

LEASE AMENDING AGREEMENT # 4

BETWEEN

9222-1605 QUÉBEC INC.
represented by
ALFID SERVICES IMMOBILIERS LTÉE
(Landlord)

AND

TELUS COMMUNICATIONS INC.
(Tenant)

1199 Bleury, Montreal
Suite SS3

March , 2025

LEASE AMENDING AGREEMENT #4

THIS AGREEMENT is made the _____ day of _____ 2025.

BETWEEN: **9222-1605 QUÉBEC INC.**, represented by ALFID SERVICES IMMOBILIERS LTÉE, a legal person duly incorporated under the laws of the province of Quebec, herein acting and represented by Mr. Jean-Jacques Laurans, its President, duly authorized for the purposes hereof, as he so declares.

(hereinafter referred to as the "**Landlord**")

AND: **TELUS COMMUNICATIONS INC.**, a company duly incorporated and now governed under the Business Corporations Act (British Columbia), having its head office at 6 Jules-A.-Brillant Street, Rimouski (Québec) G5L1W8, herein acting and represented by •, duly authorized for the purposes hereof, pursuant to a resolution dated as of • *March 28, 2025*

(hereinafter referred to as the "**Tenant**") *Robert Beatty*

WHEREAS by deed of lease (*convention de location pour les services de telecommunications*) dated December 1st, 2003 (the "**Original Lease**"), the Landlord (or its predecessor(s) in title and interest) leased to the Tenant (or its predecessor(s) in title and interest) certain premises (the "**Premises**"), for the services of telecommunications, bearing suite number SS3 and forming part of the building more particularly described in the Original Lease (the "**Building**") for and during a term of three (3) years, commencing on July 1st, 2003 and expiring on June 30th, 2006, the whole upon the terms and conditions set forth in the Original Lease;

WHEREAS the Landlord and the Tenant had agreed, by a lease amending agreement dated November 16, 2006 (the "**Lease Extension Agreement**"), to extend the term for a further period of five (5) years, commencing on July 1st, 2006 and expiring on June 30th, 2011;

WHEREAS the Landlord and the Tenant had agreed, by a lease amending agreement dated April 24, 2013 (the "**Lease Extension Agreement 2**"), to extend the term for a further period of five (5) years, commencing on May 1st, 2013 and expiring on April 30th, 2018;

WHEREAS the Landlord and the Tenant had renewed the Lease on a monthly basis, during the period commencing May 1st 2018 and expiring on October 31st 2020;

WHEREAS the Landlord and the Tenant have agreed, by a lease amending agreement dated November 4, 2020 (the "**Lease Extension Agreement 3**"), to extend the term for a further period of five (5) years, commencing on November 1st, 2020 and expiring on October 31st, 2025;

WHEREAS the Original Lease as amended by the Lease Extension Agreement, the Lease Extension Agreement 2 and the Lease Extension Agreement 3 is hereinafter collectively referred to as the "**Lease**".

WHEREAS the Landlord and the Tenant now wish to further extend the term for a further period of five (5) years, commencing on November 1st, 2025 and expiring on October 31st, 2030.

NOW THEREFORE THIS LEASE EXTENSION AGREEMENT (the "**Lease Extension Agreement 4**") WITNESSETH that in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the parties do hereby agree as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact and that such recitals form an integral part hereof.
2. The term of the Lease is hereby extended for a further period of five (5) years, commencing on November 1st, 2025 and expiring on October 31st, 2030 (the "**Extended Term**").
3. For the Extended Term, the Tenant covenants and agrees to pay to the Landlord, the following Gross Rent for the Premises, plus applicable taxes, the whole in accordance with the provisions of the Lease:

Period	Annual Gross Rent
November 1 st , 2025 to October 31 st , 2026	\$3,000.00
November 1 st , 2026 to October 31 st , 2027	\$3,090.00
November 1 st , 2027 to October 31 st , 2028	\$3,182.70
November 1 st , 2028 to October 31 st , 2029	\$3,278.18
November 1 st , 2029 to October 31 st , 2030	\$3,376.53

For more clarity, the Gross Rent payable by the Tenant for the Premises for the Extended Term is increased by three percent (3%) every year of the Extended Term.

4. The Tenant declares itself familiar, content and satisfied of the Premises, and accepts the Premises "as is" in their state and condition, as it already occupies them.
5. The parties confirm that in all other respects, the terms, covenants and conditions of the Lease remain unchanged, and in full force and effect. It is understood and agreed that all terms and expressions when used in this Lease Extension Agreement 4, unless a contrary intention is expressed herein, have the same meaning as they have in the Lease.
6. This Lease Extension Agreement 4 shall inure to the benefit of and be binding upon the parties hereto, the successors and assigns of the Landlord and the permitted successors and assigns of the Tenant.
7. The parties hereto have required that this Lease Extension Agreement 4 and all notices, deeds, documents and other instruments to be given pursuant hereto be drawn in the English language only. *Les parties ont exigé que la présente Convention d'amendement 4 ainsi que tous les avis, actes, documents et autres écrits à être exécutés ou donnés en vertu des présentes soient rédigés en langue anglaise seulement.*
8. This Lease Extension Agreement 4 shall be governed by the laws in force in the Province of Québec. Should a provision of this amendment, to any extent, be held to be or rendered invalid, unenforceable or illegal, then such provision shall be deemed to be independent from the remainder of the amendment and divisible therefrom and shall in no case invalidate the remainder of the amendment and the remainder of the amendment shall continue to be enforceable to the fullest extent permitted by law.
9. This Lease Extension Agreement 4 may be executed in one or more counterparts, each of which shall be deemed an original, but all together shall constitute one and the same instrument. Any copy may be transmitted by e-mail in PDF format or by other electronic transmission. The parties agree that their signatures transmitted electronically have the same effect as signatures transmitted manually.

[Signature page follows.]

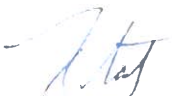
SIGNED AND DELIVERED in Montreal, Province of Quebec, on the date mentioned in the first page.

9222-1605 QUÉBEC INC. represented by
ALFID SERVICES IMMOBILIERS LTÉE
(Landlord)



Per: Jean Jacques Laurans
Title: President

TELUS COMMUNICATIONS INC.
(Tenant)



Per: • ROBERT BLUM
Title: • AUP, BUILDING ACCESS