

ADDENDUM - LEASE RENEWAL

BY AND BETWEEN: **9110-6062 QUEBEC INC.**, a corporation duly constituted under the *Business Corporations Act* (Quebec) having its head office at 800 Place Victoria, Suite 440, Montreal, Province of Quebec, H4Z 1E8 herein acting and represented by Michael Friedlieb, duly authorized as he so declares;

(Hereinafter "**LANDLORD**")

AND: **TELUS COMMUNICATIONS COMPANY**, moral person, duly constituted, having its head office at 25 York Street, 22nd floor, herein acting and represented by Robert Beatty, duly authorized for all the purposes hereof as they do hereby declare;

(Hereinafter the "**TELUS**")

AND: **TELUS COMMUNICATIONS INC.**, moral person, duly constituted, having its head office at 25 York Street, 22nd floor, herein acting and represented by Robert Beatty, duly authorized for all the purposes hereof as they do hereby declare;

(Hereinafter the "**TENANT**")

WHEREAS Tenant is presently renting approximately 100 sq.ft. in Landlord's building located at 3750 rue Cremazie E, Montreal, Quebec (the "**Leased Premises**"), by virtue of the following documents:

- a) A Lease dated September 30th, 2001;
- b) An Agreement dated March 21, 2007;
- c) A Lease Amendment and Extension Agreement dated July 29th, 2008;
- d) A Lease Renewal dated November 5th, 2012;

(Collectively hereafter the "**Lease**")

WHEREAS the Lease expired on September 30th, 2017;

WHEREAS the Tenant would like to be hereafter known as the tenant for purposes of the Lease instead of Telus;

WHEREAS the parties hereto wish to renew the Lease for an additional period of FIVE (5) years;

NOW THEREFORE, THE PARTIES HERETO DO DECLARE AND AGREE AS FOLLOWS:

- 1. PREAMBLE:** The preamble to this Agreement shall form part hereof as if recited at full length;
- 2. TERM:** The Lease shall be renewed at expiration of the original term for a period of FIVE (5) years, from October 1st, 2017 to September 30th, 2022 (the "**Term**"), under the same terms and conditions, unless specifically amended herein.

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3. BASE RENT: From October 1st, 2017 until September 30th, 2018: the Tenant shall pay an annual base year rental of \$3,500.00, payable in equal consecutive monthly instalments of \$291.67, plus all applicable taxes, in advance, on the first day of each month for the term of the lease without compensation, deduction or set off;

From October 1st, 2018 until September 30th, 2019: the Tenant shall pay an annual base year rental of \$3,600.00, payable in equal consecutive monthly instalments of \$300.00, plus all applicable taxes, in advance, on the first day of each month for the term of the lease without compensation, deduction or set off;

From October 1st, 2019 until September 30th, 2020: the Tenant shall pay an annual base year rental of \$3,700.00, payable in equal consecutive monthly instalments of \$308.33, plus all applicable taxes, in advance, on the first day of each month for the term of the lease without compensation, deduction or set off;

From October 1st, 2020 until September 30th, 2021: the Tenant shall pay an annual base year rental of \$3,800.00, payable in equal consecutive monthly instalments of \$316.67, plus all applicable taxes, in advance, on the first day of each month for the term of the lease without compensation, deduction or set off;

From October 1st, 2021 until September 30th, 2022: the Tenant shall pay an annual base year rental of \$3,900.00, payable in equal consecutive monthly instalments of \$325.00, plus all applicable taxes, in advance, on the first day of each month for the term of the lease without compensation, deduction or set off;

4. BROKER: Tenant acknowledges that no broker was mandated for this Addendum, and indemnifies and holds Landlord harmless to that effect.

5. INSURANCE: Tenant will furnish Landlord with copies of its updated insurance certificates at execution of this Addendum.

6. RESPONSIBILITY: The Tenant hereby assumes all terms and conditions previously accepted by Telus, as if the Tenant had originally signed the Lease in its' own name.

7. COUNTERPARTS: This Addendum may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document. Delivery by email of an executed copy of this agreement by a Party hereto shall be legally effective to create valid and binding obligations of such Party under the terms of this agreement.

8. SUCCESSORS AND ASSIGNS:

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This agreement shall ensure to the benefit of and be binding upon the Parties, and their respective heirs, legatees, executors, legal representatives, successors and assigns.

9. SEVERABILITY: If any provisions of this agreement are held invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the other portions hereof, all of which provisions are hereby declared severable.

10. OTHER: Unless specifically amended herein, all other terms and conditions contained in the Lease shall remain in full effect throughout the duration of the new Term. There is no free rent, Landlord Work or renewal options included in this Addendum.

11. LANGUAGE: The parties declare that they have required that this Assignment be drawn up in the English language. *Les parties déclarent qu'elles ont exigé que la présente cession soit rédigée dans la langue anglaise.*

IN WITNESS WHEREOF, the parties have signed these presents at the date first hereinabove mentioned.

Executed and accepted on this 16 day of Nov 2017.

TELUS COMMUNICATIONS COMPANY - Telus



Per: Robert Beatty

TELUS COMMUNICATIONS INC. - Tenant



Per: Robert Beatty

9110-6062 QUEBEC INC. – Landlord



Per: Michael Friedlieb