

SITE ACCESS LICENSE FIRST RENEWAL AGREEMENT

THIS AGREEMENT made the 21st day of November, 2022

BETWEEN: METCALFE REALTY COMPANY LIMITED
(hereinafter called the "Licensor")
OF THE FIRST PART

AND: TELUS COMMUNICATIONS INC.
(hereinafter called the "Licensee")
OF THE SECOND PART

WITNESSETH:

WHEREAS, on the 15th day of May, 2017, the parties hereto entered into a Site Access License Agreement for a Term of five (5) years beginning the 1st day of June, 2017 and terminating on the 31st day of May, 2022 for the non-exclusive right to install and maintain certain fiber optic cable and such fixtures and attachments as necessary (the "Equipment") at the property known as 85 Albert Street, in the City of Ottawa, in the Province of Ontario.

AND WHEREAS, Telus Communications Company was dissolved and discontinued as a general partnership effective October 1, 2017.

AND WHEREAS, on the 1st day of September, 2022, the parties hereto signed an Addendum to Lease stating that effective October 1, 2017, TELUS COMMUNICATIONS INC. assumed the License, and all right, title, and interest thereunder without limitations, as warranted in the Notice of Change of Corporate Name/ Amendment dated August 31 2017.

and
[Handwritten initials]

AND WHEREAS, the aforementioned Site Access Licence Agreement and the Addendum to Licence are all hereinafter collectively referred to as the Licence.

NOW, THEREFORE, in consideration of the mutual covenants herein, and in the stated License Agreement contained, the parties hereby agree that the Term of said License is renewed for a period of five (5) years ("First Renewal Term") commencing on the 1st day of June, 2022 and expiring on the 31st day of May, 2027 and that the said First Renewal Term is under the same terms, provisos and conditions as in the said License now contained, save and except for the following:

I. TERM AND FEES
The existing clause shall be deleted and shall be replaced with the following:

TERM AND FEES

The First Renewal Term ("Term") of the License shall be for five (5) years commencing on the 1st day of June, 2022 and terminating on the 31st day of May, 2027.

The Licensee shall pay to the Licensor an annual License Fee of one thousand, two hundred and eighty dollars (\$1,280.00) plus H.S.T. payable in advance in one lump sum payment on the Commencement Date of the First Renewal Term of the License, and thereafter on each anniversary of the Commencement Date of the herein License.

In addition to the annual Licence Fee, the Licensee shall pay the Licensor any costs reasonably incurred by the Licensor for providing additional services in connection with the installation, maintenance, removal and operation of the Licensee's Equipment and Trade Fixtures (plus the costs of the Licensor's administrative fee of 15%) Such charges may include, without limitation, the fees charged by engineers, or other experts retained by the Licensor (including the Licensor's employees) for review and approval of plans, safety and security measures, escorted access, supervision, receiving, storing and handling of materials and articles, moving of materials and articles, removal of items or substances deposited or discharged on, in or about the Licenced Area or elsewhere in the Building as reasonably determined by the Licensor from time to time.

This SITE ACCESS LICENSE FIRST RENEWAL AGREEMENT shall enure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Handwritten signature of Lynn Dubien]
Witness
Lynn Dubien
(print full name)

Licensor:
METCALFE REALTY COMPANY LIMITED

By: [Handwritten signature of Wayne Hutchings]
Name: WAYNE HUTCHINGS
Title: VICE PRESIDENT
I have the authority to bind the corporation

By: [Handwritten signature of Steve Hudson]
Name: STEVE HUDSON
Title: CHIEF FINANCIAL OFFICER
I have the authority to bind the corporation

Witness
(print full name)

Licensee:
TELUS COMMUNICATIONS INC.
By: [Handwritten signature of Richard Johnson]
Name: Richard Johnson
Title: Manager, Building Access
(print full title)
I have the authority to bind the corporation