Sent via Email

October 20, 2020

Telus Communications Inc.
25 York Street, Floor #22
Toronto, Ontario M5J 2V5
Attention: Richard Johnson

Dear Sir/Madam:

Re: Telecommunications POP License Agreement between **OMERS Realty Corporation and CPP Investment Board Real Estate Holdings Inc.** (the "Licensor") and **Telus Communications Inc.** (the "Licensee"), dated the 1st day of September, 2010 with respect to Waterpark Place, 20 Bay Street in the City of Toronto, Province of Ontario (the "License Agreement") and dated the 5th day of May 2015 (the "Renewal Letter)"

Pursuant to section 4(b) 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 September 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. Start of renewal term: September 1st, 2020
3. Expiration Date: August 31st, 2025
4. CPI Increase: 8.3%
5. License Fee for Renewal Term: $956.02 per annum
6. License Fee Charges due date(s): September 1st, 2020
   September 1st, 2021
   September 1st, 2022
   September 1st, 2023
   September 1st, 2024
7. Remaining Renewal Term: Nil

On behalf of the Licensor,
OXFORD PROPERTIES GROUP

Kimberly Train
Name: Kimberly Train
Title: Director – Platform Services

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Receipt of this notice hereby acknowledged this _____ day of _____, 2020.

Licensee:
Telus Communications Inc.

Richard Johnson (TOR)
Digitally signed by Richard Johnson (TOR)
Date: 2020.11.04 09:51:24 -05'00'

Name:
Title: