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BGO

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August 25, 2026

TELUS Communications Inc.
25 York Street, Floor 29
Toronto, ON M5J 2V5
Attention: Manager, Building Access

Dear Sir/Madam:

Re: Telecommunications License Agreement dated the 1st day of June, 2021 ("License") **between BK Prime British Columbia I LP** ("Licensor") and **TELUS Communications Inc.** ("Licensee"), in respect of certain equipment situated in the building municipally known as 2025 Willingdon Avenue, City of Burnaby, Province of British Columbia (the "License Agreement")

BentallGreenOak (Canada) LP, as authorized agents on behalf of the Licensor, hereby acknowledges the valid exercise by the Licensee of its option to extend the term of the License for a period of five (5) years commencing on June 1, 2026, and expiring on May 31, 2031 (the "Extension Term"). This extension shall be upon the same terms and conditions as set forth in the original License, with, as of the date of this letter agreement, no further options to extend the term of the License, as more particularly outlined in the License. The only exception to the existing terms is the License Fee, which has been determined by the Licensor to be $3,739.05 per annum for the Extension Term adjusted by the change in the Consumer Price Index ("CPI") from the Commencement Date of the original term, payable in advance, exclusive of applicable taxes.

Except as specifically stated in this letter agreement ("Agreement"), any expression used in this Agreement has the same meaning as the corresponding expression in the License.

The parties hereto shall, at all times hereafter, upon the reasonable request of the other make or procure to be made, done or executed, all such further assurances and to do all such things as may be necessary to give full force and effect to the full intent of this Agreement.

The parties hereto hereby acknowledge, confirm and agree that, in all other respects, the terms of the License are to remain in full force and effect, unchanged and unmodified except in accordance with this Agreement.

This Agreement shall enure to the benefit of, and shall be binding upon, the parties hereto and their respective successors and assigns.

The Licensor and Licensee agree that, notwithstanding anything contained in the License to the contrary:

(a) this Agreement, when executed, and the execution hereof, may be communicated by electronic transmission and that such agreement shall be deemed to be an original hereof, and shall be legal and binding upon the parties hereto; and

(b) with respect to the execution of this Agreement, they will each accept electronic signatures in accordance with the BRITISH COLUMBIA PROVINCIAL LEGISLATION.

Please acknowledge your understanding and acceptance of the terms and conditions contained herein by signing below and delivering a copy of this Agreement where indicated below and returning same to the undersigned at your earliest convenience.

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Yours very truly,

BentallGreenOak (Canada) Limited Partnership,
by its General Partner, BentallGreenOak (Canada) G.P. Ltd.
as Authorized Agent for
BK Prime British Columbia I LP

Per: DocuSigned by: Jeff Lim 0496605DB5BE4A3...
Name: Jeff Lim
Title: Principal, Leasing

Per: Signed by: Tracy Macdonald D7cacc9d7a3e4d8...
Name: Tracy Macdonald
Title: Managing Director, National Leasing

We/I have the authority to bind the Licensor

The undersigned Licensee hereby acknowledges its receipt of this Agreement, and its understanding and acceptance of the terms contained herein this 22nd day of September, 2026.

TELUS Communications Inc.

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

I have the authority to bind the Licensee