SITE ACCESS LICENSE SECOND RENEWAL AGREEMENT

THIS AGREEMENT made the **20th** day of **August**, 2026

BETWEEN: **METCALFE REALTY COMPANY LIMITED**
(hereinafter called the "Licensor")
OF THE FIRST PART

AND: **TELUS COMMUNICATIONS INC.**
(hereinafter called the "Licensee")
OF THE SECOND PART

WITNESSETH:

WHEREAS, on the 23rd day of March, 2017, the parties hereto entered into a Site Access License Agreement for a Term of five (5) years beginning the 1st day of April, 2017 and terminating on the 31st day of March, 2022 for the **non-exclusive right to install and maintain certain fiber optic cable and such fixtures and attachments as necessary (the "Equipment) in the Building known as the Varette Building, located at 130 Albert street in the City of Ottawa, in the Province of Ontario**.

AND WHEREAS, Telus Communications Company was dissolved and discontinued as a general partnership effective on October 1st, 2017.

AND WHEREAS, on the 10th day of November, 2017, the parties hereto signed an Addendum to License stating that effective October 1st, 2017, **TELUS COMMUNICATIONS INC.** assumed the License, and all right, title and interest thereunder, without limitations, as warranted in the Notice of Change of Corporate Name/Amendment dated August 31st, 2017.

AND WHEREAS, on the 20th day of June, 2022, the parties hereto entered into a Site Access License First Renewal Agreement ("First Renewal Term") for a Term of five (5) years beginning the 1st day of April, 2022 and expiring on the 31st day of March, 2027.

AND WHEREAS, the aforementioned Site Access License Agreement, Addendum to License, and Site Access License First Renewal Agreement are all hereinafter collectively referred to as the "License".

NOW, THEREFORE, in consideration of the mutual covenants herein, and in the stated License contained, **the parties hereby agree that the Term of said License is renewed for a period of five (5) years ("Second Renewal Term") commencing on the 1st day of April, 2027 and expiring on the 31st day of March, 2032** and that the said Second Renewal Term is under the same terms, provisos and conditions as in the said License now contained, save and except for the following:

1. TERM AND FEE
The existing clause shall be deleted and shall be replaced with the following:

TERM AND FEE
The Second Renewal Term ("Term") of the License shall be for **five (5) years commencing on the 1st day of April, 2027 and terminating on the 31st day of March, 2032.**

The Licensee shall pay to the Licensor an annual License Fee of one thousand, three hundred and sixty dollars ($1,360.00) plus H.S.T. payable in advance in one lump sum payment on the Commencement Date of the Second Renewal Term of the License, and thereafter on each anniversary of the Commencement Date of the herein License.

In addition to the annual Licence Fee, the Licensee shall pay the Licensor any costs reasonably incurred by the Licensor for providing additional services in connection with the installation, maintenance, removal and operation of the Licensee's Equipment and Trade Fixtures (plus the costs of the Licensor's administrative fee of 15%) Such charges may include, without limitation, the fees charged by engineers, or other experts retained by the Licensor (including the Licensor's employees) for review and approval of plans, safety and security measures, escorted access, supervision, receiving, storing and handling of materials and articles, moving of materials and articles, removal of items or substances deposited or discharged on, in or about the Licenced Area or elsewhere in the Building as reasonably determined by the Licensor from time to time.

15. **NOTICE**

Any notice required or permitted to be given hereunder or any tender or delivery of documents may be sufficiently given by personal delivery or, if other than the delivery of an original document, by facsimile transmission

to the Licensee at the following address:

Telus Communications Inc.
Attention: Richard Johnson, Manager, Building Access
25 York Street, Floor 29
Toronto, Ontario M5J 2V5
Tel: (416) 992-5684

to the Licensor at the following address:

Metcalfe Realty Company Limited
130 Albert Street, Suite 210
Ottawa, Ontario K1P 5G4
Attention: Wayne Hutchings, Vice President
Tel: (613) 563-4442
Facsimile: (613) 232-3491

Counterparts

This Site Access License Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute but one and the same instrument. The parties agree that executed counterparts may be transmitted by facsimile machine or by electronic mail and that such counterparts shall be treated as originally executed instruments. Each party undertakes to provide the other with a copy of the original Agreement bearing actual signatures and initials within a reasonable time after all conditions have been waived.

This SITE ACCESS LICENSE SECOND RENEWAL AGREEMENT shall enure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness

DEANNE ETHIER
(print full name)

Witness

(print full name)

Licensor:
METCALFE REALTY COMPANY LIMITED

By:
Name:
Title: WAYNE HUTCHINGS
VICE PRESIDENT
I have the authority to bind the corporation

seal

By:
Name: BEN TIMMONS
Title: CHIEF FINANCIAL OFFICER
I have the authority to bind the corporation

Licensee:
TELUS COMMUNICATIONS INC.

By:
Richard Johnson
seal

(print full name)
Manager, Business Access
(print full title)
I have the authority to bind the corporation