

Notice of Change to Date of Expiry of Lease

April 26, 2024

2431757 Ontario Inc.
410 Sherbourne Street
Toronto, Ontario
M4X 1K2

Attention: Lisa Zbitnew

**RE: Notice of Extension of the Term of the Lease
410 Sherbourne Street Dev LP (the "Landlord") lease to 2431757 Ontario Inc. (the "Tenant")
of the Premises Known Municipally as 410 Sherbourne Street, Toronto, Ontario, M4X 1K2
(the "Premises") Pursuant to the Lease, dated October 1, 2014, as amended.**

In accordance with the rights of the Landlord under the Lease as amended, and attested to under the Tenant's Estoppel Certificate dated March 14th, 2023, notice of termination was delivered to the Tenant on January 11th, 2024, establishing a termination date of September 15th, 2024.

Notwithstanding the lawful establishment of the Lease termination date, the Teant has requested a further extension to December 31, 2024.

We are writing to advise that the Landlord agrees to amend the term of the Lease such that it shall expire on January 15, 2025. We are providing you the notice you are entitled to and have extended the term as per your request.

Please sign below to signify your acceptance.

Yours truly,

**410 Sherbourne Street G.P. Inc.
in its capacity as the general partner of 410 Sherbourne Dev LP**

Per: _____
**Edward Cattana, Vice President
Leasing and Property Management**

The undersigned hereby confirms its agreement with the foregoing.

2431757 Ontario Inc.

Per: _____
Name:
Title:

I have authority to bind the Corporation.