delivery of documents may be sufficiently given by personal delivery or, if other than the delivery of an original document, by facsimile transmission

to the Licensee at the following address:

Telus Communications Inc.
Attention: Richard Johnson, Manager, Building Access
25 York Street, Floor 29
Toronto, Ontario M5J 2V5
Tel: (416) 992-5684

to the Licensor at the following address:

Metcalfe Realty Company Limited
130 Albert Street, Suite 210
Ottawa, Ontario K1P 5G4
Attention: Wayne Hutchings, Vice President
Tel: (613) 563-4442
Facsimile: (613) 232-3491

Counterparts

This Site Access License Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute but one and the same instrument. The parties agree that executed counterparts may be transmitted by facsimile machine or by electronic mail and that such counterparts shall be treated as originally executed instruments. Each party undertakes to provide the other with a copy of the original Agreement bearing actual signatures and initials within a reasonable time after all conditions have been waived.

This SITE ACCESS LICENSE FIRST RENEWAL AGREEMENT shall enure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness

DEANNE ETHIER
(print full name)

Licensor:
METCALFE REALTY COMPANY LIMITED

By: _____
Name: WAYNE HUTCHINGS
Title: VICE PRESIDENT
I have the authority to bind the corporation

seal

By: _____
Name: BEN TIMMONS
Title: CHIEF FINANCIAL OFFICER
I have the authority to bind the corporation

Licensee:
TELUS COMMUNICATIONS INC.

Witness

By: Richard Johnson
Richard Johnson
(print full name)
Manager, Building Access
(print full title)
I have the authority to bind the corporation

seal

Witness

(print full name)

By: _____

(print full name)

(print full title)

I have the authority to bind the corporation