



June 17, 2020

TELUS Communications Inc.
Attention: Richard Johnson
25 York Street, Floor #22
Toronto, Ontario M5J 2V5

Dear Sir/Madam:

Re: Telecommunications POP License Agreement between **OMERS Realty Corporation, Guinness Tower Holdings LTD and 2073393 Ontario Inc.** (the "Licensor") and **TELUS Communication Inc.** (the "Licensee"), dated the 1st day of May, 2015 with respect to MNP Tower, 1021 West Hastings in the City of Vancouver, Province of British Columbia (the "License Agreement")

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, commencing May 1st, 2020.

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, both as set out in that section.

The pertinent details are as follows:

1. Renewal Term: 5 years
2. Commencement Date: May 1st, 2020
3. Expiration Date: April 30th, 2025
4. CPI Increase: 9.2%
5. License Fee for Renewal Term: \$1,365.00 per annum
6. License Fee due date(s): May 1st, 2020
May 1st, 2021
May 1st, 2022
May 1st, 2023
May 1st, 2024
7. Remaining Renewal Term: 1 period of five (5) years

On behalf of the Licensor,
OXFORD PROPERTIES GROUP

Kimberly Train

Name: Kimberly Train
Title: Director – Platform Services

Receipt of this notice hereby acknowledged this 18th day of June, 2020.

Licensee:
TELUS Communications Inc.

Richard Johnson

Name: *Richard Johnson*
Title: *Manager, Building Access*