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Crystal Heenan
Director, Property & Leasing
Europro (Kitchener) Limited Partnership
c/o Europro Real Estate Inc.
40 Weber Street East, Unit 70 (Lobby),
Kitchener ON,
N2H 6R3

June 30, 2020

Re: Renewal of Telecommunications License Agreement for 55 King Street West, Kitchener

Further to our earlier e-mail communication, this document will serve to confirm the lease term extension for a further period of five (5) years and seven (7) months commencing June 1, 2020 and running to December 31, 2025, for the original Telecommunications License Agreement at 55 King Street West, Kitchener, between *the Licensor and Licensee* with an initial commencement date of June 1, 2011. The revised annual License Fee will be One Thousand Three Hundred and Seventy-Five Dollars (\$1,375.00) plus tax, for the term and the deemed area for the point of presence (POP) space will remain 30 square feet.

It is acknowledged by the undersigned that the legal names of both the Licensee and Licensor have subsequently been revised to TELUS Communications Inc. and Europro (Kitchener) Limited Partnership, with payments made on January 1st to Europro (Kitchener) Limited Partnership c/o Europro Real Estate Inc. as outlined in the notice dated December 2016.

By signing below we mutually acknowledge that all other terms and conditions contained in the above noted Telecommunications License Agreement will remain the same with the exception of the changes noted in this renewal agreement.

Thank you for your co-operation in addressing this matter and we would appreciate receiving one fully signed renewal agreement being returned to us electronically for our records.

Regards,

Richard Johnson,
Manager, Building Access,
TELUS Communications Inc.,
richard_johnson@telus.com

We the undersigned agree to the above noted amendments and we have the authority to bind the Licensor.

Date: July 02, 2020