



December 8<sup>th</sup>, 2019

**GLANELM PROPERTY MANAGEMENT**

986 St. Clair Avenue West  
Toronto, Ontario M6E 1A2

**Attention:**

RE: Lease Confirming and Amending Agreement dated **MARCH 27<sup>TH</sup>, 2019** (the "Agreement") between **UNITED BURLINGTON RETAIL PORTFOLIO INC.** (the "Landlord") and **BELL CANADA** (the "Tenant") for Premises located at **5353 LAKESHORE AVENUE, BURLINGTON, ONTARIO** (the "Building")

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Dear ,

The Term of the Lease was extended for a period of Three (3) years, commencing on June 1, 2020 and expiring on May 31, 2023 (the "Second Extended Term").

All terms and provisions of the License will remain in full force and effect, save and except that Section 9.11 which shall be amended as follows:

**9.11 SALE OR DEMOLITION**

It is agreed that If during the term of this lease or any extension or renewal thereof, should the Landlord agree to sell the Shopping Centre or any part thereof free of this lease, the Landlord may give to the Tenant notice advising of the termination of this lease and the Tenant covenants and agrees to vacate or cause to be vacated, the Leased Premises within ~~TWENTY-FOUR (24) MONTHS~~ <sup>EXTENDED (3)</sup> from the date to giving such notice, and this lease and any extension or renewal thereof shall terminate ~~TWENTY-FOUR (24) MONTHS~~ <sup>EXTENDED (3)</sup> from the date of giving of such notice or the date upon which the Tenant so vacates or causes the Leased Premises to be vacated, whichever is the earlier.

If the Landlord, in its sole and absolute discretion, requires vacant possession of the leased Premises in order to reconstruct or redevelop all or a substantial part of the Shopping Centre, or to change the use of all or a substantial part of the Shopping Centre, or to demolish all or any portion of the Shopping Centre, the Landlord may terminate this Lease by giving not less than ~~TWENTY-FOUR (24) MONTHS~~ <sup>EXTENDED (3)</sup> notice in writing to the Tenant. In the event of such termination, the Tenant shall deliver up vacant possession of the Leased Premises in accordance with the provisions of this Lease and will execute all documents and other assurances as are reasonably required to give effect to the provisions of this Article 9. Upon the date of termination, any necessary adjustments in Rent shall be made between the Landlord and the Tenant.

Please confirm your agreement by signing and returning a copy of this letter.

Agreed to this 15<sup>th</sup> day of February, 2020.

LANDLORD: **GLANELM PROPERTY MANAGEMENT**

Per:

  
Man

Title: President

TENANT: **BELL CANADA**

Per: \_

Name

Title: Senior Specialist, Asset Management