

Sent via Purolator



September 25, 2019

TELUS Communications Inc.
Attention: Richard D. Johnson
25 York Street, 22nd Floor 22
Toronto, ON
M5J 2V5

Dear Sir/Madam:

Re: Telecommunications POP License Agreement now between **KS 2075 Kennedy Road Inc.** (formerly Dream Office (GP) Inc. ("Licensor") and **TELUS Communications Inc.** (the "Licensee"), dated the 14th day of May, 2015 with respect to 2075 Kennedy Road in the City of Toronto, Province of Ontario (the "License Agreement")

Pursuant to section 3.3 of the above-referenced License Agreement (the automatic renewal provision), we are pleased to confirm that the License Agreement has been renewed for a further five (5) year term, commencing June 1st, 2020.

The renewal term will be governed by the same terms and conditions of the License Agreement except for the License Fee and further rights to renew, both as set out in that section.

The pertinent details are as follows:

1. Renewal Term: 5 years
2. Commencement Date: June 1st, 2020
3. Expiration Date: May 31st, 2025
4. Market Rate Increase: \$40.00 Sq/Ft x 30 Sq/ft (deemed space)
5. License Fee for Renewal Term: \$1,200.00 per annum
6. License Fee Charges due dates(s): June 1st, 2020, June 1st, 2021, June 1st, 2022, June 1st, 2023 and June 1st, 2024
7. Remaining Renewal Term: Nil

On behalf of the Licensor,
KS 2075 Kennedy Road Inc.
c/o TrioVest Realty Advisors Inc.

Name: Melissa Eady
Title: Property Manager

Receipt of this notice hereby acknowledged this 25th day of September, 2019.

Licensee:
TELUS Communications Inc.

Name: Richard Johnson
Title: Manager, Building Access

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