

LICENCE AMENDMENT AGREEMENT (TELECOMMUNICATIONS)

THIS AGREEMENT is effective August 12, 2026 (the "Effective Date").

Re: Licensor: Morguard MCC Limited  
Licensee: Telus Communications Inc.  
Licence: Agreement dated April 17, 2017, and any amendments thereto  
Project: MCC (77 City Centre Drive)  
Project Address: 77 City Centre Drive, Mississauga, ON L5B 1M5  
Unit Number: Equipment Room, Approximately 30 square feet of floor area  
  
(the "Premises")

WHEREAS:

- A. By the Licence, for and during a term commencing on March 1, 2017, and expiring on February 28, 2022, the Licensor licensed to the Tenant the Equipment Room.
- B. By a Licence Amendment Agreement dated November 1, 2021, made between the Licensor and the Licensee, the Licensor and the Licensee agreed to further amend the Term to be for an additional five (5) years commencing on March 1, 2022, and expiring on February 28, 2027.
- C. By assumption agreement dated October 1, 2017, Telus Communications Inc., became the sole legal and beneficial owner of all property that was property of Telus Communications Company.
- D. Capitalized terms used in this agreement (the "Agreement") have the same meanings as are respectively ascribed thereto in the Licence, except as herein otherwise expressly provided.
- E. The parties hereto desire to amend certain provisions of the Licence:

NOW THEREFORE THIS AGREEMENT WITNESSES in consideration of the covenants and agreements herein contained, the Landlord and the Tenant agree as follows:

- 1. The TERM of the Licence is hereby deleted and the following is substituted therefor:

"TERM:

- (a) FIRST DAY OF TERM: March 1, 2017
- (b) LAST DAY OF TERM: February 29, 2032"

- 2. The FEES of the Licence is hereby amended by adding the following:

"FEES:

March 1, 2017 - February 28, 2022 - the annual sum of \$750.00 plus Sales Taxes, calculated based on the annual rate of \$25.00 per square foot of the floor area of the Equipment Room. The License Fee for the initial term as set forth herein shall be payable in advance on the Commencement Date.

March 1, 2022 - February 28, 2027 - the annual sum of \$825.00 plus Sales Taxes, calculated based on the annual rate of \$27.50 per square foot of the floor area of the Equipment Room. The License Fee for the initial term as set forth herein shall be payable in advance on the Commencement Date.

March 1, 2027 - February 29, 2032 - the annual sum of \$907.50 plus Sales Taxes, calculated based on the annual rate of \$30.25 per square foot of the floor area of the Equipment Room. The License Fee for the initial term as set forth herein shall be payable in advance on the Commencement Date.

| Per Month | Per Annum |
|-----------|-----------|
| \$0.00    | \$907.50  |

ESCORT FEE: The Licensee agrees to pay the Licensor fees for security escorts required after regular business hours in order to access the non-exclusive areas occupied by the Licensee at a rate of \$20.00 per hour plus applicable taxes, with a minimum of 2 hours per occurrence after normal business hours."

3. Section 3.02 OPTION TO RENEW of the Licence is hereby deleted and the following is substituted therefor:

| Number of Options | Length |
|-------------------|--------|
| 0                 | 0      |

4. **Successors and Assigns** - This Agreement shall not be assigned by Licensee, in whole or in part, without the express written consent of Licensor, provided that Licensee shall be entitled to assign this Agreement to an affiliate of Licensee, as defined in the Canada Business Corporations Act, with no less than 10 days' prior written notice to Licensor. Licensor may assign this Agreement at any time. This Agreement shall be binding upon, and shall enure to the benefit of, the parties hereto and their respective successors and permitted assigns.
5. **Limitation of Recourse** - If the Licensor is, or one of the parties comprising the Licensor is, or this Agreement is assigned by the Licensor to, a real estate investment trust ("REIT"), the parties acknowledge and agree that the obligations of the REIT hereunder and under all documents delivered pursuant hereto (and all documents to which this document may be pursuant) or which give effect to, or amend or supplement, the terms of this Agreement are not personally binding upon any trustee thereof, any registered or beneficial holder of units (a "Unitholder") or any annuitant under a plan of which a Unitholder acts as a trustee or carrier, or any officers, employees or agents of the REIT and resort shall not be had to, nor shall recourse or satisfaction be sought from, any of the foregoing or the private property of any of the foregoing, but the Project only shall be bound by such obligations and recourse or satisfaction may only be sought from the revenue of the Project.
6. **License Amendment Agreement (Telecommunication) Remains in Force** - Except with respect to the amendments contained herein, all other terms and conditions contained in the Licence shall remain unamended and in full force and effect.
7. **Privacy and Use of Information** - By signing this Agreement, you agree and consent to the collection, processing, use, and disclosure of your information as set out in our privacy policy, available at <http://www.morguard.com/privacy> (the "Privacy Policy"). The Privacy Policy is incorporated by reference and forms an integral part of this Agreement. Without limiting the foregoing, you hereby consent to the collection, processing, use, and disclosure of your personal information as required to (i) evaluate, establish, and maintain a commercial relationship with you (including as Company and Contractor); (ii) provide, deliver, and market our products and services to you; (iii) establish and confirm your identity; (iv) facilitate business transactions, such as acquisitions, dispositions, and financings; (v) manage and administer our properties and maintain appropriate records; (vi) ensure safety and security; (vii) protect and enforce our legal rights; and (viii) for any other purpose to which you consent or where such collection, processing, use, or disclosure is required or permitted by law.

*[Remainder of page intentionally blank]*

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the date first above written.

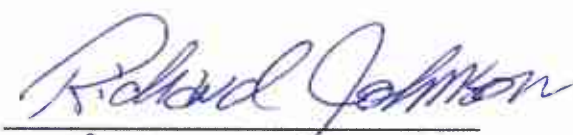
LICENSOR:  
Morguard MCC Limited  
By its agent Morguard Investments Limited

  
Richard Clermont  
Vice President, Asset Management  
August 20, 2026 19:06 ET  
IP: 207.164.146.196

  
Todd Febbo  
Senior Vice President, Office/Industrial, East  
August 20, 2026 19:21 ET  
IP: 72.136.117.37

We have authority to bind the corporation

LICENSEE:  
Telus Communications Inc.

Per:   
Name:   
Title: 

I/We have authority to bind the corporation