

## TELECOMMUNICATIONS LICENSE SECOND AMENDING AGREEMENT

This Second Amendment of License is made as of the 16<sup>th</sup> day of March, 2026.

BETWEEN:

**LEDER INVESTMENTS LTD.**

(the "Licensor")

and

**TELUS COMMUNICATIONS INC.**

(the "Licensee")

RECITALS

- A. **WHEREAS** by a license agreement dated the 1<sup>st</sup> day of March, 2016 (the "Original License"), the Licensor granted a license to the Licensee, for the use of certain premises (as indicated on Schedule "A" attached to the Original License) of Deemed Area in the building (the "Building") municipally known as 10405 Jasper Avenue, in the City of Edmonton, Province of Alberta; for a term of five (5) years (the "Term") commencing on the 1<sup>st</sup> day of June, 2016 and expiring on the 31<sup>st</sup> day of May, 2021.
- B. **AND WHEREAS** by a Telecommunications License Amending Agreement dated the 31<sup>st</sup> day of May, 2021 (the "2021 Amendment"), the Licensee renewed the Original License for five (5) years from and including the 1<sup>st</sup> day of June, 2021 to and including the 31<sup>st</sup> day of May, 2026 (the "First Extension Term") and certain amendments were made as more particularly described therein.
- C. **AND WHEREAS** the Original License and the 2021 Amendment shall hereinafter be called the "Original License".
- D. **AND WHEREAS** Leder Investments Ltd. is the successor in title to Northam CCPF Tenco (Cal-Ed Limited by its authorized agent Northam Realty Advisors Limited as the "Landlord".
- E. **AND WHEREAS** the Licensee held one (1) remaining renewal option for a term of five (5) years. The Licensor has agreed to amend this renewal option to a term of three (3) years and seven (7) months. The parties further acknowledge and agree that, following this renewal term, the Licensee shall have no additional option to renew or extend.
- C. **AND WHEREAS** the Licensee has confirmed to the Licensor its intention to exercise its second (2<sup>nd</sup>) option (the "Second Renewal Term") commencing on the 1<sup>st</sup> day of June, 2026 and expiring on the 31<sup>st</sup> day of December, 2029 on the terms as set out in the Original License.

AGREEMENT:

**NOW THEREFORE** in consideration of the sum of Ten Dollars (\$10.00) and other consideration now paid by each party to the other, the receipt and sufficiency of which are acknowledged, the Licensor and the Licensee agree as follows:

- A. The parties hereto hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact.
- B. The Licensor and the Licensee recognize that the terms “Extension” and “Renewal” have been used interchangeably between the Original License and its subsequent renewal. This document recognizes the language of the Original License, using “Renewal”.
- C. In accordance with the License, the Licensor and the Licensee hereby acknowledge and confirm that they have agreed to further renew the Term of the Original License for a further period of three (3) years and seven (7) months commencing on the 1<sup>st</sup> day of June, 2026 and expiring on the 31<sup>st</sup> day of December, 2029 (the “Second Renewal Term”) on the same terms and conditions as contained in the Original License, save and except as hereinafter set forth.
- D. The License Fee payable during the Second Renewal Term is the annual sum of Four Thousand One Hundred Sixty-two Dollars (\$4,162.00) plus G.S.T. (and any other additional taxes in accordance with the terms of the Original License) for the period June 1, 2026 to May 31, 2029; and Two Thousand Eighty-one Dollars (\$2,081.00) plus G.S.T. (and any other additional taxes in accordance with the terms of the Original License for the period June 1, 2029 to December 31, 2029. The License Fee shall be payable annually, in advance, during the Second Renewal Term, commencing on the 1<sup>st</sup> day of June, 2026.

ELECTRICITY CONSUMPTION FEE: An electricity consumption fee of \$382.00 per annum, per demised space, is included in the license fee charges summarized above. The Licensor reserves the right to separately adjust the electricity consumption fee at the commencement of each year during the course of the Second Renewal Term and each subsequent renewal and/or extension term, separately from the license fee.

Value added taxes and similar taxes such as “G.S.T.” are payable by the Licensee in addition to all other fees, charges and taxes payable under this Second Amendment of License, provided that the Licensor provides to the Licensee its registration number for the purpose of payment of such tax. The Licensor’s G.S.T. registration number is 103026159RT0001.

- E. Section G of the 2021 Amendment with respect to Notices shall be amended by deleting any reference to the Landlord and replacing it with the following:

“to the Licensor:            LEDER INVESTMENTS LTD.  
    c/o Canderel Management (West) Inc.  
    1402, 10025 – 102A Avenue  
    Edmonton, AB T5J 2Z2

Attention:                    Property Manager

- F. With exception of the amendments to the Original License insofar as the same relates to the herein contained during the Second Renewal Term (and excluding any provisions for free, capped or fixed fees, bonuses, and options to renew) all of the terms and conditions contained in the Original License are hereby confirmed, the terms and conditions thereof being incorporated in this Second Amendment of License by reference.
- G. All capitalized terms not defined in this Second Amendment of License shall have the same meaning as in the Original License.

- H. The provisions hereto shall be interpreted according to the laws of the Province of Alberta.
- I. The invalidity or unenforceability of any provision of this Second Amendment of License shall not affect the validity of unenforceability of any other provision, but shall be deemed to be severable.
- J. The parties agree to execute such further and other agreement from time to time as may be reasonably necessary in order to give effect to this Second Amendment of License.
- K.
  - a) This Second Amendment of License may be executed in counterpart and transmitted by email and the reproduction of any signature in counterpart and by email will be treated as though such reproduction was an executed original signature. Each party undertakes to provide the other party with a copy of this Second Amendment of License bearing original signatures within a reasonable time following execution, if so requested by the other party; and
  - b) with respect to the execution of this Second Amendment of License, they will each accept electronic signatures in accordance with the Electronic Transaction Act (Alberta).
- L. This Second Amendment of License shall enure to the benefit of the Licensor and the Licensee and their respective successors and assigns.

**IN WITNESS WHEREOF** the parties have executed this Second Amendment of License by the hands of their respective officers duly authorized on that behalf.

Licensor:

LEDER INVESTMENTS LTD.

Per:  \_\_\_\_\_

Per: \_\_\_\_\_

I/We have the authority to bind the corporation

Name: Kevin Petterson

Date: March 19, 2026

Licensee:

TELUS COMMUNICATIONS INC.

Per:  \_\_\_\_\_

Per: Manager, Billing Access

I/We have the authority to bind the corporation

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

Date: \_\_\_\_\_