

**LEASE AMENDMENT AGREEMENT #2**

**BETWEEN**

**SOCIÉTÉ EN COMMANDITE IMMOBILIÈRE NOTRE-DAME OUEST**  
represented by  
**ALFID SERVICES IMMOBILIERS LTÉE.**  
(The "Landlord")

**AND**

**TELUS COMMUNICATIONS (QUÉBEC) INC.**  
(The "Tenant")

740 Notre-Dame Street West  
Suite SS2-15  
Montreal, Quebec  
154 sq.ft

## LEASE AMENDMENT AGREEMENT #2

ENTERED INTO IN THE CITY OF MONTREAL, this \_\_\_\_\_ day of October, 2018

BY AND BETWEEN:

**SOCIÉTÉ EN COMMANDITE IMMOBILIÈRE NOTRE-DAME OUEST**, represented by ALFID SERVICES IMMOBILIERS LTÉE., a corporation duly constituted under the Laws of the province of Quebec, having its head office at 500 Place d'Armes, Suite 1500, Montreal, Quebec, H2Y 2W2, herein acting and represented by Jean-Jacques Laurans, its President, duly authorized for the purposes hereof;

(hereinafter called the "**Landlord**")

AND:

**TELUS COMMUNICATIONS (QUEBEC) INC.**, a corporation duly constituted under the laws of the province of Quebec, having its head office at 6, Jules-A.-Brillant Street, Rimouski, Quebec, G5L 1W8 herein acting and represented by Richard Johnson, its Manager, Building Access & Planning, duly authorized for the purposes hereof,

(hereinafter called the "**Tenant**")

---

**WHEREAS** the Landlord and the Tenant entered into a lease dated December 3<sup>rd</sup>, 2003 for a leasable area of approximately ONE Hundred and Fifty-Four square feet (154 sq.ft.) (the "**Leased Premises**") in a building having a civic address at 740 Notre-Dame Street, Suite SS2-15, in the City of Montreal, Province of Quebec (the "**Original Lease**");

**WHEREAS** the Landlord and the Tenant entered into a Lease Extension Agreement 1 dated September 13<sup>th</sup>, 2013 (the "**Agreement #1**"), extending the Term of the Lease for a further period of FIVE (5) years, commencing on September 1<sup>st</sup>, 2013 and expiring on August 31<sup>st</sup>, 2018;

The Original Lease as amended by the Agreement #1, is hereinafter collectively referred to as the "**Lease**".

**WHEREAS** the Landlord and the Tenant have agreed, by this Lease Amended Agreement #2 (the "**Agreement #2**"), to extend the Term of the Lease for a further period of FIVE (5) years, commencing on September 1<sup>st</sup>, 2018 and expiring on August 31<sup>st</sup>, 2023, upon the terms and conditions hereinafter set forth.

NOW THEREFORE THIS AGREEMENT #2 WITNESSETH AS FOLLOWS that in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the parties do hereby agree as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact and that such recitals form and integral part hereof.

2. **Leased Premises**

The Leased Premises is of approximately ONE Hundred and Fifty-Four square feet (154 sq.ft.).

3. **Term**

The Term of the Lease is hereby extended for a further period of FIVE (5) years, commencing on September 1<sup>st</sup>, 2018 and terminating on August 31<sup>st</sup>, 2023 (the "**Extended Term**").

4. **Gross Rent**

From September 1<sup>st</sup>, 2018 to August 31<sup>st</sup>, 2023, a flat annual rate of FOUR THOUSAND DOLLARS (\$4,000) per year, plus applicable taxes.

5. **Conditions of the Leased Premises**

The Tenant declares itself familiar, content and satisfied o the Leased Premises, and accepts the Leased Premises "as is" in their state and condition.

6. The parties confirm that in all other respects, the terms, covenants and conditions of the Lease remain unchanged, and in full force and effect. It is understood and agreed that all terms and expressions when used in this Agreement #2, unless a contrary intention is expressed herein, have the same meaning as they have in the Lease.

7. This Lease Extension Agreement #2 shall inure to the benefit of and be binding upon the parties hereto, the successors and assigns of the Landlord and the permitted successors and assigns of the Tenant.

8. The parties hereto have requested that this Agreement #2 and all notices, deeds, documents and other instruments to be given pursuant hereto be drawn in the English language only.

Les parties ont exigé que la présente Convention d'Amendement 2, ainsi que tous les avis, actes, documents et autres écrits à être exécutés ou donnés en vertu des présentes soient rédigés en langue anglaise seulement.

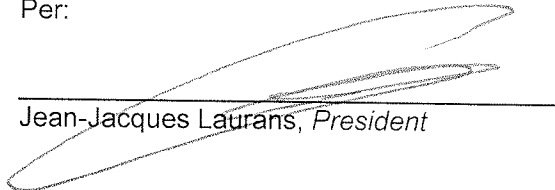
[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement #2 at the place and on the date first hereinabove mentioned.

LANDLORD

**SOCIÉTÉ EN COMMANDITE IMMOBILIÈRE  
NOTRE-DAME OUEST**, representend by  
ALFID SERVICES IMMOBILIERS LTÉE.

Per:



Jean-Jacques Laurans, *President*

TENANT

**TELU COMMUNICATIONS (QUÉBEC) INC.**

Per:



Richard Johnson, *Manager, Building Access & Panning*