



## LICENSE EXTENSION AND MODIFICATION AGREEMENT

THIS AGREEMENT MADE EFFECTIVE AS OF OCTOBER 13, 2022

### BETWEEN

REDSTONE ENTERPRISES LTD.

("Licensor")

### AND

TELUS COMMUNICATIONS INC.

("Licensee")

---

### WHEREAS:

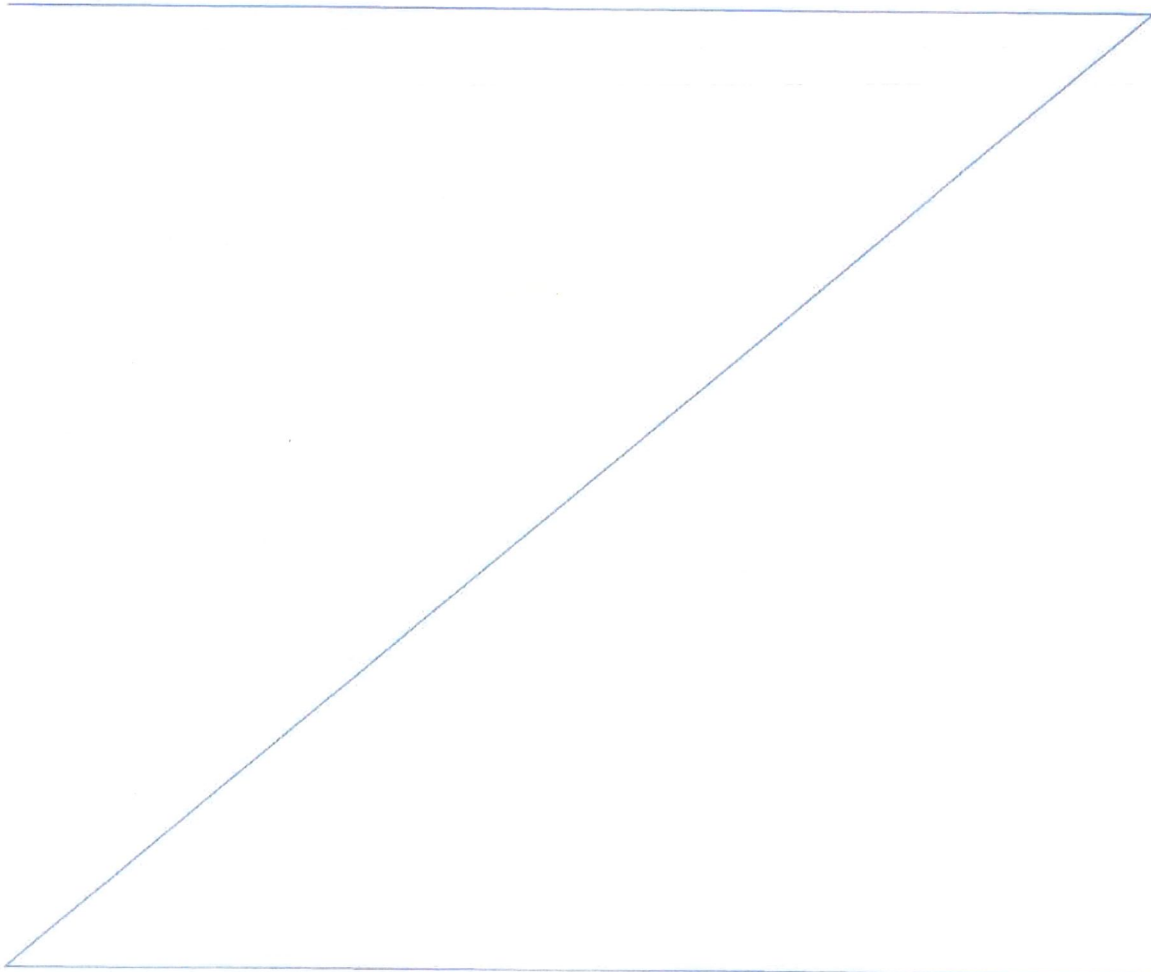
- A. By a Telecommunications License Agreement dated July 25, 2017 (the "**License**") between Ten 303 Jasper Avenue Ltd. (the "**Original Licensor**") and the Licensee, the Original Licensor demised unto the Licensee 120 square feet (the "**Deemed Area**"), in the building municipally described as 10303 Jasper Avenue, Edmonton, Alberta (the "**Building**") in order to provide the Services to tenants or occupants in the Building, for a term of Five (5) years commencing on January 1, 2018 and ending on December 31, 2022 (the "**Term**"), as more particularly described in the License;
- B. The Licensor is the successor in interest to the Original Licensor; and
- C. The Licensor and the Licensee have agreed to extend the License in the manner set out herein (the "**Agreement**").

**THEREFORE**, in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties hereto, the parties agree as follows:

- 1. For the purposes of this Agreement and unless there is a definition specifically herein contained, any words, terms or phrases that are defined in the License shall have the same meaning herein.
- 2. **Term:** The Licensor and Licensee hereby agree to extend the Term of the License by Seven (7) years (the "**First Extended Term**") commencing on January 1, 2023 and ending on December 31, 2029 on and subject to the terms of the License, except as amended herein.
- 3. **License Fee:** For the First Extended Term, the Licensee shall pay to the Licensor an annual rental rate of Five Thousand Three Hundred and Thirty Dollars (\$5,330.00) plus all applicable taxes.



4. Except as otherwise provided herein, all other terms and conditions of the License shall remain in full force and effect.
5. The parties confirm and ratify the terms and conditions contained in the License as amended by this Agreement.
6. This Agreement will, from the date of this Agreement, be read and construed together with the License, and this Agreement, as amended hereby, shall continue in full force and effect for the remainder of the Term of the License in accordance with the terms thereof and hereof.
7. This Agreement will enure to the benefit of and be binding upon the heirs, executors, administrators, successors and permitted assigns of the parties.
8. This Agreement may be executed and delivered (including by facsimile or electronic transmission) in any number of counterparts, each of which when delivered shall be deemed to be an original and all of which together shall constitute one and the same document.





9. Time is of the essence in this Agreement.

This Agreement shall be open for acceptance until 5:00 p.m. PDT on Friday, November 4, 2022 after which time, if not accepted, it will be terminated. This Agreement may be accepted by signing and returning the duplicate copies hereof by email to [kyla.mullens@rsgroup.ca](mailto:kyla.mullens@rsgroup.ca)

**IN WITNESS WHEREOF** the parties have executed this Agreement as of the date first above written.

**REDSTONE ENTERPRISES LTD.  
(Licensor)**

By: Ali Khanji  
Name: Ali Khanji  
Title: President

By: Brodie Cain  
Name: Brodie Cain  
Title: Director of Leasing

**TELUS COMMUNICATIONS INC.  
(Licensee)**

By: Richard Johnson  
Authorised Signatory for and on behalf of  
TELUS Communications Corporation

Name: Richard Johnson  
Title: Manager, Building Access

By: \_\_\_\_\_  
Authorised Signatory for and on behalf of  
TELUS Communications Corporation

Name: \_\_\_\_\_

Title: \_\_\_\_\_