

RENEWAL AGREEMENT

THIS RENEWAL AGREEMENT is entered into on July 7, 2026 and effective as of September 1, 2026

BETWEEN:

IVANHOÉ ST-FOY INC.

by its Manager Jones Lang Lasalle
Real Estate Services, Inc. for and on behalf of the Landlord
(herein referred to as the "Licensor")

- and -

TELUS COMMUNICATIONS INC.

(herein referred to as "Licensee")

WHEREAS the Licensor and Licensee signed a Telecommunications License Agreement dated the 12th of August, 2021 (the "Agreement") for the building known as Place Ste-Foy and municipally known as 2450 Bd Laurier Quebec City, Quebec (the "Building");

WHEREAS the Agreement was amended by way of an Amending Agreement signed the 7th day of March, 2023, herein referred to as the "First Amendment".

WHEREAS the Agreement and the First Amendment shall collectively be known as the "Amended Agreement".

NOW THEREFORE in consideration of the mutual covenants and agreements set out in this Renewal Agreement, and for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

1. The Licensee has exercised the first of its options to renew the Amended Agreement (the "First Renewal") in accordance with the terms of the Amended Agreement. Following the First Renewal, the Licensee shall have one (1) further option to renew remaining pursuant to the Agreement.
2. The Term of the First Renewal shall commence on the 1st day of September, 2026 and terminate 31st day of August, 2031.
3. The License Fee during the First Renewal shall be the annual sum of One Thousand Six Hundred and Eighty Dollars (\$1,680.00) in Canadian funds plus all applicable taxes.
4. The License Fee shall increase by three percent (3%) on each anniversary of the commencement date of the First Renewal term throughout the duration of the First Renewal.
5. Except as expressly amended herein, the parties ratify and confirm the remainder of the Amended Agreement is in full force and effect as of the date hereof.

IN WITNESS WHEREOF, Licensors and Licensees have executed this Renewal Agreement as of the day and year first above written.

IVANHOÉ ST-FOY INC. by its Manager Jones Lang
Lasalle Real Estate Services, Inc. for and on behalf of
the Landlord

(Licensor)

Per: _____



Name: Donald Larose

Title: Vice-président commerce de détail, région
du Québec

Per: _____

Name:

Title:

I/We have authority to bind the corporation

TELUS COMMUNICATIONS INC.

(Licensee)

Per: _____



Name: Richard Johnson

Title: Manager, Building Access

Per: _____

Name:

Title:

I/We have authority to bind the corporation