



**Ivanhoe
Cambridge**

Caisse de dépôt et placement
du Québec

Ivanhoe Cambridge

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February 2nd, 2017

TELUS COMMUNICATIONS (QUÉBEC) INC.
25 York Street, 22nd floor
Toronto, Ontario
M5J 2V5

TIPS # 117-109

Attention: Mr. Bob Beatty

Subject:	Tenant :	Telus Communications (Québec) Inc.
	Name of Store:	TELUS Québec
	Local No.:	S2-401B
	Shopping Centre:	COMPLEXE LES AILES <u>and Le 1500</u>
	Our Lease No.:	16601

Dear Tenant:

Pursuant to the lease signed on **March 14, 2002** and by any other subsequent agreements entered into thereafter (hereinafter collectively referred to as the "Lease") entered into between **IVANHOÉ CAMBRIDGE INC. AND IMMEUBLE 677 SAINTE-CATHERINE INC. BY ITS MANAGER IVANHOÉ CAMBRIDGE INC.** [or its predecessor in title] (hereinafter referred to as the "Landlord") and **TELUS COMMUNICATIONS (QUÉBEC) INC.** (hereinafter referred to as the "Tenant") for the above premises (hereinafter referred to as the "Premises") for a certain term expiring on **March 31, 2017** (hereinafter referred to as the "Term"), the parties hereto wish to extend the Term for a further period of **TEN (10)** years commencing on **April 1, 2017** and expiring on **March 31, 2027** upon the same terms and conditions as the Lease save for the following provisions, which shall apply to the Term of the said extension in lieu of those set forth in the Lease, the whole effective on **April 1, 2017** (hereinafter referred to as the "**Effective Date**");

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. **THAT** the preamble shall form a part hereof;
2. **THAT** the **Term** stipulated in paragraph 4.1 of the Lease shall be extended for a period of **ten (10)** years, commencing on **April 1, 2017** and expiring on **March 31, 2027**;
3. **THAT** the Tenant shall pay as rent under subparagraph 5.1.1. of the Lease, an amount equal to **four thousand one hundred and twenty-five dollars (\$4,125.00)**, from **April 1, 2017** up to and including **March 31, 2027**, payable annually in the manner provided in section 5 of the Lease;

SIGNED BY TENANT

THIS 14th DAY OF March, 2017

TELUS COMMUNICATIONS (QUÉBEC) INC.

Per: Richard Johnson
I/We do have the authority to bind the company

Richard Johnson, Manager, Building Access

ACCEPTED BY LANDLORD

THIS 7 DAY OF APRIL, 2017

**IVANHOÉ CAMBRIDGE INC. AND IMMEUBLE 677 SAINTE-CATHERINE INC.
BY ITS MANAGER IVANHOÉ CAMBRIDGE INC.**

Per: _____
Authorized signing Officer

*Valérie DesRoches
Directrice, Le Centre Eaton de Montréal, Place
Montréal Trust & Le 1500*

Per: _____
Authorized signing Officer