

LEASE EXTENSION AGREEMENT

THIS AGREEMENT MADE as of the 4th day of November 2020

BETWEEN: FAIRWAY REALTIES INC. (the "LESSOR")

AND: TELUS COMMUNICATIONS INC. (the "LESSEE")

SITE LOCATION: 3535 QUEEN-MARY RD., MONTRÉAL QC H3V 1H8

WHEREAS the names Telus Inc., Telus Communications Company, and Telus Communications Inc. as used herein and in all previous agreements between the parties, it is understood to mean the LESSEE

WHEREAS there exists an Agreement between the LESSOR and the LESSEE dated February 28, 2005;

WHEREAS said Agreement was renewed periodically, the most recent renewal to expire on February 28, 2021; and

WHEREAS the LESSOR and the LESSEE are desirous of renewing the said Agreement;

THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The term of the renewal period will be five (5) years, commencing March 1, 2021 and terminating February 28, 2026.
2. The annual rental will be increased to \$2,160.00 plus GST and QST
3. All other terms and conditions contained in the Agreement and subsequent renewals will remain unchanged.

FAIRWAY REALTIES INC.

Per: _____

Norman Sternthal

TELUS COMMUNICATIONS COMPANY INC. *RJ.*

Per: _____

Richard Johnson
Manager, Building Access