



February 23, 2021

VIA EMAIL

Richard Johnson
TELUS Communications Inc.
25 York Street, Floor 22
Toronto, ON M5J 2V5

Dear Mr. Johnson,

Re: Telecommunications POP License Agreement between The Manufacturers Life Insurance Company acting as agent on behalf of the co-owners, The Manufacturers Life Insurance Company and Albari Holdings Ltd. (the "Licensor") and TELUS Communications Inc. (the "Licensee") dated 20th day of May 2016 ("the License Agreement"), with respect to Manulife Place, 10180 101 Street NW in the City of Edmonton, Province of Alberta

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 extended and renewed for a further five (5) year term, commencing January 1st, 2021.

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: January 1st, 2021
3. Expiration Date: December 31st, 2025
4. CPI Increase: 9.0%
5. License Fee for Renewal Term: \$6,831.25 plus GST per annum
6. Electrical Charges: \$345.00 plus GST per annum
7. Emergency Power Connection Fee: \$345.00 plus GST per annum
8. Addition Renewal Term: Nil

On behalf of the Licensor:

The Manufacturers Life Insurance Company acting as agent on behalf of the co-owners, The Manufacturers Life Insurance Company and Albari Holdings Ltd.

Stephen P. Smith

Name: Stephen P. Smith
Title: Managing Director
Western Canada, Real Estate

Receipt of this notice hereby acknowledged this 25th day of February, 2021.

Licensee:

TELUS Communications Inc.



Name: Richard Johnson

Title: Manager, Building Access