

Sent by email



December 21, 2022

TELUS Communications Inc.
Attention: Richard Johnson
25 York Street, Floor #22
Toronto, Ontario M5J 2V5

Dear Sir/Madam:

Re: Telecommunications POP License Agreement between **University Equities Inc.** (the "Licensor") and **TELUS Communications Inc.** (the "Licensee"), dated the 13th day of October, 2017 with respect to 40 University Avenue in the City of Toronto, Province of Ontario (the "License Agreement")

Pursuant to the above-referenced License Agreement, we are pleased to confirm that the License Agreement has been extended and renewed for a further five (5) year term, commencing November 1, 2022.

The renewal term will be governed by the same terms and conditions of the License Agreement except for the License Fee and further rights to renew, both as set out in that section.

The pertinent details are as follows:

1. Renewal Term: 5 years
2. Start of Renewal Term: November 1, 2022
3. Expiration Date: October 31, 2027
4. CPI Increase: 15.5%
5. License Fee for Renewal Term: \$1,732.50 per annum
6. License Fee Charges due date(s):
November 1, 2022
November 1, 2023
November 1, 2024
November 1, 2025
November 1, 2026
7. Remaining Renewal Term: One (1) period of 5 years

On behalf of the Licensor:
University Equities Inc.
by its Manager **TrioVest Realty Advisors Inc.**

Name: Anne Vit
Title: Director

Receipt of this notice hereby acknowledged this 23rd day of January, 2022 ~~2023~~

Licensee:
TELUS Communications Inc.

Name: Richard Johnson
Title: Manager, Building Access

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BROKERAGE
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