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September 17, 2021

Mr. Denis Chabot
President & CEO
Spectra Premium Industries Inc.
1421 Ampère
Boucherville (Québec)
J4B 5Z5

RE: SPECTRA PREMIUM INDUSTRIES INC.
1421 Ampère, Boucherville, Québec

Dear Denis,

I wish to confirm that it is acceptable to Dream Industrial REIT to postpone the payment of our Boucherville pre-filing claim for rentals arrears in the amount of \$311,889 in equal monthly installments starting September 2022 until the end of the lease term in June 2025 (the "Pre-filing Claim"). However, this is conditional to the following:

- I. that the Pre-Filing Claim remains unaffected and not compromised by the Spectra Premium CCAA proceedings
- II. that the new tenant/entity will assume all the lease obligations pursuant to closing of a transaction to be completed shortly, including all post filing rent and other amounts payable under the lease in a timely basis and the Pre-filing Claim in its entirety, the whole in the form of a written agreement to be approved in writing by Dream REIT

Please confirm that the terms of this letter are acceptable to Spectra Premium and upon receipt of same.

Best regards,

Joe Iadaluca
SVP Portfolio Management
Dream Industrial REIT