

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (this “Amendment”) is made and entered into to be effective as of the 22nd day of July, by and between Praet Management Group, Inc., a Michigan corporation (“Landlord”), and Praet Tool & Equipment LLC, a Michigan limited liability company (“Tenant”).

WHEREAS, Landlord and Tenant entered into that certain Lease (the “Lease”) dated July 1, 2016 by and between Landlord and Tenant for certain real property located at 51214 INDUSTRIAL DR., MACOMB MI 4804 (the “Premises”); and

WHEREAS, Tenant and Landlord agree to amend the Lease as provided below.

NOW, THEREFORE, in consideration of the mutual agreements contained herein and in the Lease, Landlord and Tenant agree as follows:

1. Section 2 of the Lease is hereby amended by deleting Section 2 in its entirety and replacing it with the following:

“**TERM** The term of this Lease shall continue through June 30, 2031; provided, however that Tenant has the right to terminate the Lease early by providing six (6) months notice of its intent to terminate the Lease (the “Early Termination Right”). If the Early Termination Right is exercised by Tenant, the Lease will terminate and be of no further force and effect on the date that is the day of the expiration of the six (6) month period following the date of the delivery by Tenant of written notice of the Early Termination Right from Tenant. This Lease shall supersede any prior leases between the Parties.”

2. Section 3(a) of the Lease is hereby amended by deleting subsection (a) of Section 3 in its entirety and replacing it with the following:

“(a) Basic Annual Rent. Tenant shall pay to Landlord, at such place as Landlord shall designate in writing from time to time, and without demand, offset or deduction, the Basic Annual Rent of Eighteen Thousand (\$18,000.00) per month to Landlord through December 31, 2026. Beginning January 1, 2027 and continuing through the expiration, or earlier termination of the Lease, the Basic Annual Rent of Two Hundred Forty-Five Thousand Dollars per year or \$20,416.66 per month will be paid by Tenant to Landlord.”

3. Any references to “Common Area” in the Lease are hereby deleted and replaced with “Building.”
4. Any terms not otherwise defined in this Amendment, shall have the meaning set forth in the Lease.
5. Except to the extent the Lease is modified by the terms and conditions of this Amendment, the terms, covenants and conditions of the Lease shall remain unmodified

and in full force and effect. In the event of any conflicts between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall prevail.

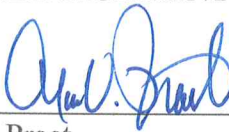
6. This Agreement may be executed in multiple counterparts (including by means of signature pages in “.pdf”, “.tif” or similar format sent as an attachment to an electronic mail message), each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

[Signature Page to Follow]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment to be executed by their respective duly authorized representatives to be effective as of the date first set forth above.

LANDLORD:

PRAET MANAGEMENT GROUP, INC.

By:  _____
Alan Praet
Title: President

TENANT:

PRAET TOOL & ENGINEERING LLC

By: _____
Achilli Sfizzo, its Chief Executive Officer

[Signature Page to Lease Amendment]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment to be executed by their respective duly authorized representatives to be effective as of the date first set forth above.

LANDLORD:

PRAET MANAGEMENT GROUP, INC.

By: _____

Alan Praet
Title: President

TENANT:

PRAET TOOL & ENGINEERING LLC

Signed by:

Achilli Sfizzo Neta

By: _____

Achilli Sfizzo, its Chief Executive Officer

[Signature Page to Lease Amendment]