

LEASE AGREEMENT

THIS LEASE is made and entered into this 1st day of July 2016, by and between PRAET MANAGEMENT GROUP, INC., a Michigan Corporation, ("Landlord"), whose address is 51214 INDUSTRIAL DR., MACOMB MI 48042 and PRAET TOOL & ENGINEERING, INC., a Michigan Corporation, ("Tenant"), whose address is 51214 INDUSTRIAL DR., MACOMB MI 48042.

WITNESSETH:

In consideration of the agreements of the parties as herein contained, Landlord and Tenant agree as follows:

1. **LEASED PREMISES** Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed by Tenant, does hereby lease unto Tenant a portion (referred to herein as the "Leased Premises") of the building commonly known as 51214 INDUSTRIAL DR., MACOMB MI 48042, consisting of approximately 32,000 square feet as determined by Landlord's architect in accordance with the American National Standard Method of Measuring Floor Area in Office Buildings, ANSI Z65.1-1980, published by the Building Owners and Managers Association International ("BOMA Standards. The land upon which the Building is located, and all driveways, entrances and other improvements thereon are referred to herein as the "Property".

2. **TERM** The term of this Lease shall consist of Fifteen (15) years commencing on July 1, 2016, and ending on June 30, 2031. In the event that the Commencement Date is delayed because the Leased Premises are not then ready for occupancy for any other cause beyond Landlord's control, Landlord shall not be liable to Tenant for any damages as a result of Landlord's delay in delivering the Leased Premises, nor shall any delay affect the validity of this Lease, and the Commencement Date of this Lease shall be postponed until such time as Landlord can deliver possession. The Tenant shall have five options of three years each commencing on July 1, 2031 at a rental rate to be agreed upon by the Parties. This Lease shall supersede any prior leases between the Parties, and is executed in recognition of, and as compensation for, reduced rent previously given to Tenant.

3. **RENT**

(a) **Basic Annual Rent.** Tenant shall, during the term of this Lease and any extensions, 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 during the term of this Lease, and at a rental rate to be agreed upon by the Parties for the duration of any optional periods exercised under the lease.

(b) **Additional Rent.** Tenant shall be responsible for all Utility and Incidental expenses. **Utility Expenses:** means costs incurred for electricity, water, gas, sewer charges, fuel, and other utilities furnished to the Building. **Incidental Expenses:** means expenses incurred for the insurance on the Building, all taxes on the Building, and maintenance and up-keep of the Common Areas including heating and cooling.

(c) Personal Property Tax. Before delinquency Tenant shall pay taxes assessed during the term of this Lease against trade fixtures or personal property placed by Tenant in the Leased Premises. If these taxes are assessed against the Building, Tenant shall pay its share of the taxes to Landlord within thirty (30) days after receiving Landlord's written statement setting forth the amount of taxes applicable to Tenant's property and the basis for the charge to Tenant. Tenant's failure to pay within the 30-day period shall entitle Landlord to the same remedies it has upon Tenant's failure to pay rent.

4. **PERSONAL PROPERTY** Any personal property kept on the Leased Premises by Tenant shall be at Tenant's sole risk; provided, however, that except as hereinafter set forth, Landlord shall be liable to Tenant for any damage to the Tenant's personal property resulting from the gross negligence or willful negligence or misconduct of Landlord, its agents or employees. Any insurance maintained by Tenant on its personal property shall contain a clause or endorsement under which the insurer waives all right of subrogation against Landlord, its agents or employees, with respect to losses payable under such policy, and Tenant waives all rights of recovery which it might otherwise have against Landlord, its agents or employees, for any damage to its personal property which is covered by a policy of insurance, notwithstanding that such damage may result from the negligence or misconduct of Landlord, its agents or employees.

Tenant shall pay all taxes, assessments and charges of any kind which shall be levied, assessed or charged upon the leasehold interest or any personal property located in the Leased Premises during the term of the Lease, or any improvements constructed by Tenant.

5. **USE AND OCCUPANCY** Tenant shall use and occupy the Leased Premises for professional medical/office purposes and for related business purposes which are in keeping with the activity of a first class office building, and which do not violate any exclusive use rights which Landlord may now or hereafter grant to any present or future tenants of the Building. Tenant shall not do, or permit to be done, any act or thing upon the Leased Premises that will increase the cost of casualty and liability insurance above the insurance cost normally associated with Tenant's principal activities as herein described. Tenant shall not use the Leased Premises or permit the Leased Premises to be used, for the doing of any act or thing that constitutes a violation of any valid law, order or regulation of any governmental authority, nor shall Tenant in any manner deface or injure the Building or permit any objectionable noise or odor to be emitted, or permit anything to be done on the Leased Premises tending to create a nuisance or to disturb others tenants in the Building. Tenant will comply with all legal, health and police regulations regarding the use of the Leased Premises, and will not in any way obstruct or interfere with the rights and comforts of other tenants in the Building.

6. **CARE OF PREMISES** Except as provided in Paragraphs 8 and 9, Tenant shall keep the Leased Premises at all times in good working order, and shall also keep said Leased Premises in a sanitary and safe condition in accordance with the laws of the State of Michigan, and in accordance with all direction, rules and regulations of the health officer, fire marshal, building inspector or other proper officers of the governmental agencies having jurisdiction, at the sole cost and expense of Tenant, and Tenant shall further take, at its sole cost and expense, all action necessary to comply with the requirements of all applicable Federal, State of Michigan and local laws, statutes, ordinances, rules and regulations concerning the Leased Premises, including, without limitation, the requirements of the Americans with Disabilities Act ("ADA") and the Michigan Handicappers Civil Rights Act (as each may be amended or supplemented from time to time), which shall, with respect to the Leased Premises, impose any

violation, order, or duty upon Tenant arising from Tenant's use of the Leased Premises, or any installations made by the Tenant in the Leased Premises.

7. UTILITIES AND SERVICES If not separately metered, Tenant shall pay its pro rata share of utilities consumed in the Building as additional rent pursuant to Paragraph 3.B above. Telephone and cable lines will be furnished by Landlord to the primary service panel(s) of the Building; the installation of telephone and cable lines from such primary service panel(s) to the Leased Premises shall be deemed to be part of the Tenant Improvements (as herein defined). Landlord shall provide such utilities at such times as are reasonably necessary for the comfortable occupancy and the use of the Leased Premises, as reasonably determined by Landlord, every day between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 3:00 p.m. on Saturday. Off-hour operation levels, as reasonably determined by Landlord, shall be maintained on Sundays, holidays and at all other times except as provided in the previous sentence. Upon Tenant's reasonable prior request (which in no event shall be less than 24 hours), Landlord shall make available, at Tenant's expense, off-hours heat or air conditioning, with the reasonable cost thereof to be determined from time to time by Landlord and confirmed in writing to Tenant. Such expense shall be paid by Tenant as additional rent at the same time and in the same manner as the payment of monthly installments of Basic Annual Rent, upon presentation by Landlord to Tenant of invoices therefor. Electric power and water will be available at all times. Landlord shall also furnish continuous automatic elevator service between the ground floor and the other levels of the Building.

8. REPAIRS

(a) Landlord shall make all necessary repairs and replacements to the Building in which the Leased Premises are located, to the sewer lines and to the heating, air conditioning and electrical systems located therein, and to the Common Areas, and Landlord shall also make all repairs to the Leased Premises which are structural in nature; provided, however, that Tenant shall make all repairs and replacements arising from its act, neglect or default and that of its agents, servants and employees, to the extent such repairs and replacements are not covered by Landlord's standard hazard insurance. The Landlord shall further be responsible for the repair, replacement and maintenance of the electrical, plumbing, HVAC systems, and sprinkler systems which are located within the Leased Premises or which exclusively service the Leased Premises, up to the point of connection with any of Tenant's fixtures, fittings, receptacles, appliances, equipment and/or other Tenant Improvements or finishes. Replacement of light bulbs shall be the responsibility of Tenant.

(b) Except as provided above, the Tenant shall be responsible for all maintenance and repair of the interior of the Leased Premises, and all repair and replacement of doors and windows due to damage beyond normal wear and tear.

(c) In the event that the Landlord shall deem it necessary, or be required by any governmental authority to repair, alter, remove, reconstruct or improve any part of the Leased Premises or of the Building in which the Leased Premises are located (unless the same result from Tenant's act, neglect, default or mode of operation, in which event Tenant shall make all such repairs, alterations and improvements except to the extent covered by Landlord's insurance), then the same shall be made by Landlord with reasonable dispatch, and should the making of repairs, alterations or improvements cause any interference with Tenant's use of the Leased Premises, such interference shall not relieve Tenant from the performance of its obligations hereunder.

9. PROJECTIONS AND ATTACHMENTS

(a) Projections and Attachments. Any curtain, blind, shade, screen, awning, or other projection or any sign display, lettering or advertising matter attached or exhibited in violation hereof may be removed by Landlord without liability for any damage arising therefrom, and Landlord shall have free access to the Leased Premises to do so.

(b) Signage. Landlord shall provide Tenant interior signage on all Building directories in the common lobby of the Building, the exact size and design of which are to be mutually agreed upon by Landlord and Tenant, and which must be in compliance with the requirements of all governmental authorities having jurisdiction thereover.

10. **ALTERATIONS** Tenant shall have the right to make alterations, improvements, and changes which may be desired by the Tenant provided that they are done at the cost of Tenant. To the extent that Tenant makes any improvements or alterations to the Leased Premises, either prior to initial occupancy or during the term of this Lease:

(a) Tenant shall be responsible for obtaining all required permits, and for complying with any requirements which must be met in order to obtain a certificate of occupancy (if a certificate of occupancy is required);

(b) All such alterations and improvements shall be completed in a good and workmanlike manner utilizing new materials of a comparable quality to that of the Building generally; and

(c) Tenant agrees to indemnify and hold Landlord harmless from any claims, and will keep the Leased Premises free of any liens, arising out of any alterations, additions or improvements made by Tenant.

11. **ASSIGNMENT AND SUBLETTING** Tenant may assign or transfer this Lease or hypothecate, or mortgage the same or sublet the Leased Premises or any part thereof or use or permit them to be used for any purpose other than the purpose herein permitted, with or without the prior written consent of Landlord.

12. INSURANCE AND INDEMNIFICATION

Tenant, at its sole cost and expense, shall procure and keep in effect during the entire term hereof: (i) public liability and property damage insurance protecting Landlord, Landlord's mortgagee (if any) and Tenant from all causes, having as limits of liability One Million and No/100 Dollars (\$1,000,000.00) per occurrence, and Two Million and No/100 Dollars (\$2,000,000.00) for property damage in the aggregate, (ii) insurance protecting and indemnifying Tenant against any and all damage to or loss of Tenant's equipment, furnishings, furniture, fixtures and contents in the Leased Premises, alterations made by Tenant in accordance with Paragraph 11 hereof, and all claims and liabilities relating thereto, and (iii) workers compensation insurance.

13. **DESTRUCTION OF LEASED PREMISES** In the event the Building or the Leased Premises, or any material portion of said Building or Leased Premises shall be damaged by fire or other casualty during the term hereof so as to render the Leased Premises untenable and such Leased Premises cannot be made tenantable within one hundred eighty (180) days after such damage, this Lease may be terminated by either Landlord Tenant at their respective options, by written notice thereof to the other party, but shall continue unless so terminated.

Within sixty (60) days from the date the damage or destruction occurs, the Landlord shall make a reasonable determination as to whether such destruction or damage has caused said Building or Leased Premises to be untenantable or whether the same can be rendered tenantable within one hundred eighty (180) days from the date of such occurrence and shall communicate such determination in writing to the Tenant. If, in the reasonable judgment of Landlord, such damage can be repaired within one hundred eighty (180) days after the date of such damage, Landlord shall repair and restore the Leased Premises and the Building with reasonable promptness to substantially the condition which the Leased Premises and the Building were in prior to such damage or destruction; provided, however, that Landlord's obligation to make repairs to the Leased Premises shall be limited to the scope of the Landlord's Work. During the period that Landlord is effecting repairs to the Leased Premises, payments of Annual Rent hereunder shall abate in such proportion as the number of rentable square feet contained within the part of said Leased Premises thus destroyed or rendered untenantable bears to the total number of rentable square feet of floor area in the Leased Premises, while such repairs are being made; provided, however, Annual Rent shall fully abate to the extent that Tenant cannot reasonably operate its business in the Leased Premises due to such damage or destruction; provided, further, if Tenant shall fail to adjust its own insurance or to remove its damaged property within a reasonable time, and as a result thereof the repairing or restoration is delayed, there shall be no abatement of rental during the period of such resulting delay; and provided further, that there shall be no abatement of rental if fire or other cause damaging or destroying the Leased Premises shall result from the negligence or intentional act of the Tenant or Tenant's agents, employees, invitees or licensees and such damage or destruction is not covered by the insurance which Landlord has agreed to provide hereunder. If said Leased Premises are so slightly damaged by such fire or other casualty as not to be rendered untenantable, Landlord shall make the required repairs with reasonable promptness and payment of rent shall not be affected thereby. In the event the Building in which the Leased Premises are located is destroyed or so substantially injured that the Landlord, within the 60-day period set forth above, deems it inadvisable to rebuild or reconstruct the Building, the Landlord shall have the right to terminate this Lease upon written notice to Tenant, in which event any rent paid in advance of the date of such occurrence shall be refunded to Tenant and from thence forth this Lease shall terminate.

14. **EMINENT DOMAIN** If the whole or any substantial part of the Leased Premises, or the Building in which the Leased Premises, are located shall be taken by or conveyed to any public authority under the power of eminent domain, then the term of this Lease shall cease with respect to the part so taken or conveyed on the date possession of that part shall be required for public use, and any rent paid in advance of such date shall be refunded to Tenant, and Landlord and Tenant shall each have the right to terminate this Lease upon written notice to the other, which notice shall be delivered within (30) days following the date notice is received of such taking. In the event that neither party hereof shall terminate this Lease, Landlord shall make all necessary repairs to the Leased Premises and the Building in which they are located to render and restore the same to a complete architectural unit and Tenant shall continue in possession of the portion of the Leased Premises not taken under the power of eminent domain, under the same terms and conditions as are herein provided, except that the rent reserved herein shall be reduced in direct proportion to the amount of the Leased Premises so taken. All damages awarded for such taking or conveyance shall belong to and be the property of Landlord; provided, however, Landlord shall not be entitled to any portion of any award or payment made to Tenant for removal and reinstallation of fixtures, loss of business or moving expenses.

15. **QUIET ENJOYMENT** Upon payment by Tenant of the rents and other charges due hereunder and upon the observance and performance of all covenants, terms and conditions on Tenant's part to be observed and performed, Tenant shall peaceably and quietly hold and enjoy the Leased Premises for the term hereby demised without hindrance or interruption by Landlord or any other person or persons lawfully or equitably claiming by, through or under the Landlord, subject, nevertheless, to the terms and conditions of this Lease.

16. **SUBORDINATION** This Lease shall be subject and subordinate at all times, to the lien of any mortgage now or hereafter placed on the Leased Premises, and to all advances made or hereafter to be made upon the security thereof; provided, however, that so long as Tenant faithfully meets its obligations imposed by this Lease, including the payment of rent to such parties as may legally be entitled to receive the same, then this Lease shall continue in full force and effect and Tenant's occupancy shall not be affected or impaired as a result of the subordination of this Lease to any mortgage and/or any resulting foreclosure of such mortgage, or any deed given in lieu of foreclosure of such mortgage. At the request of Landlord, Tenant will join Landlord in the execution and delivery such further instrument or instruments subordinating this Lease to the lien of any such mortgage or mortgages as shall be desired by any existing mortgagee or proposed mortgagee; provided that Tenant receives from such mortgagee or proposed mortgagee a written affirmation and acknowledgment of the non-disturbance rights of the Tenant under this paragraph. Tenant also agrees that any mortgagee may elect to have this Lease a prior lien to its mortgage, and in the event of such election and upon notification by such mortgagee to Tenant to that effect, this Lease shall be deemed prior in lien to the said mortgage whether this Lease is dated prior to or subsequent to the date of said mortgage. In the event that Landlord's interest in the Leased Premises shall be mortgaged and transferred by foreclosure of such mortgage or deed in lieu thereof, Landlord's interest shall not be merged with the fee so as to release the Tenant hereunder and in the event of any such merger by operation of law, this Lease shall not terminate and Tenant shall attorn to such owner.

Failure of Tenant to execute any of the above instruments (or any instruments pursuant to Paragraph 28 of this Lease) within ten (10) days following written request of Landlord, shall constitute a breach of this Lease and Landlord may, at its option, exercise its remedies hereunder. Further, Tenant hereby irrevocably appoints Landlord as attorney-in-fact for Tenant with full power and authority to execute and deliver in the name of the Tenant any such instruments upon Tenant's failure to do so within the time period provided above.

17. **LOSS AND DAMAGE** Landlord shall not be responsible or liable to Tenant for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the Leased Premises or any part of the Building of which the Leased Premises are a part or for any loss or damage resulting to Tenant or its property from bursting, stoppage or leaking of water, gas, sewer or steam pipes or for any damage or loss of property within the Leased Premises from any cause whatsoever, other than Landlord's gross negligence or willful misconduct. It is further agreed that Landlord shall not be liable for any accident or casualty arising from default of the Tenant nor shall the Landlord be liable for any unauthorized acts of Tenant's employees, agents, invitees or licensees.

18. **ACCESS BY LANDLORD** Landlord and Landlord's agents, servants and employees shall have the right to enter the Leased Premises upon reasonable advance notice during normal business hours, and at any time if an emergency, without charge or liability, to: (a) examine the same, (b) show them to prospective purchasers or mortgagees of the Leased

Premises, and during the one hundred eighty (180) days immediately before this Lease ends, to show them to prospective tenants, provided that such inspections shall be conducted in a manner so as not to unreasonably affect the operation of Tenant's business, (c) provide services required by this Lease, (d) remove any alterations or improvements made by Tenant in violation of Paragraph 11 of this Lease, and (e) make such repairs, alterations, improvements or additions as Landlord may deem necessary or desirable, and Landlord shall use reasonable dispatch and shall be allowed to take all material into and upon said Leased Premises that may be required therefor without the same constituting an eviction of Tenant in whole or in part and the rent reserved shall not abate while said repairs, alterations, improvements, or additions are being made, by reason of loss or interruption of business of Tenant, or otherwise.

19. **NON-WAIVER** Waiver by Landlord or Tenant of any one breach of the covenants or conditions of this Lease or the nonperformance of the same for any particular time shall not be construed as a waiver of any succeeding breaches of same or another covenant or condition hereof. The consent or approval by Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent or approval to or of any subsequent similar act by Tenant.

20. **BANKRUPTCY** In the event the estate created hereby shall be taken in execution or by other process of law, or if Tenant shall be adjudicated insolvent or bankrupt pursuant to the provisions of any state or federal insolvency or bankruptcy law, or if a receiver or trustee of all or substantially all of the property of Tenant shall be appointed by reason of Tenant's insolvency or inability to pay its debts, or if any assignment shall be made of all or substantially all of Tenant's property for the benefit of creditors, then and in any of such events, Landlord may terminate this Lease by written notice to Tenant in the event any such proceedings are not dismissed within sixty (60) days following their commencement; provided, however, if the order of court creating any of such disabilities shall not be final by reason or pendency of such proceeding, or appeal from such order, then Landlord shall not have the right to terminate this Lease so long as Tenant performs its obligations hereunder. If the Tenant becomes a Debtor under the Bankruptcy Code, or a voluntary or involuntary petition in bankruptcy is filed by or against the Tenant, or a petition for reorganization or adjustment of debts is filed concerning the Tenant under the Bankruptcy Code, then and in any of such events, while any such proceeding is pending, the provisions of the preceding sentence shall be subject to the applicable provisions of the Bankruptcy Code, and in any such event, Landlord shall have the benefit of all rights, assurances, and remedies available for lessors under the Bankruptcy Code. The term "Bankruptcy Code" means the U.S. Bankruptcy Code as amended and as it may be amended and/or replaced in the future.

Notwithstanding anything in this Lease to the contrary, all amounts payable by the Tenant to or on behalf of the Landlord under this Lease, whether or not expressly denominated as rent, additional rent, or otherwise, shall constitute rent for the purposes of Section 502(b)(6) of the Bankruptcy Code, 11 USC Section 502(b)(6) as same may be amended from time to time.

21. **SURRENDER** On the last day of the term of this Lease or on the sooner termination thereof, Tenant shall peacefully surrender the Leased Premises in good condition and repair, reasonable wear and tear and loss by fire or other insured casualty excepted. On or before the last day of the term of this Lease or the sooner termination thereof, Tenant shall, at its expense, remove all of its office furnishings, equipment, supplies and other personal property consistent with Paragraph 11 hereof. Any of Tenant's property remaining in the Leased Premises fifteen (15) days after the expiration or earlier termination of this Lease shall be deemed abandoned and may be disposed of by Landlord without any liability of Landlord to Tenant. Tenant shall

promptly upon surrender, deliver all keys from the Leased Premises to Landlord at the place then fixed for payment of rent.

22. **ATTORNTMENT** In the event any proceedings are brought for the foreclosure of or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Building, Tenant shall, subject to its non-disturbance rights set forth in Paragraph 18, at the option and request of any such purchaser, attorn to the purchaser upon any such foreclosure or sale and recognize such purchaser as the Landlord under this Lease.

23. **LAWS OF THE STATE OF MICHIGAN** This Lease shall be governed by, and construed in accordance with, the laws of the State of Michigan. If any provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each provision of the Lease shall be valid and enforceable to the fullest extent permitted by applicable law.

24. **TRANSFER OF LANDLORD'S INTEREST** In the event of any transfer or transfers of Landlord's interest in the Leased Premises, the transferor shall be automatically relieved of any and all obligations and liabilities on the part of Landlord accruing from and after the date of such transfer, provided that the transferee assumes all of the rights, duties and obligations of Landlord under this Lease accruing from and after the date of such transfer.

25. **FORCE MAJEURE** In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, war or other reasons of a like nature not the fault of, or under the control of, the party delayed in performing work or doing acts required under the terms of this Lease, then performance of such acts shall be excused for the period of the delay, and the period for the performance of any such acts shall be extended for a period equivalent to the period of such delay. The provisions of this paragraph shall in no way excuse Tenant from the prompt payment of rent or any other payments required under the terms of this Lease.

26. **ENTIRE AGREEMENT** This Lease, and any Exhibits and Riders attached hereto, shall constitute the entire agreement of the parties hereto; all prior agreements between the parties, whether written or oral, are merged herein and shall be of no force and effect. This Lease cannot be changed, modified, or discharged orally but only by an agreement in writing, signed by the party against whom enforcement of the change, modification or discharge is sought.

27. **BINDING EFFECT** This agreement shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, administrators, executors, representatives, successors and permitted assigns.

28. **TENANT'S EXPENSE** All things to be done or furnished by Tenant under the provisions of this Lease, shall be done and furnished at Tenant's sole cost and expense, unless specifically otherwise provided in this Lease.

29. **SURVIVAL OF OBLIGATIONS** All obligations and liabilities of the Landlord and Tenant that accrue prior to the termination or expiration of this Lease shall survive such termination and expiration of this Lease.

30. **RELATIONSHIP OF LANDLORD AND TENANT** Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that no provision contained herein, or any acts of the parties herein, shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant. Tenant is not the agent (actual, apparent, or implied) of the Landlord. Tenant has no authority to contract for any improvements for the Landlord or for any of Landlord's property which could result in Landlord being liable therefor or any construction lien being filed against any of Landlord's property.

31. **USE OF PRONOUNS** Whenever the singular number is used in this Lease, the same shall include the plural, and the neuter gender shall include the feminine and male genders, and vice-versa.

32. **CAPTIONS** The captions in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such paragraphs of this Lease nor in any way affect this Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first above written.

WITNESSES:



LANDLORD:

PRAET MANAGEMENT GROUP, INC.
A Michigan Corporation,

By:  7/1/16

Alan Praet
Its: President

TENANT:

PRAET TOOL & ENGINEERING, INC.

By:  7/1/16

Alan Praet
Its: President