



BY E-MAIL

December 30, 2025

TELUS COMMUNICATIONS INC.

25 York Street, 22nd Floor
Toronto, Ontario M5J 2V5
richard_johnson@telus.com

To the attention of: Richard D. Johnson, Manager, Building Access

RE: Third Amendment – Service provider access agreement entered into on November 23, 2001 (the **Agreement**), as amended by an amendment dated September 5, 2008 (the **First Amendment**), by a letter dated February 3, 2014 (the **Change of Name Letter**), by a letter dated June 1, 2017 (the **Renewal Confirmation**) and by an amendment dated April 13, 2023 (the **Second Amendment**), entered into between Telus Communications Inc. (the **Tenant**) and 1425 RLO Complex L.P., herein acting and represented by its general partner 8771014 Canada Inc., itself represented by its manager Petra Ltd (the **Landlord**), for Suite 0008 (the **Premises**) located on the basement of the building bearing civic address 1425 René-Lévesque West, in the city of Montréal, province of Québec (the **Building**). The Agreement, the First Amendment, the Change of Name Letter, the Renewal Confirmation and the Second Letter are hereinafter collectively referred to as the **Lease**.

Mr. Johnson,

Following discussions between the Landlord and the Tenant, the parties wish to amend the Lease in order to, among other things, renew the Term of the Lease as per the following terms and conditions:

1. **Renewal Term:** The Term of the Lease for the Premises is renewed for a period of 3 years commencing on January 1st, 2026 (the **Renewal Commencement Date**) and terminating on December 31st, 2028 (the **Renewal Term**).

Tenant recognizes and agrees that, notwithstanding the foregoing, Landlord shall have the right, at all times, to terminate the Lease, as amended by the present Third Amendment, upon a prior written notice of at least 4 months to the Tenant without penalty, charge or recourse from the Tenant against the Landlord.

2. **Annual Rent:** During the Renewal Term, the Tenant covenants to pay to the Landlord the following Annual Rent, as per the provisions of the Lease:

Period	Annual Rent
From January 1 st , 2026 to December 31 st , 2028	\$6,000.00

For clarity purposes, the Annual Rent is comprised of the minimum rent, the Tenant's proportionate share of operating expenses, the Tenant's proportionate share of real estate taxes, but does not include the electricity consumed in the Premises.

3. **Electricity:** In addition to the Annual Rent, the Tenant shall pay to the Landlord an annual amount of \$375.00, plus applicable taxes (payable in the same manner as the Annual Rent) for the electricity consumed in the Premises.
4. **Condition of the Premises:** The Tenant acknowledges that the Landlord has made no promises, declarations nor any undertakings regarding the condition of the Premises, any

modifications, upgrades, decorations, installation of any kind of equipment in the Premises and that as of the Renewal Commencement Date, the Tenant continues to use the Premises on an "as is" basis.

5. **Transfers:** Throughout the Renewal Term, the Tenant shall comply with the provisions of Article 14 (Transfer) of the Agreement, it being understood that in addition thereto:
 - 5.1 When requesting the Landlord's consent to assign the Lease or sublease the Premises, in whole or in part, the Tenant undertakes to provide to the Landlord all necessary information reasonably requested by the Landlord. The Tenant shall pay an amount of \$2,500.00, plus applicable taxes, to the Landlord, by cheque or wire transfer (the costs of such transfer shall be entirely borne by the Tenant), at Tenant's choice, to compensate the Landlord for the costs incurred for the review of the Tenant's request and the preparation of the implementing documentation. For clarity purposes, any name change, amalgamation, change of control or any other form of corporate reorganization shall be subject to Landlord's prior written consent, acting reasonably.
 - 5.2 The Tenant undertakes to sign the Landlord's standard consent of sublease or assignment agreement.
 - 5.3 **Permitted Transfers.** The permitted Transfers provided in Article 14 (Transfer) of the Agreement, namely to a corporate affiliate of the Tenant, its senior lenders or collateral agents, or a purchaser of a material portion of Tenant's business (collectively, the **Permitted Transfers**), are additionally subject to: (a) the use remaining unchanged; and (b) the permitted transferee then being registered with the Québec enterprises registrar in accordance with the *Loi sur la publicité légale des entreprises*.
 - 5.4 **Tenant's liability.** Notwithstanding anything to the contrary in the Lease, the Tenant shall remain solidarily liable, without benefit of division, discussion or subrogation with any assignee, subtenant (including in case of a Permitted Transfers) for the fulfillment of each and all terms and conditions of the Lease, as amended by this Third Amendment, for the entire Renewal Term and any renewal thereof.
- 6 **Insurance:** The Tenant shall comply with all mandatory requirements set out in Article 9 (d) of the Agreement, as amended by Article 12.1 of the Second Amendment, it being understood that, as of the signature of this Third Amendment, all insurance contemplated in the Lease, as amended by this Third Amendment, shall include:
 - (i) the Landlord (it being agreed that for the purposes of this paragraph, the term "Landlord" includes the owners of the Building from time to time and their representatives and mandatories from time to time and any mortgagee designated by notice from Landlord, if applicable, as additional insured on the insurance policy required under paragraph (a) of Article 12.1 of the Second Amendment and as loss payee as their respective interests may appear on the insurance policies required under paragraph (b) of Article 12.1 of the Second Amendment;
 - (ii) a severability of interests and cross-liability clauses protecting Landlord (as defined in sub-paragraph 7.2 (i) hereinabove) and any mortgagee in respect of claims by Tenant as if they were separately insured;
 - (iii) a waiver by Tenant's insurers of any subrogation rights, which Tenant's insurers may have against Landlord (as defined in sub-paragraph 7.2 (i) hereinabove) and any mortgagee and against those for whom they are in law responsible; and
 - (iv) for the insurance policies required under paragraphs (b) to (d) of Article 12.1 of the Second Amendment, a "standard mortgage clause (approved by the

Insurance Bureau of Canada)" endorsement.

Accordingly, Tenant undertakes to remit to the Landlord a copy of its certificate of insurance for the Premises concurrently with this Third Amendment duly signed by the Tenant.

7. **Broker:** The Tenant represents to the Landlord that no broker is involved in this transaction. Any brokerage commission with respect to this transaction, including any offer or agreement preceding this Third Amendment, shall be borne exclusively by the Tenant, and the Tenant shall indemnify the Landlord for any claim with respect thereto, except if the Landlord gave a precise written mandate to a broker or an agent with respect to the present transaction.
8. **Confidentiality:** The Tenant agrees that all terms and conditions of the Lease, as amended by this Third Amendment, and any other documents related thereto, shall remain confidential and that it shall not disclose to any person at any time whatsoever, without having first obtained the written consent of the Landlord.
9. **Language:** The parties specifically declare that they have requested the present Third Amendment be drawn up in the English language. *Les parties déclarent qu'elles ont demandé que le présent Troisième Amendement soit rédigé en anglais.*
10. **Newsletter:** The Tenant recognizes and agrees that by signing this Third Amendment, it accepts to be added to the Landlord's email distributions list for the newsletter. Notwithstanding the foregoing, the Tenant shall, at all times, be entitled to: (i) modify the recipient(s) receiving said newsletter by communicate with the Landlord; and/or (ii) unsubscribe from the newsletter by following the instructions at the end of the e-mail it will receive.
11. **Personal Information:** The Tenant hereby agrees to the collection, use and retention of the personal information provided by the Tenant or otherwise collected on behalf of the Landlord for purposes related to the Lease and Landlord's administrative requirements in accordance with its Privacy Policy available at www.groupepetra.com or upon request.

It is agreed that all the terms and conditions of the Lease, as modified by the present Third Amendment, remain valid and unchanged. Unless otherwise provided, all expressions used in the present have the same meaning as attributed in the Lease.

The Tenant must signify its acceptance of this Third Amendment by signing 1 copy and returning same to the Landlord before 5 p.m. (Montréal time) on **January 15, 2026**, failing which this Third Amendment will become, at Landlord's discretion, null, void and of no further effect, without any penalty, charge or recourse of the Tenant towards the Landlord. This Third Amendment is deemed accepted by the parties when the Landlord returns a duly signed copy to the Tenant.

This Third Amendment may be executed in any number of counterparts and transmitted by e-mail, all of which together shall constitute one and the same instrument and each counterpart shall be deemed to be an original hereof.

Trusting the above satisfactory, please accept, Mr. Johnson, our best regards.

1425 RLO COMPLEX L.P., herein acting and represented by its general partner 8771014 Canada Inc., itself represented by its manager **Petra Ltd**

Nancy Savard
Nancy Savard
Property Manager

(The signatures are on the following page.)

READ AND ACCEPTED by the Tenant, this 5th day of January 2026.

TELUS COMMUNICATIONS INC.

By: Richard Johnson
Name: Richard Johnson
Title: Manager, Building Access

By: _____
Name:
Title:

READ AND ACCEPTED by the Landlord, this 13 day of January 2026.

1425 RLO COMPLEX L.P., herein acting and represented by its general partner 8771014 Canada Inc., itself represented by its manager Petra Ltd

By: Patrice Bourbonnais
Patrice Bourbonnais
President

By: Tom Arseneault
Tom Arseneault
Vice President, Finance