

SECOND LICENSE EXTENSION AGREEMENT

THIS AGREEMENT is dated January 19, 2026.

B E T W E E N:

THE MANUFACTURERS LIFE INSURANCE COMPANY

(the "Licensor")

- and -

TELUS COMMUNICATIONS INC.

(the "Licensee")

WHEREAS:

- A. By a telecommunications license agreement dated January 20, 2016 (the "**License**"), the Licensor granted to Telus Communications Company (the "**Original Licensee**"), as licensee, a license to use a certain building (the "**Building**") known as Manulife Place and municipally located at 55 Metcalfe Street, Ottawa, Ontario, to provide certain telecommunication or other communication services to tenants or occupants of the Building, for a term (the "**Term**") of five years, commencing on April 1, 2016 and expiring on March 31, 2021 (inadvertently referred to as March 31, 2020 in the License);
- B. The Original Licensee changed its name to Telus Communications Inc. as of October 1, 2017;
- C. By a renewal agreement dated March 30, 2021 (the "**First License Extension Agreement**"), the Licensor and the Licensee agreed to: (i) extend the Term of the License for a period of five (5) years (the "**First Extended Term**"), commencing on April 1, 2021 and expiring on March 31, 2026; and (ii) amend the License on the terms and conditions more particularly set out therein;
- D. The License and the First License Extension Agreement are hereinafter collectively referred to as the "**License**";
- E. The Term and the First Extended Term are hereinafter collectively referred to as the "**Term**"; and
- F. The Licensor and the Licensee have agreed to: (i) extend the Term of the License for a further period of five (5) years; and (ii) amend the License, all upon the terms and conditions more particularly set out herein.

NOW THEREFORE in consideration of the covenants contained in this Agreement, the sufficiency of which is acknowledged, the parties agree that:

- 1. The Term is hereby extended for a period of five (5) years (the "**Second Extended Term**"), commencing on April 1, 2026 and expiring on March 31, 2031.
- 2. The Second Extended Term will be upon the same terms and conditions as the License, except for the following:
 - (a) the Licensee shall have no right or option to extend the Term or renew the License beyond the Second Extended Term and the section titled "Options to Extend" on the Information Page of the License is hereby deleted;
 - (b) the Licensee shall accept all space in the Building within which the Licensee's equipment is or will be located in "as is" condition, and the Licensor has no responsibility for performing any work in respect of any areas in the Building to ready them for the Second Extended Term;
 - (c) any fixturing period or requirement on the Licensor's part, set out in the License, to pay to the Licensee any construction allowance, inducement, loan or other amount in connection with the License or improvements installed in the Building, will not apply; and
 - (d) the License Fee payable by the Licensee during the Second Extended Term will be the annual sum of **Six Thousand, Five Hundred Dollars (\$6,500.00)**, payable annually in advance commencing on April 1, 2026 and on each subsequent anniversary thereafter.
- 3. The Licensee agrees that, as of the date of this Agreement: (a) it has no claims, defences or set-offs against the Licensor arising under the License and waives any previous claims, defences or set-offs which may have been made or asserted by it; and (b) the Licensor is not in default under any terms of the License nor has any event occurred which, with the passage of time or giving of such notice, or both, will constitute a default under the License.
- 4. The Licensee represents and warrants that it has the right, full power and authority to enter into this Agreement on the terms and conditions set out in this Agreement.

5. The parties confirm that in all respects, the terms, covenants and conditions of the License remain unchanged, and in full force and effect, except as modified by this Agreement. All capitalized terms and expressions when used in this Agreement have the same meaning as they have in the License, unless a contrary intention is expressed in this Agreement.
6. Time will be of the essence of this Agreement.
7. This Agreement will enure to the benefit of and be binding upon the parties to this Agreement the successors and assigns of the Licensor and the permitted successors and permitted assigns of the Licensee. Notwithstanding anything to the contrary, the Licensee's right under the License and this Agreement are purely contractual and the Licensor has not and does not convey any real property interest onto the Licensee in connection with the subject matter of the License or this Agreement.

The parties have duly executed this Agreement.

**THE MANUFACTURERS LIFE INSURANCE
COMPANY**

(Licensor)

Per: Scott Gordon
Authorized Signature

Name: Scott Gordon
Title: Head of Asset Management, Real Estate, Canada

I/We have authority to bind the corporation.

TELUS COMMUNICATIONS INC.

(Licensee)

Per: Richard Johnson
Authorized Signature

Name: Richard Johnson
Title: Manager, Building Access

I/We have authority to bind the corporation.