



December 7, 2021

TELUS Communications Inc..  
25 York Street  
Floor 22  
Toronto, Ontario  
M5J 2V5

Attention: Richard D. Johnson

Dear Sir/Madam:

Re: Telecommunications POP License Agreement – Renewal

Pursuant to section 4(b) of the above-referenced License Agreement (the automatic renewal provision), we are pleased to confirm that the License Agreement has been renewed for a further five (5) year term.

The renewal term will be governed by the same terms and conditions of the License Agreement except for the License Fee and further rights to renew, as identified in the below chart.

The below reflects all the renewal with Telus for 2022. The pertinent details are as follows:

- Section 4(b) (ii): the License Fee, which will increase at the start of each Renewal Term by a percentage of the increase in the Consumer Price Index published by Statistic Canada from the start of the previous Renewal Term to October 2021.

Building Name and Address	CPI Increase	Start of Renewal Term	Expiration Date	License Fee per annum	Electricity Charges per annum	Total Amount of License Fee per annum	Remaining Renewal Term
Square One Shopping Centre - 100 City Centre Drive Mississauga, Ontario	10.4%	May 1, 2022	April 30, 2027	\$1,655.3	N/A	\$1,655.3	1x5
315 Front Street West, Toronto, Ontario	11.1%	January 1, 2022	December 31, 2026	\$1,000.1	N/A	\$1,000.1	Nil
Richmond Adelaide Centre – 120 Adelaide Street West, Toronto, ON	10.8%	March 1, 2022	February 28, 2027	\$1,030.3	N/A	\$1,030.3	Nil
Richmond Adelaide Centre – 130 Adelaide Street West, Toronto, ON	10.8%	March 1, 2022	February 28, 2027	\$1,030.3	N/A	\$1,030.3	Nil
TD Canada Trust Tower, 161 Bay Street, Toronto, Ontario	11.1%%	January 21, 2022	January 20, 2027	\$2,500.2	N/A	\$2,500.2	1x5



We also request a new renewal term for the following site(s):

Building Name and Address	CPI Increase	Start of Renewal Term	Expiration Date	License Fee per annum	Electricity Charges per annum	Total Amount of License Fee per annum	Remaining Renewal Term
Canada Square – 2200 Yonge Street, Toronto, Ontario	10.4%	July 1, 2022	June 30, 2027	\$993.2	N/A	\$993.2	Nil

On behalf of the Licensor,  
**OXFORD PROPERTIES GROUP**

*Kimberly Train*

Name: Kimberly Train

Title: Director – Procurement