



130 Bloor Street West, Suite 502  
Toronto, ON M5S 1N5  
Canada  
T 416.674.7707

[bgo.com](http://bgo.com)

July 29, 2024

TELUS COMMUNICATION INC.  
25 York Street, 22<sup>nd</sup> Floor  
Toronto, Ontario  
M5J 2V5

Attention: Richard Johnson  
Manager Communications Inc.

Dear Richard:

Re: Telecommunications License Agreement dated April 29, 2019 ("License") between 130 Bloor CREIF Inc. ("Licensor") and TELUS Communications Inc. ("Licensee"), in respect of certain equipment situated in the building municipally known as 130 Bloor Street West.

---

We are in receipt of your email dated January 2, 2024, in respect of the referenced License.

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 5 Years commencing on August 1<sup>st</sup>, 2024, and expiring on July 31<sup>st</sup>, 2029 (the "FIRST OPTION "Renewal"), without any further option to extend the term of the License, as more particularly set forth in the License, upon the same terms and conditions contained in the License, with the exception of the License Fee, which has been determined by the Licensor to be \$1,171.80 per annum for or 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.

As the CPI will not be available until after the commencement of the "FIRST OPTION" Renewal, kindly ensure that the annual fee due on or before August 1<sup>st</sup>, 2024, is paid based on the license fee payable by the Licensee for the last month of the existing term, and the Licensor will invoice the Licensee for the adjustment when the CPI is available for the "FIRST OPTION" Renewal.

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.

Name  
Company Name  
Page 2

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 Licensors 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 **Ontario's Electronic Commerce Act, 2000, S.O. 2000, c. 17 (ECA)**.

Please acknowledge your understanding and acceptance of the terms and conditions contained herein by signing below and delivering a copy of this Agreement were indicated below and returning same to the undersigned no later than 5:00 p.m. on Friday, July 19, 2024.

Should you have any further questions or concerns in this regard, please do not hesitate to contact the undersigned directly at maria.barata@bgo.com.

Yours very truly,  
Bentall Kennedy (Canada) Limited Partnership, by its general partner  
Bentall Kennedy (Canada) G.P. Ltd., as authorized agents for  
**130 BLOOR CREIF INC.**

Ken Lechter  
General Manager

DocuSigned by:  
*Ken Lechter*  
B0E0130144A7481...

The undersigned Licensee hereby acknowledges its receipt of this Agreement and its understanding and acceptance of the terms contained herein this 12 day of July 2024.

Name  
Company Name  
Page 3

**TELUS Communications Inc.**

Per: DocuSigned by:  
*Richard Johnson*  
Name: Richard Johnson  
Title: Manager, Building Access

Per: \_\_\_\_\_  
Name:  
Title:

We/I have the authority to bind the Licensee.

Name

Company Name

Page 4