

LEASE AMENDING AGREEMENT

THIS AGREEMENT made 21 April 2020

BETWEEN: **SUMMIT PROPERTIES INC.**
(herein called the "Landlord")

AND: **TELUS COMMUNICATIONS INC.**
(herein called the "Tenant")

WHEREAS by a Lease dated 24 August, 2015, (the Lease) between the Tenant and the then Landlord, being Old Oak Properties Inc. for a term to expire on 30 September, 2020, for premises, (the Premises) described as the Vertical Risers and riser closets in 140 Fullarton Street, and 148 Fullarton Street, and 465 Richmond Street, London, Ontario and the exterior pathway to them in the underground parking facility beneath the three buildings; and

WHEREAS the rentable area of the Premises is deemed to be 100 square feet:
and


WHEREAS Summit Properties is the successor to Old Oak Properties Inc as the owner of the property which is leased to the Tenant.

NOW WITNESS that for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Landlord and Tenant have agreed to amend the said Lease upon the following terms and conditions; and


1. That effective 01 October 2020, (the Effective Date) the Lease term shall be extended five (5) years to a new expiry date of 30 September, 2025.
2. That on the Effective Date, the annual net rent shall be per rentable square foot payable in equal monthly installments which shall be calculated and invoiced by the Landlord shall be \$49.50
3. Tenant shall pay rent by means of electronic funds transfer to the Landlord's bank account.
4. All other terms of the Lease and Amendments which have not been modified or rendered non applicable by this Amendment, shall remain unchanged and the Tenant retains the right to extend the term for one further period of 5 years exercisable in accordance with the provisions of the Lease.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

SUMMIT PROPERTIES INC.

Per: 
Name: Carol Scott
Position: President
Date:
I have the authority to bind the Corporation.

TELUS COMMUNICATIONS INC.

Per: 
Name: Richard Johnson
Position: Manager, Building Access
Date: April 21, 2020
I have the authority to bind the Corporation.

Landlord Initial: _____

Tenant: 