

**TELECOMMUNICATIONS LICENSE EXTENSION AMENDING AGREEMENT**

**THIS AGREEMENT** made as of the 22<sup>nd</sup> day of August, 2019

**B E T W E E N:** **BlueStone Properties Inc.**  
(herein called the "Licensor")

**AND:** **TELUS Communications Inc.**  
(herein called the "Licensee")

**WHEREAS** by a Telecommunications License Agreement dated November 5, 2003, OLD OAK PROPERTIES INC. did lease unto the Tenant, TELUS COMMUNICATIONS INC., premises described as Telus POP space (part of the ground floor), which premises were comprised of 88 square feet in Dufferin Corporate Centre, 130 Dufferin Avenue, London, Ontario for a term of three (3) years commencing on November 5, 2003 and expiring on November 4, 2006.

**AND WHEREAS** by a fax dated June 15, 2006, TELUS Communications Company exercised their option to extend the term for an additional three (3) year period from November 5, 2006 and expiring November 4, 2009.

**AND WHEREAS** Old Oak Properties Inc. transferred its interest in Dufferin Corporate Centre to the Landlord by way of a Transfer registered as Instrument #ER549133, which was executed on December 17, 2007.

**AND WHEREAS** by a Telecommunications License Extension Amending Agreement dated March 15, 2010, the term was extended for an additional five (5) years, twenty-six (26) days commencing November 5, 2009 and expiring November 30, 2014, in addition to other terms and conditions as set out therein.

**AND WHEREAS** by a Telecommunications License Extension Amending Agreement dated October 10, 2014, the term was extended for an additional five (5) years commencing December 1, 2014 and expiring November 30, 2019, in addition to other terms and conditions as set out therein.

**AND WHEREAS** by Notice of Change of Corporate Name / Amendment dated August 31, 2017, the corporate name for TELUS Communications Company was changed to TELUS Communications Inc., effective October 1, 2017.

**NOW WITNESS** that for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Landlord and Tenant have agreed to amend the said Lease upon the following terms and conditions.

**Term**

Item 2. Term: is deleted and replaced with the following:

The Term shall be extended for an additional five (5) years (the "Term") commencing December 1, 2019 and the end date will be November 30, 2024.

**POP Space Fee**

Item 4. POP Space Fee: is deleted and replaced with the following:

For the period December 1, 2019 to November 30, 2024, POP Space Fee is based on the following:

Three Thousand One Hundred dollars (\$3,100.00) per annum plus HST (the "POP Space Fee"), payable annually in advance beginning on the commencement date.

For further clarity the POP space is deemed to be approximately 16.00 square feet (2' x 8'), as shown in red on Schedule A attached hereto.

**Notices**

Item 15. The address of the Licensor is amended as follows:

**Licensor:** BlueStone Properties Inc.  
**Address:** 130 Dufferin Avenue - Suite 105  
London, ON N6A 5R2  
Attention: Colin Bierbaum  
Phone: 519-433-0391  
Fax: 519-433-8760

Item 15. The name and address of the Licensee is amended as follows:

**Licensee:** TELUS Communications Inc.  
**Address:** 25 York Street  
Floor 22  
Toronto, ON M5J 2V5

The Licensor and Licensee may change their respective addresses by written notice to each other.

**Execution and Delivery by Electronic Transmission**

This Agreement may be executed by electronic signature and delivered electronically by facsimile transmission or electronically in PDF format or other electronic means and each of the parties hereto may rely on such facsimile or electronic PDF signature or other electronic transmission as though such signature were an original signature.

All other terms of the Telecommunications License Agreement dated November 5, 2003, the Tenant's fax dated June 15, 2006, the Telecommunications License Extension Amending Agreements dated March 15, 2010 and October 10, 2014, and the Notice of Change of Corporate Name / Amendment dated August 31, 2017, respectively, shall remain in effect unchanged.

**IN WITNESS WHEREOF**, the parties have signed and sealed this Agreement.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Licensor: **BlueStone Properties Inc.**

DocuSigned by:  
Per: Colin Bierbaum  
Name: ~~Colin Bierbaum~~  
Title: President  
Date: 8/28/2019

I have authority to bind the Corporation.

Licensee: **TELUS Communications Inc.**

DocuSigned by:  
Per: Richard Johnson  
Name: ~~Richard Johnson~~  
Title: Manager, Building Access  
Date: 8/28/2019

Per: \_\_\_\_\_  
Name:  
Title:  
Date:

I/We have authority to bind the Corporation.