

LICENSE RENEWAL AGREEMENT

This LICENSE RENEWAL AGREEMENT made as of the 31st day of October, 2022 (the "Agreement")

BETWEEN:

WMJ (LCC) HOLDINGS INC.;

(hereinafter called the "Licensor")

OF THE FIRST PART;

-and-

TELUS COMMUNICATIONS INC.;

(hereinafter called the "Licensee")

OF THE SECOND PART;

WHEREAS by a telecommunications license agreement dated as 8th day of May, 2018 (the "License"), London City Centre London Inc., as licensor, did demise and license unto the licensee certain premises containing a Rentable Area of approximately 30 square feet (the "Leased Premises") in the property municipally known as 275 Dundas Street & 380 Wellington Street, located in the City of London, in the Province of Ontario (the "Building"), for a term of five (5) years commencing on April 1, 2018 and expiring on March 31, 2023 on such terms and subject to such conditions as are more particularly described in the License;

AND WHEREAS the Building is now owned by the Licensor;

AND WHEREAS the parties wish to renew the License for a further term of five (5) years (such renewal period being hereinafter referred to as the "Renewal Term");

AND WHEREAS the within Agreement is for the purposes of renewing the Term of the License to the intent that the License, as renewed by this Agreement, shall set forth the terms and condition of the relationship of the parties hereto with respect to and during the Renewal Term;


NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby by each of the parties acknowledged, the parties hereto agree as follows:

1. The Licensor and the Licensee acknowledge and agree that the recitals hereto are true and incontrovertible.
2. For the purposes of this Agreement and unless there is a definition specifically herein contained, any words that are defined in the License shall have the same meaning herein.
3. The License shall be renewed on the same terms and conditions as those set forth in the License save and except as follows:
 - (a) The Renewal Term shall be the period of five (5) years commencing on the 1st day of April, 2023 and from thenceforth ensuing to be completed and fully ended on the 31st day of October, 2028;
 - (b) The License Fee during the Renewal Term shall be in the amount of \$1,938.00 plus HST, for approximately 51 square feet of occupied POP/Equipment Room space as indicated in Schedule B at a rate of \$38.00 per square foot, gross.


4. The parties hereby acknowledge and agree that the Licensee shall have no further rights or options to extend or renew the term of the License.
5. Except as hereby amended, the parties hereto acknowledge, ratify and confirm all of the provisions of the License.
6. This Agreement benefits and binds the parties hereto and their respective successors, heirs, estate trustees and permitted assigns.
7. **SIGNING** – This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original hereof and fully binding upon the signatory thereto, and all such counterparts shall together constitute one and the same instrument. A signed facsimile, or a signed copy of this Agreement scanned in Adobe® Portable Document Format (PDF) and sent by e-mail, shall be effective and valid proof of execution and delivery. This Agreement may be signed with an electronic signature pursuant to s. 11(1) of the Electronic Commerce Act (Ontario).

IN WITNESS WHEREOF the parties hereto have executed this Agreement under corporate seal or their respective hands, as the case may be.

WMJ (LCC) HOLDINGS INC.;
(Licensor)

Per: 
Name: _____
Title: A.S.O

TELUS COMMUNICATIONS INC.;
(Licensee)

Per: 
Name: *Richard Johnson*
Title: *Manager Business Access*
I have the authority to bind the corporation

Witness