

LEASE EXTENSION AGREEMENT

THIS AGREEMENT MADE on the 27 day of March 2026

BETWEEN: FAIRWAY REALTIES INC. (the "LESSOR")
AND: TELUS COMMUNICATIONS INC. (the "LESSEE")
SITE LOCATION: 3535 QUEEN-MARY ROAD, MONTRÉAL QC H3V 1H8

WHEREAS the names Telus Inc., Telus Communications Company, and Telus Communications Inc. as used herein and in all previous agreements between the parties is understood to mean the LESSEE;

WHEREAS there exists an Agreement between the LESSOR and the LESSEE dated February 28, 2005;

WHEREAS said Agreement was renewed periodically, the most recent renewal having expired February 28, 2026; and

WHEREAS the LESSOR and the LESSEE are desirous of renewing the said Agreement;

THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The term of the renewal period will be five (5) years, commencing March 1, 2026, and terminating February 28, 2031.
2. The annual rental will be increased to \$2,500 plus GST md QST.
3. All other terms and conditions contained in the Agreement and subsequent renewals will remain unchanged.

FAIRWAY REALTIES INC.

Per:


Caron Gelber

TELUS COMMUNICATIONS INC.

Per:


Richard Johnson