TELUS®

Attention: Ali Farasat, President
IMMOBILIER ULIV INC.
and ARMCO QUEBEC INC.
501 – 3875 Saint-Urbain
Montreal, QC
H2W 1T9

September 10, 2026

RE: Renewal of Telecommunications License Agreement for 3575 Boul. St-Laurent, Montreal

Dear Mr. Farasat:

This letter is intended to confirm that TELUS would like to renew the Telecommunications License Agreement most recently signed by the previous building owner, namely between ***3575 St. Laurent Boulevard Inc.*** (the "Lesssor") and ***TELUS Communications Inc.*** (the "Lessee"). TELUS would like to renew for a further period of five (5) years, based on the same terms and conditions as the previous term save for the changes noted herein. The License Fee shall be revised to $317 per month plus tax for the period between April 1, 2026 and August 31, 2026. From September 1, 2026 the rent will increase to $431 per month plus tax the period ending on March 31, 2027. On April 1, 2027 the monthly rent will be increased by a rate equal to the Canadian Consumer Price Index (CPI) over the previous year and the monthly fee will be increased annually by CPI on April 1st going forward. It is understood that the commencement date for the renewal term will be April 1, 2026 and that the ownership has been changed as outlined in the Estoppel Certificate signed by TELUS on December 5, 2025.

Please acknowledge the proposed renewal terms for the above noted agreement by signing below and returning one copy electronically to my attention for processing.

Thank you for your attention to this matter.

Regards,

Richard Johnson
Manager, Building Access
TELUS Communications Inc.
25 York Street,
Toronto, ON, M5J 2V5
richard_johnson@telus.com

I, the undersigned, have the authority and hereby agree to bind the above noted new Lessor to the extension of the Telecommunications License Agreement as outlined above.

_____ dated: September 10th 2026.

Name and Title: Ali Farasat, administrateur
de ~~ARMCO~~
ARFA Immobilier S.E.N.C