



March 26, 2026

TELUS Communications Inc.
25 York Street, 29th Floor
Toronto, ON M5J 2V5
Attention: Manager, Building Access

Dear Sir/Madam:

Re: Telecommunications License Agreement dated the 11th day of February, 2021 ("License") **between 1050 WP Properties Ltd.** (formerly West Pender I LP and 1050 WP Properties Ltd.) ("Licensor") and **TELUS Communications Inc.** ("Licensee"), in respect of certain equipment situated in the building municipally known as 1050 West Pender Street, City of Vancouver, Province of British Columbia

Bentall GreenOak (Canada) LP, as authorized agents on behalf of the Licensor, hereby acknowledges the valid exercise by the Licensee of its option to extend the term of the License for a period of five (5) years commencing on February 1, 2026, and expiring on January 31, 2031 (the "First Extension Term"). This extension shall be upon the same terms and conditions as set forth in the original License, with, as of the date of this letter agreement, no further options to extend the term of the License, as more particularly outlined in the License. The only exception to the existing terms is the License Fee, which has been determined by the Licensor to be \$1,598.40 per annum for the First Extension Term adjusted by the change in the Consumer Price Index ("CPI") from the Commencement Date of the original term, payable in advance, exclusive of applicable taxes.

Except as specifically stated in this letter agreement ("Agreement"), any expression used in this Agreement has the same meaning as the corresponding expression in the License.

The parties hereto shall, at all times hereafter, upon the reasonable request of the other make or procure to be made, done or executed, all such further assurances and to do all such things as may be necessary to give full force and effect to the full intent of this Agreement.

The parties hereto hereby acknowledge, confirm and agree that, in all other respects, the terms of the License are to remain in full force and effect, unchanged and unmodified except in accordance with this Agreement.

This Agreement shall enure to the benefit of, and shall be binding upon, the parties hereto and their respective successors and assigns.

The Licensor and Licensee agree that, notwithstanding anything contained in the License to the contrary:

- (a) this Agreement, when executed, and the execution hereof, may be communicated by electronic transmission and that such agreement shall be deemed to be an original hereof, and shall be legal and binding upon the parties hereto; and
- (b) with respect to the execution of this Agreement, they will each accept electronic signatures in accordance with the BRITISH COLUMBIA PROVINCIAL LEGISLATION.

Please acknowledge your understanding and acceptance of the terms and conditions contained herein by signing below and delivering a copy of this Agreement where indicated below and returning same to the undersigned at your earliest convenience.

Should you have any further questions or concerns in this regard, please do not hesitate to contact the undersigned directly at (604) 661-5688.



Yours very truly,

1050 WP PROPERTIES LTD.

DocuSigned by:
 Per: Len Ruppenthal
 Name: Len Ruppenthal
 Title: President, 1050 WP Properties Ltd.

Per: _____
 Name: _____
 Title: _____

We/I have the authority to bind the Licensor

The undersigned Licensee hereby acknowledges its receipt of this Agreement, and its understanding and acceptance of the terms contained herein this 6th day of April, 2026.

TELUS COMMUNICATIONS INC.

Per: Richard Johnson
 Name: Richard Johnson
 Title: Network Building Access

I have the authority to bind the Licensee