

This **Building Access License Agreement** (together with its Schedules, the “**Agreement**”) is dated as of the 23 day of October, 2023 (the “**Effective Date**”).

B E T W E E N:

**SKYLINE REAL ESTATE HOLDINGS INC., by its duly authorized agent,
SKYLINE LIVING**

a corporation organized under the laws of Ontario and having a business address at
5 Douglas St, Suite 301, Guelph Ontario N1H2S8
(the “**Licensor**”)

- and -

TEKSAVVY SOLUTIONS INC.

a corporation organized under the laws of Ontario and having a business address at
800 Richmond Street, Chatham, ON N7M 5J5
(the “**Licensee**”)

WHEREAS Skyline Living is a registered business name of Skyline Real Estate Limited Partnership;

AND WHEREAS the CRTC has mandated that the provision of telecommunications service by a service provider to a multi-unit residential building is subject to the condition that all service providers wishing to serve residents in that building are able to access them on a timely basis under reasonable terms and conditions.

In consideration of the mutual promises and covenants contained herein and in consideration of \$2.00 paid by Licensee to the Licensor (the receipt and sufficiency of which is hereby acknowledged by the parties hereto), the parties agree, intending to be legally bound, as follows:

1. GRANT OF LICENSE

1.1 License. The Licensor hereby grants to the Licensee (including Licensee’s authorized representatives), for the Term, a non-exclusive, royalty-free, sub-licensable and transferable license to access each separate building municipally described in Schedule “A” (each a “**Building**”) and the common areas of the lands on which the Building is located, including the common areas licensed to third parties on a non-exclusive basis, for the following purposes (hereinafter called “**License**”):

- (a) to provide telecommunications, broadcasting or other communications services provided by the Licensee (and Licensee’s broadcasting affiliate Hastings Cable Vision Limited) to the Licensor, tenants, unit owners and / or other occupants within the Building pursuant to separate commercial agreements (the “**Services**”);
- (b) to supply, engineer, install, construct, use, operate, configure, test, maintain, repair, service, upgrade modify, improve, replace and remove, at the Licensee’s sole expense and risk, all Cables, cabinets, racks, fibre guides, fibre entrance cabinets, fibre patch panels, conduits, inner ducts, routers, switches, servers, and all other communications equipment and hardware owned by the Licensee that is located in, on, over or under the Building

(collectively, “**Telecommunications Equipment**”), as applicable, in connection to the Services; and

- (c) to use the: (i) “**Telecommunications Rooms**” meaning the areas within the Building that are described in Schedule “B” to this Agreement and used as principal hubs for the location of Telecommunications Equipment; and (ii) “**Telecommunications Spaces**” meaning the telecommunications and cable pathways through the rooftop and in, on, over, or under the Building, installed or used for deployment of Telecommunications Equipment.

The Licensor shall also assist in granting the Licensee access into individual units within the Building to install In-Building Wire and Inside Wire that are owned by Licensee (“**Licensee’s Wire**”) and other Licensee Telecommunications Equipment in the units. “**In-Building Wire**” means fibre optic, coaxial, copper cables and wires (“**Cables**”) installed in a fixed and permanent manner in Telecommunications Spaces that originate in Telecommunications Rooms and run to the Inside Wire. “**Inside Wire**” means Cables that are in, or in proximity of, premises of the owners, tenants or occupants of the Building and which are under those persons’ or entities’ responsibility and control. The Licensee represents, warrants, and covenants that the Licensee’s Wire will not be unsightly nor will it interfere with the use and enjoyment of occupants in individual units, provided that any Licensee Wire installed in accordance with plans for installation of the Telecommunications Equipment and Licensee’s Wire that were approved by Licensor, pursuant to section 6.1 of this Agreement, shall not be considered to be unsightly.

The Licensor acknowledges that the Licensee already has a license to have certain wireless equipment in the building, pursuant to an Antenna Site Licence Agreement entered between Licensee and Licensor’s affiliate, Skyline Real Estate Holdings Inc., as of June 22, 2021 (the “**Antenna Site Licence Agreement**”). If there is any conflict between any of the terms in this Agreement and any of the terms in the Antenna Site Licence Agreement, the terms of this Agreement shall prevail; provided however that nothing in this Agreement shall adversely impact any of the Licensee’s rights under the Antenna Site Licence Agreement for as long as the Antenna Site Licence Agreement remains in effect. The Licensor shall ensure that Skyline Real Estate Holdings Inc., and any of its other affiliates involved in the Building’s operation, comply with the terms set out in this paragraph.

1.2 Hours of Access. Licensee (including Licensee’s authorized representatives) may have reasonable access to the Building at all times between 8:30AM and 5:30PM local time Monday through Friday excluding any statutory holiday in the province where the Building is located (“**Business Hours**”), and at other times as agreed by the parties in advance, for the purposes of exercising the License. Licensee (including Licensee’s authorized representatives) may also access the Building outside of Business Hours in the event of an emergency provided that, in the event an emergency, unless the nature of the emergency renders such advance notice impracticable, the Licensee shall give to the Licensor as much advance notice as reasonably possible of its intent to enter the Building and within five (5) Business Days following the request of Licensor, provide to the Licensor a written report detailing the nature of such emergency, the corrective actions taken, and any other relevant information. “**Business Day**” means any day that is not Saturday, Sunday, nor a statutory holiday in the province where the Building is located.

1.3 Contracting with other TSPs during Term. During the Term, the Licensor may grant licenses to other telecommunications service providers to access the Building. To the extent allowed by applicable law, Licensor will not use, or permit third parties to use, the Licensee’s Telecommunications Equipment without the express written consent of the Licensee which may

be reasonably withheld or subject to terms and conditions, including compensation, to be determined by the Licensee on a case-by-case basis. The Licensor shall use reasonable efforts to require any service provider granted an access agreement by the Licensor to agree not to damage or interfere with the Telecommunications Equipment without the Licensee's prior written consent and to contractually agree to pay for any damages that might be suffered by the Licensor, the Licensee or the occupants of individual units if the service provider damages or interferes with the Telecommunications Equipment. If the Licensor permits another service provider to have access to the Building, and the Licensee is required to relocate or reconfigure its equipment or install additional equipment to accommodate such other service provider, or, to repair damage to or replace components of its equipment caused by the acts of such other service providers or its contractors, the Licensor will assist the Licensee in requiring that the other service provider reimburse the Licensee for all reasonable costs so incurred.

2. OWNERSHIP OF LICENSEE'S TELECOMMUNICATIONS EQUIPMENT

Except as otherwise provided in this Agreement, Licensee's Wire and Telecommunications Equipment installed or owned by Licensee shall remain personal property of the Licensee although it may be affixed or attached to the Building during the Term of this Agreement. Licensee's Telecommunications Equipment shall also remain Licensee's personal property upon the termination of the Agreement and Licensee is entitled to uninstall, remove, recover and / or salvage any Licensee's Telecommunications Equipment within ninety (90) days following such termination of the Agreement. Upon the termination of the Agreement, the Licensee shall, at its expense, restore any portion of the Building occupied by the Licensee's Telecommunications Equipment to a condition substantially similar to the condition of the Building at initial installation of the Licensee's Telecommunications Equipment, reasonable wear and tear excepted.

3. TERM AND TERMINATION

3.1 *Term.* The Agreement begins on the Effective Date and shall continue until terminated in accordance with this Agreement.

3.2 *Termination Rights.* Either party may end this Agreement:

- (a) at any time after the passing of five (5) years from the Effective Date, provided: (a) the terminating party provides the other party with at least ninety (90) days prior written notice of termination; and (b) there are no active customers of the Licensee in the Building at the termination effective date;
- (b) by giving notice in writing to the other party if the other party commits a material breach with respect to a material provision of this Agreement and does not remedy that breach within thirty (30) days after receiving written notice of the breach; or
- (c) by giving written notice to the other party if the other party: (i) becomes insolvent or bankrupt; (ii) ceases doing business in the ordinary course; (iii) appoints, or has appointed for it, a receiver or trustee in bankruptcy; (iv) makes an assignment or takes any other action for the benefit of its creditors; (v) has instituted against it any proceeding in bankruptcy, receivership or liquidation, and such proceedings continue for thirty (30) calendar days without being dismissed; or (vi) is wound up or dissolved.

3.3 Government Actions. If the action of a governmental authority requires modification of: (i) the Services or (ii) the terms on which they are provided, which are inconsistent with the terms of this Agreement or which impair Licensee's ability to provide the Services in an economical or technically practical fashion, then (a) this Agreement will be deemed amended in a manner to allow the Licensee to fulfil its legally mandated obligations, or (b) the Licensee may, at its option, terminate this Agreement upon thirty (30) days' written notice to the Licensor or such other period reasonably agreed upon by the parties.

4. UTILITIES

4.1 Connection to electrical power source. Licensee may connect its Telecommunications Equipment to the electrical power source in the Building.

4.2 Licensor responsible for cost of electricity. Licensor agrees to pay all utility fees and charges related to the electricity consumption that Licensee reasonably requires for the performance of its obligations under this Agreement.

4.3 Planned outages. Licensor shall notify the Licensee in advance of any planned utility outages that may interfere with any Telecommunications Equipment but shall not be responsible for any losses, costs or expenses suffered as a result of any such outages providing, if reasonable, notice of such planned utility outages was provided.

4.4 Unplanned electricity outages. Licensor acknowledges that an unplanned electricity outage may constitute a situation requiring emergency access pursuant to the terms of Section 1.2.

5. RENT AND OTHER CHARGES

The Licensor shall not charge Licensee any rent, royalty, occupancy fees or any amounts related to the availability or consumption of utilities, or any other charges whatsoever.

6. CONSTRUCTION

6.1 Inspection and Modifications. Prior to commencement of the installation and construction work, the Licensor will permit the Licensee to complete an initial inspection of the Building. The Licensee shall provide the Licensor with a description of the installation and any technical deficiency particulars that are discovered related to the Telecommunications Rooms and Telecommunications Spaces and shall identify the intended location(s) of Telecommunications Equipment, all for the Licensor's approval acting reasonably. In the event the Licensor does not agree to the plans for installation of the Telecommunications Equipment or technical deficiency modifications, the parties will work together, acting reasonably, to amend the installation plan or resolve any technical deficiencies to the satisfaction of both parties. No installation of the Telecommunications Equipment or modifications to the Telecommunications Rooms and Telecommunications Spaces will commence until the Licensor has approved same. Any modifications to the Telecommunications Rooms and Telecommunications Spaces on the Licensor's behalf pursuant to this section 6.1 will be at Licensee's sole cost. If available, upon request from the Licensee, the Licensor shall provide a current set of electrical and site plans.

6.2 *Installation and Construction standards.* Licensee agrees that installation and construction of Licensee's Wire, Licensee's Telecommunications Equipment, and Telecommunications Spaces shall be performed: (i) consistent with such reasonable requirements as shall be required by the Licensor and communicated in advance to the Licensee in writing; and (ii) in accordance with all applicable laws, rules, and regulations.

7. INSURANCE

7.1 *Licensee insurance.* Licensee shall maintain, at all times during the Term, Commercial general liability insurance including coverage for personal injury, bodily injury, death, and broad form property damage, including loss of use of property, occurring in the course of or in any way related to Licensee's operations, in the amount of not less than Five Million Dollars (\$5,000,000.00) combined single limit per occurrence. The Licensee shall add the Licensor as an additional insured on the aforementioned insurance policies prior to commencing any work at the Building. At the Licensor's reasonable request, the Licensee shall provide a certificate of insurance confirming that policies as required in this Agreement are in force. The commercial general liability policy shall contain a provision whereby the insurers will endeavour to provide thirty (30) days' notice of cancellation to the Licensor. It is acknowledged and agreed that the Licensee may not satisfy all or any part of this property insurance requirement through self-insurance.

8. REPRESENTATIONS WARRANTIES AND COVENANTS OF THE PARTIES

8.1 *General Representations and Warranties.* Each Party represents and warrants continuously throughout the Term in favour of the other Party that it has all necessary corporate power and capacity to enter into and perform its obligations under this Agreement and it has taken all necessary corporate action to authorize the execution and delivery by it of its obligations under this Agreement.

8.2 *Licensor Representations and Warranties.* The Licensor represents and warrants that:

- (a) no building rule is in force that would prevent or limit either party from entering into this Agreement and/or performing its obligations hereunder;
- (b) the Licensor has sufficient right, title and interest in the Building to grant this License; and
- (c) if any Building is or becomes registered as a condominium, the Licensor has made commercially reasonable efforts to ensure that the applicable condominium corporation has satisfied the requirements under the applicable laws of the province in which the Building is located relating to condominiums with respect to entering into any agreement type to which this Agreement belongs.

8.3 *Licensee's Covenant.* Licensee will repair any damage to the Building, Telecommunications Spaces and any other property owned by the Licensor or by any lessee or other licensee of the Licensor or by any other occupant of the Building where such damage is caused by the negligent acts or wilful misconduct of Licensee or any of its agents, representatives, employees, contractors, subcontractors, or invitees. If the Licensee fails to repair or refinish the damage, the Licensor may repair or refinish such damage and the Licensee shall reimburse the

Licensors all costs and expenses reasonably incurred in such repair or refinishing.

8.4 Licensors' Covenants. The Licensors covenants as follows:

- (a) To operate, repair and maintain the Building and Building systems in a safe and proper operating condition and in accordance with accepted building industry standards;
- (b) To use the same standard of care to protect the Licensee's Wires and Licensee's Telecommunications Equipment that the Licensors would use with its own property;
- (c) Not to damage, tamper, interfere or connect to Licensee's Wires and Licensee's Telecommunications Equipment;
- (d) That any consent or approval of the Licensors pursuant to the terms of this License shall not be unreasonably withheld, conditioned or delayed;
- (e) If the operation of other equipment or the activities of third parties in or in respect of the Building interferes with the operation of Licensee's Wires or Licensee's Telecommunications Equipment, the Licensors shall, to the extent that it is commercially reasonable, upon being provided by the Licensee with written notice and reasonable particulars concerning the nature of the interference, extend reasonable efforts to assist the Licensee in obtaining removal or amelioration of the interference within a time frame that is appropriate having regard to the nature and extent of the interference; and
- (f) The Licensors shall immediately notify the Licensee in the event of any sale, conveyance, assignment or transfer (collectively, a "**Transfer**") of all or part of a Building (the "**Subject Building**"). Upon any Transfer, the Licensors will use commercially reasonable efforts to cause the transferee to execute and deliver to the Licensee an agreement whereby the transferee agrees to assume and be bound by all the rights and obligations of the Licensors as set out herein as they apply to the Subject Building as if the transferee was an original signatory hereof (the "**Assumption**"). Upon the date any such sale or Assumption becomes effective, the Licensors shall be released from its obligations under this Agreement in respect of the Subject Building (save and except for any outstanding obligations arising hereunder prior to such sale or Assumption).

8.5 General Limitations. Nothing in this Agreement will require the Licensee to: (a) perform any services not provided for in this Agreement; or (b) make any change or addition that will require any capital expenditures by the Licensee without the prior agreement of the Licensee.

9. INDEMNIFICATION

9.1 Indemnification. Each party (as an "**Indemnifying Party**") shall indemnify, defend, and hold harmless the other party and its officers, directors, employees, agents and shareholders (collectively, an "**Indemnified Party**") from and against any and all Losses incurred or sustained by the Indemnified Party based upon or relating to:

- (a) Indemnifying Party's breach of applicable laws;

- (b) any bodily injury, death of any person, or damage to real or tangible personal property caused by the negligence or willful misconduct of the Indemnifying Party or its agents, contractors or lawful representatives; or
- (c) Indemnifying Party's unlawful or negligent use of the Building or the Licensee's Telecommunications Equipment or its agents, contractors or lawful representatives,

Provided that: (i) the Indemnified Party promptly notifies the Indemnifying Party of the claim in writing; and (ii) the Indemnifying Party has sole control over defence or settlement of the Losses, but the Indemnified Party will provide the Indemnifying Party with reasonable assistance in doing so. "Losses" are an amount awarded to a third party in, or to be paid to a third party in settlement of, any judicial, administrative, or arbitration claim, investigation, or proceeding.

9.2 Exceptions. Notwithstanding anything to the contrary in this Agreement, the Indemnifying Party shall not be obligated to indemnify, defend, or hold harmless the Indemnified Party against any claim if such claim or the corresponding Losses arise out of or result from Indemnified Party's (a) negligence or wilful misconduct; or (b) failure to materially comply with any of its obligations set forth in this Agreement.

10. LIMITATIONS OF LIABILITY

10.1 Consequential or indirect damages. In no event shall Licensee be liable to Licensor or any third party for any indirect, incidental, special, consequential, or punitive damages whatsoever arising out of or in connection with this agreement (including without limitation lost profits, anticipated or lost revenue, business interruption, loss of data, loss of business opportunity, loss of goodwill, loss of use of any information system, failure to realize expected savings or any other commercial or economic loss), whether arising in negligence, tort, statute, equity, contract, common law, or any other cause of action or legal theory regardless of whether such damages were foreseeable and even if Licensee has been advised of the possibility of those damages.

11. CONFIDENTIAL INFORMATION

The Parties agree to keep all information of a confidential nature obtained in the negotiation or performance of this Agreement ("**Confidential Information**") confidential. Confidential Information excludes any data, documentation or other information which: (i) is in the public domain at the time of disclosure; (ii) becomes publicly available through no fault of the receiving Party; (iii) is known to the receiving Party prior to receipt thereof from the disclosing Party, free of any confidentiality obligation; or (iv) is available to the receiving Party on a non-confidential basis from a source other than the disclosing Party, if that source or its source is not in breach of any obligations of confidentiality to the disclosing Party. Confidential Information shall remain the property of the disclosing Party. The receiving Party shall protect the confidentiality of all Confidential Information, using at least the same standard of care as it uses to protect its own Confidential Information, but in any event, a reasonable standard of care. Neither party shall at any time, without the prior written consent of the other party, disclose or use (except as expressly permitted by, or required to achieve the purposes of, this Agreement) the Confidential Information of the other party. Notwithstanding the foregoing, the parties further agree that the receiving Party may disclose Confidential Information to its employees, contractors, directors, officers, representatives, or advisors (and the employees, contractors, directors, officers, representatives, or advisors of its subsidiaries and affiliates) who need to know Confidential Information for the

purposes of performing this Agreement and who are bound by an obligation to treat Confidential Information in a manner no less stringent than required by this Agreement. The receiving Party shall remain responsible for any breaches of this Section 11 by any of such employees, contractors, directors, officers, representatives, or advisors. The obligation to keep Confidential Information confidential shall survive termination or expiration of this Agreement, however caused, for a period of five (5) years. A party may disclose Confidential Information if required by a governmental agency, by operations of law, or if necessary in any proceeding to establish rights or obligations under this Agreement, provided that the party required to make the disclosure: gives the other party as much reasonable prior written notice as allowed to permit that other party an opportunity to contest such disclosure; and makes only the minimum disclosure reasonably required, in the opinion of the counsel of the party required to make the disclosure. Both Parties contemplate that any breach by a receiving Party of this Section 11 may result in irreparable harm to the disclosing Party which will entitle the disclosing Party to seek and obtain injunctive relief, in addition to any damages and other remedies available at law and in equity. As soon as practicable, receiving Party shall notify disclosing Party of any breach of this Section 11 of the Agreement. Notwithstanding any other provision of this Agreement, Licensor acknowledges that Licensee is required to disclose this Agreement pursuant to its regulatory obligation and such disclosure shall not be a breach of this Agreement.

12. APPLICATION TO ALL BUILDINGS

Where applicable, the terms and conditions of this Agreement shall be interpreted by the parties and by any third-party adjudicator as if such terms and conditions apply to each Building separately from the other Buildings. For greater certainty, in the event that this Agreement is terminated with respect to any one Building (whether pursuant to the terms of this Agreement or otherwise), the terms and conditions of this Agreement shall remain in full force and effect, unamended in respect of the remaining Building(s) for the Term.

13. MISCELLANEOUS

13.1 Notices. Any demand, notice or other communication (“**Notice**”) to be given in connection with this Agreement shall be in writing and either delivered personally, by mail postage-prepaid, registered mail, or by e-mail to:

To Licensee:

TekSavvy Solutions Inc.

800 Richmond Street
Chatham, ON N7M 5J5
Attention: Legal Counsel

Email: marc@teksavvy.ca
with a copy to legal@teksavvy.ca

To Licensor:

**Skyline Real Estate Limited Partnership
o/a Skyline Living**

5 Douglas Street, Suite 301
Guelph, ON N1H 2S8

Email: ryoung@skylineliving.ca

Either party may instead designate a different address or individual by Notice to the other party. Notices sent by personal delivery or registered mail will be deemed to have been received upon delivery. Notices sent by mail will be deemed to have been received on the 5th day after posting. Notices sent by e-mail will be deemed to have been received the same day.

13.2. Assignment. Neither party may assign this Agreement in whole or in part without obtaining the prior written consent of the other party, which consent may not be unreasonably withheld, conditioned, or delayed. Notwithstanding anything to the contrary in this Agreement, the Licensee shall have the right to assign this Agreement to one or more of its affiliates, subsidiaries, or a purchaser of all or substantially all of its assets, without the Licensor's prior consent, provided the Licensee gives written notice of such assignment to the Licensor.

13.3. Entire Agreement; Amendment. The terms and conditions contained in this Agreement supersede all prior oral or written understandings between the parties and constitutes the entire agreement between them concerning the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by authorized representatives of the parties.

13.4. Force Majeure. In no event shall either party be liable to the other for any failure to comply with this Agreement if such failure results from any condition or event beyond that party's reasonable control. Conditions and events beyond a party's reasonable control ("**Force Majeure**") include, but are not limited to: terrorism; computer hacking, security breach, or power failure that ordinary commercial efforts could not reasonably have prevented; fire, flood, earthquake, any elements of nature or acts of God; theft; riot; strike or other labour disturbance; plague, epidemic, pandemic, outbreaks of communicable disease or any other public health crisis, including quarantine or other declaration of emergency by governmental authorities.

13.5. No Waivers. No waiver of any breach of a provision of this Agreement shall be effective, or binding, unless in writing and signed by the party giving the waiver.

13.6. Choice of Law/Venue. This Agreement is deemed performed in the Province of Ontario, and governed by the laws that apply there, other than conflict of laws provisions. The Parties hereby attorn to Ontario's courts in respect of any action arising under this Agreement.

13.7. Severability. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability attach only to that provision or part; the provisions' remainder, and all others hereof, continue in full force and effect.

13.8. Survival. The provisions of this Agreement that by the nature are intended to survive the termination of this Agreement however caused, shall so survive, including without limitation, Sections 2 (Ownership of Licensee's Telecommunications Equipment); 3 (Term and Termination); 8 (Representations Warranties and Covenants); 9 (Indemnification); 10 (Limitations of Liability); 11 (Confidential Information); 12 (Application to all Buildings); 13.1 (Notice); 13.6 (Choice of Law/Venue); 13.8 (Survival); 13.9 (Interpretation).

13.9. Interpretation. Words in any gender shall include all other genders. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, and the whole shall include any part thereof. The headings in this Agreement shall not affect the interpretation of any provision of this Agreement. The words "including" and "includes" mean "including without limitation" and "includes without limitation". Unless explicitly indicated otherwise, a reference to a "Section", refers to section of the document forming part of this Agreement in which the reference occurs. All references to currency are references to lawful currency of Canada. No provision of this Agreement shall be interpreted or construed against any party because such party or its legal counsel was involved in the drafting of the provision.

13.10. Counterparts; Electronic Delivery. This Agreement may be signed in counterparts, each constituting an original document but taken together, constituting one and the same instrument. The transmittal of signatures or of signed copies of this Agreement by email hereby constitutes good and valid execution and delivery of such document and are legally binding on both Licensor and Licensee.

[Remainder of page intentionally blank – signature page immediately follows]

IN WITNESS WHEREOF the Parties have executed this Agreement as of the Effective Date.

TEKSAVVY SOLUTIONS INC.

**SKYLINE REAL ESTATE HOLDINGS
INC., by its duly authorized agent,
SKYLINE LIVING**

By: Charlie Burns
Name: Charlie Burns
Title: CTO
Date: October 24, 2023

By: Andrea Rocheleau
Name: Andrea Rocheleau
Title: Director of Business Operations
Date: October 23, 2023

I am authorized to bind TekSavvy Solutions
Inc.

I am authorized to bind the Corporation.

SCHEDULE A
BUILDING(S)

Municipally known as: 89 Riverview Dr. Chatham Ontario N7M6A4

SCHEDULE B
TELECOMMUNICATIONS ROOMS

Telecommunications room on the main level of the building.