

FIRST AMENDMENT TO TELECOMMUNICATIONS LICENSE AGREEMENT

BETWEEN

SOCIÉTÉ EN COMMANDITE 615 RENÉ-LÉVESQUE OUEST
represented by
ALFID SERVICES IMMOBILIERS LTÉE
(Licensor)

AND

TELUS COMMUNICATIONS INC.
(Licensee)

615 René Lévesque Boulevard West, Montreal

April 3 2025

FIRST AMENDMENT TO TELECOMMUNICATIONS LICENSE AGREEMENT

THIS AGREEMENT is made the _____ day of _____ 2025.

BETWEEN: **SOCIÉTÉ EN COMMANDITE 615 RENÉ-LÉVESQUE OUEST**, a limited partnership duly formed under the *Civil Code of Quebec*, acting by its general partner, **9481-0058 QUÉBEC INC.**, represented by ALFID SERVICES IMMOBILIERS LTÉE, a legal person duly incorporated under the laws of the province of Quebec, herein acting and represented by Mr. Jean-Jacques Laurans, its President, duly authorized for the purposes hereof, as he so declares.

(hereinafter referred to as the "**Licensor**")

AND: **TELUS COMMUNICATIONS INC.**, a company duly incorporated and now governed under the *Business Corporations Act* (British Columbia), having its head office at 6 Jules-A.-Brillant Street, Rimouski (Québec) G5L1W8, herein acting and represented by ●, duly authorized for the purposes hereof, pursuant to a resolution dated as of ●.

(hereinafter referred to as the "**Licensee**")

WHEREAS by a telecommunications license agreement dated September 14, 2020 (the "**Agreement**"), the Licensor (or its predecessor(s) in title and interest) granted to the Licensee (or its predecessor(s) in title and interest) the non-exclusive right to provide telecommunications services to the tenants and occupants of the building municipally described as 615 René Lévesque Boulevard West, Montreal, Province of Québec (the "**Building**") for and during a term of five (5) years, commencing on October 1st, 2020 and expiring on September 30th, 2025, the whole upon the terms and conditions set forth in the Agreement;

WHEREAS the Licensor and the Licensee now wish to extend the term of the Agreement for a period of five (5) years, commencing on October 1st, 2025 and expiring on September 30th, 2030;

NOW THEREFORE THIS AMENDMENT TO AGREEMENT (the "**First Amendment to License Agreement**") WITNESSETH that in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the parties do hereby agree as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact and that such recitals form an integral part hereof.
2. The term of the Agreement is hereby extended for a further period of five (5) years, commencing on October 1st, 2025 and expiring on September 30th, 2030 (the "**Extended Term**").
3. For the Extended Term, the Licensee covenants and agrees to pay to the Licensor, the following POP Space Fee for the License, plus applicable taxes, the whole in accordance with the provisions of the Agreement:

Period	POP Space Fee
October 1 st , 2025 to September 30 th , 2026	\$3,000.00
October 1 st , 2026 to September 30 th , 2027	\$3,090.00
October 1 st , 2027 to September 30 th , 2028	\$3,182.70
October 1 st , 2028 to September 30 th , 2029	\$3,278.18
October 1 st , 2029 to September 30 th , 2030	\$3,376.53

For more clarity, the POP Space Fee payable by the Licensee for the License for the Extended Term is increased by three percent (3%) every year of the Extended Term.

4. The parties confirm that in all other respects, the terms, covenants and conditions of the Agreement remain unchanged, and in full force and effect. It is understood and agreed that all terms and expressions when used in this First Amendment to License Agreement, unless a contrary intention is expressed herein, have the same meaning as they have in the Agreement.
5. This First Amendment to License Agreement shall inure to the benefit of and be binding upon the parties hereto, the successors and assigns of the Licensor and the permitted successors and assigns of the Licensee.
6. The parties hereto have required that this First Amendment to License Agreement and all notices, deeds, documents and other instruments to be given pursuant hereto be drawn in the English language only. *Les parties ont exigé que le présent Premier Amendement à l'Entente de convention d'accès ainsi que tous les avis, actes, documents et autres écrits à être exécutés ou donnés en vertu des présentes soient rédigés en langue anglaise seulement.*
7. This First Amendment to License Agreement shall be governed by the laws in force in the Province of Québec. Should a provision of this amendment, to any extent, be held to be or rendered invalid, unenforceable or illegal, then such provision shall be deemed to be independent from the remainder of the amendment and divisible therefrom and shall in no case invalidate the remainder of the amendment and the remainder of the amendment shall continue to be enforceable to the fullest extent permitted by law.
8. This First Amendment to License Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all together shall constitute one and the same instrument. Any copy may be transmitted by e-mail in PDF format or by other electronic transmission. The parties agree that their signatures transmitted electronically have the same effect as signatures transmitted manually.

[Signature page follows.]


SIGNED AND DELIVERED in Montreal, Province of Quebec, on the date mentioned in the first page.

SOCIÉTÉ EN COMMANDITE 615 RENÉ-LÉVESQUE OUEST,
acting by its general partner, **9481-0058 QUÉBEC INC.**
represented by **ALFID SERVICES IMMOBILIERS LTÉE**
(Licensor)

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Per: Jean-Jacques Laurans
Title: President

TELUS COMMUNICATIONS INC.
(Licensee)


Per: • Richard Johnson
Title: • Managing Billing Assoc