



TELUS  
25 York Street, Floor 22  
Toronto, Ontario  
Canada M5J 2V5  
telus.com

Attention: Michelle Blanchard, PM  
Office Mortgage Investments Inc.  
c/o Markland Property Management  
25 Main Street, Suite #2025  
Hamilton, Ontario  
L8P 1H1

March 2, 2022

RE: Renewal of License Agreement at 25 Main Street, Hamilton, Ontario

Dear Michelle:

Further to our earlier communications, this letter will act as formal notice that TELUS (The Licensee) hear-by confirms our intention to further extend our occupancy of telecommunications facilities located at 25 Main Street, Hamilton, Ontario under the same terms and conditions as outlined in the current License between TELUS and Office Mortgage Investments Inc., signed and dated by TELUS on April 12, 2017, with an initial commencement date of April 1, 2017, save for the changes noted and agreed to herein.

It is understood that the annual access fee will be revised to One Thousand Five Hundred Dollars (\$1,500.00) for the first five years of the renewal term and will be stepped up to One Thousand Seven Hundred Dollars (\$1,700.00) per annum for the remaining five years of the term. The renewal term will be extended from April 1, 2022 to March 31<sup>st</sup>, 2032. It is also acknowledged that TELUS signs all agreements going forward under the legal name of **TELUS Communications Inc.**

Please acknowledge your acceptance of this renewal below and return one signed copy of this document back to my attention (via e-mail) for processing.

Thank you and regards,

Richard D. Johnson, Manager, Building Access  
I have the authority to bind the corporation  
TELUS Communications Inc.  
416-992-5684

I the undersigned accept the above noted renewal terms and this acknowledgement of renewal will now form a part of the Point of Presence Lease Agreement noted above.

I have the authority to bind the Landlord / Licensor

Date: March 21, 2022