

FIRST LEASE RENEWAL AGREEMENT

THIS LEASE Renewal Agreement dated as of the 8th day of October 2024, and with effect from the 1st day of October 2024.

BETWEEN:

6871098 MANITOBA LIMITED
through its Managing Agent,
Shelter Canadian Properties Limited,

(hereinafter called the “Landlord”),

OF THE FIRST PART,

- and -

TELUS COMMUNICATIONS INC.

(hereinafter called the “Tenant”),

OF THE SECOND PART.

WHEREAS:

- A. By an Indenture of Lease dated the 29th day of April 2019, (hereinafter called the “Original Lease”) made between 6871098 Manitoba Limited, through its Managing Agent, Shelter Canadian Properties Limited the Landlord and Telus Communications Inc., the Tenant, the Landlord leased to the Tenant, on the terms and conditions set forth in the Original Lease, part of the premises known municipally as the 1780/1790 Wellington Avenue, which premises are more particularly described in in the Original Lease, being composed of space on the roof of the said premises for the installation and operation of radio communications equipment.
- B. The Original Lease was for a term of Five (5) years, commencing the 1st day of May 2019, up to and including the 30th day of April 2024.
- C. The Tenant has agreed to renew the Original Lease and the Landlord has agreed to grant a lease renewal (hereinafter called the “First Lease Renewal”) for a further term of Five (5) years, commencing from the 1st day of October 2024 up to and including the 30th day of November 2029.
- D. The Landlord and the Tenant have further agreed to modify the Original Lease to record the terms of the Lease Renewal as hereinafter set forth:

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the execution of these premises by the parties hereto and in consideration of \$1.00 (One Dollar) and other good and valuable consideration (the receipt and sufficiency whereof is hereby by the parties hereto acknowledged), the parties hereto do agree as follows:


1. The Landlord shall lease to the Tenant the Premises for a term of Five (5) years commencing from the 1st day of October 2024, and ending at 12:00 midnight on the 30th day of November 2029.
2. Yielding and paying therefore unto the Lessor without any deductions, defalcation or abatement whatsoever, the following rental:

The annual gross rent for the period of October 1, 2024, to September 30, 2029, is SEVEN HUNDRED FIFTY DOLLARS (\$750.00), payable annually in advance at the rate of Seven Hundred Fifty Dollars (\$750.00) plus G.S.T., On the first day of October every calendar year during the said term. The first of such payments to be due on or before the 1st day of October 2024.

3. The Lease Renewal shall contain the same covenants, conditions and agreements as are contained in the Original Lease, except:
 - a) The right of renewal already exercised shall be omitted.
 - b) Any rent abatement, tenant inducements, Landlord's Work shall be omitted.
4. This Indenture shall from the date hereof be read and construed along with the Original Lease, together with all other the terms, covenants and conditions thereof and continue to be in full force, virtue and effect.

IN WITNESS WHEREOF the parties hereto have executed this Indenture as of the day and year first above written.

6871098 MANITOBA LIMITED
through its Managing Agent,
Shelter Canadian Properties Limited

Per: 

ROBERT BLAIR, CPA, CA
Property Manager – Commercial Properties

Per: *Richard Blair*

RICHARD N. BLAIR, CPA, CA
Senior Vice President c/s

Telus Communications Inc.

Per: *Richard Johnson*

Richard Johnson
Manager, Building Access