

MONT INVESTMENTS INC.

June 14, 2022

TELUS COMMUNICATIONS INC.

25 York Street, 22th floor
Toronto, Ontario
M5J 2V5

Attention: Real Estate Services

Dear Sirs:


Please refer to the License Agreement made as of January 15, 2003 as subsequently assigned by Telus Communications (Quebec) Inc. to you ("License Agreement"), whereby you assumed all obligations of the Licensee under the License Agreement, granting you the non-exclusive license to use the Equipment Room and Conduit Facilities (as defined in the License Agreement) located in the Building at 1000 Sherbrooke Street West, Montreal, for the installation, operation and maintenance of Telecommunications Equipment, and to install cable, which License Agreement was subsequently renewed by letters of agreement dated February 22, 2008, October 8, 2013 and November 30, 2017 and shall expire on November 30, 2022.

We, Monit Investments Inc., having acquired all rights and title to the License Agreement, hereby offer you to extend the License Term of the License Agreement for an additional term of five (5) years commencing on December 1, 2022 and expiring on November 30, 2027, upon the same terms and conditions (including a provisional utility charge of \$300.00 per annum), save and except that the License Fee shall be the annual sum of **Seven Thousand Six Hundred Fifty dollars (\$7,650.00)**, plus applicable sales taxes.

If you are in agreement with the foregoing, please sign this letter in the space hereunder, whereupon the License Agreement shall be extended in accordance with the terms hereinabove set forth.

MONIT INVESTMENTS INC.

("Licensor")

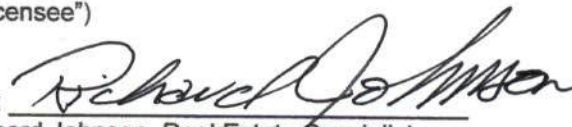
Per: 
Barry Kotler - President

ACCEPTED AND AGREED TO:

on this 30th day of June, 2022.

TELUS COMMUNICATIONS INC.

("Licensee")

Per: 
Richard Johnson, Real Estate Specialist

I HAVE AUTHORITY TO BIND THE CORPORATION