

REÇU 1e
14 OCT. 2016
Rép: _____



LEASE AMENDING AGREEMENT #3

THIS AGREEMENT made this 4th day of August 2016

BETWEEN:

**SOCIETE EN COMMANDITE
COMPLEXE DE LA CAPITALE**
(hereinafter referred to as the "Landlord")

OF THE FIRST PART

AND

SOCIÉTÉ TELUS COMMUNICATIONS/ TELUS COMMUNICATIONS COMPANY
(hereinafter referred to as the "Tenant")

OF THE SECOND PART

WHEREAS by a lease signed the 17th day of June, 2002 (the "Lease") the Landlord did demise and lease to Telus Communications (Quebec) inc., the then tenant, certain premises located in the building known as 5400 boulevard des Galeries, in the City of Quebec City, in the Province of Quebec (the "Building"), for a term to expire on the 31st day of August, 2007;

AND WHEREAS by a letter to the landlord and dated 7 July 2004, the Tenant advised that Telus Communications (Quebec) Inc. was sold to Telus Communications Inc. The effective date is July 1, 2004;

AND WHEREAS by a letter dated 21 February 2006, the Tenant advised the Landlord that Telus Communications Inc. was sold to Telus Communications Company, effective the 1st day of March 2006;

AND WHEREAS by the Lease Amending and Extension Agreement #1 dated of the 18th day of June 2007, the term of the Lease was extended for a period of five (5) years computed from the 1st day of September 2007 and fully to be completed and ended on the 31st day of August, 2012.;

AND WHEREAS by the Lease Amending and Extension Agreement #2, the term of the Lease was extended for a period of ten (10) years to be computed from the 1st day of September 2012 (the "Commencement Date") and fully to be completed and ended on the 31st day of August 2022 (the "Extended Term")

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties hereto agree with each other as follows:

1. ADDITIONAL SPACE:

The Landlord agrees to rent to the tenant an additional space adjacent to its current location as highlighted orange in Schedule A.

.../2

INITIALS	
Landlord :	
Tenant :	

2. GROSS RENT

The Tenant agrees to pay on each anniversary date of the Lease (each 1st day of September) an additional annual Gross Rent of five thousand eight hundred and fifty five dollars (\$5,855.00) + Taxes (GST and PST).

Effective as September 1st 2016, the Tenant agrees to pay for both premises an annual Gross rent of Eleven thousand seven hundred dollars (\$11 710.00) + Taxes (GST and PST).

The parties confirm that in all other respects, the terms and conditions contained in the Lease and its first and second Amending and Extension Agreement remain unchanged and in full force and effect and the Landlord and the Tenant will perform and observe the covenants, provisions and stipulations in the Lease and its Amending Agreement #1 and #2 except as otherwise set out herein as if each had been repeated in full in this Second Amending and Extension Agreement.

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

IN WITNESS WHEREOF the Landlord has signed this Agreement in Quebec City this 14 day of October 2016.

SOCIETE EN COMMANDITE COMPLEXE DE LA CAPITALE

Lupina Bouteine
Witness

Christian Couture
Christian Couture
General Manager
I have the authority to bind the Corporation

IN WITNESS WHEREOF the Tenant has signed this Agreement in TORONTO this 14 day of October 2016.

SOCIÉTÉ TELUS COMMUNICATIONS / TELUS COMMUNICATIONS COMPANY

Witness

Richard Johnson on behalf of Robert Beatty
Robert Beatty
AVP Building Access
I have the authority to bind the Corporation
Richard Johnson
Manager, Building Access