

**TELECOMMUNICATIONS LICENSE EXTENSION AGREEMENT**

THIS AGREEMENT made as of the 21<sup>st</sup> day of June, 2022.

BETWEEN:

**TELUS COMMUNICATIONS INC.**  
(hereinafter referred to as the "Licensee")

-and-

**433 MAIN STREET LTD.**  
(hereinafter referred to as the "Licensor")

**WHEREAS** by a Telecommunications License Agreement dated the 23<sup>rd</sup> day of August, 2017 (hereinafter referred to as the ("Original Telecommunications License Agreement")), made between the then Licensor and the Licensee, the then Licensor leased to the Tenant 30 (+/-) square feet in the building commonly known as 433 Main Street Winnipeg Manitoba for a term of five (5) years, commencing on the 1<sup>st</sup> day of September, 2017 and expiring on the 31<sup>st</sup> day of August 2022;

**AND WHEREAS** by virtue of an Assignment of Leases dated the 8<sup>th</sup> day of October, 2019, the then Landlord assigned and transferred the Leases to the Landlord named herein.

**AND WHEREAS** the Licensee has exercised its first (1<sup>st</sup>) Option to Renew;

**NOW THEREFORE THIS AGREEMENT WITNESSED** that in consideration of the mutual covenants and agreements herein set forth and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows;

1. **Term** - The Term of the Lease shall be extended for an additional five (5) years commencing on the 1<sup>st</sup> day of September, 2022 (the "Effective Date") and expiring on the 31<sup>st</sup> day of August 2027, (the "Extension Term").
2. **License Fee** - Commencing on the Effective Date and throughout the Extension Term, the Tenant will pay to the Landlord or as the Landlord may direct, in lawful money of Canada, without any set-off, compensation or deduction whatsoever, Annual Rent plus GST determined by the rentable area of the Demised Premises as follows:

Year	Per Square Foot	Annual
Years 1-5	\$21.48	\$644.48

3. **Demised Premises** - The Lease for the Premises is extended on "as is, where is" basis.
4. **Renewal** - The Tenant shall have one (1) further right of renewal.
5. **Terms and Conditions** - All other terms and conditions as set forth under the Lease shall remain in full force and effect.
6. **Enurement** - This Amending Agreement shall enure to the benefit of and be binding upon the Landlord and Tenant and their successors and permitted assigns.
7. **Headings** - All headings in this Lease Extension Agreement are inserted for convenience of reference only and will not affect the construction or interpretation of this Lease.
8. **Counterpart/Electronic Execution** -This Amending Agreement may be executed in counterpart, each of which when executed and delivered shall be deemed to be an original and all of which when taken together will constitute one and the same document. This Amending Agreement may be executed the parties by electronic means, including by successful facsimile transmission or by electronic delivery and the parties agree that any signatures received by electronic means shall be deemed an original for all purposes.
9. **Time** - Time shall be of the essence.

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

TELUS COMMUNICATIONS INC.  
(Licensee)

Per: *Richard Johnson*  
Name: *Richard Johnson*  
Title: *Manager, Billing Access*  
I have the authority to bind the Corporation.

\_\_\_\_\_  
Witness

433 MAIN STREET LTD.  
(Licensor)

DocuSigned by:  
*Bryce Alston*  
Per: \_\_\_\_\_  
Name: Bryce Alston  
Title: Director  
I have the authority to bind the Corporation.

\_\_\_\_\_  
Witness