

## SECOND AMENDMENT TO LEASE AGREEMENT

**THIS SECOND AMENDMENT** is made as of \_\_\_\_\_, 2021 by and between **LEESTMA MANAGEMENT HORIZON, LLC.**, a Michigan Limited Liability Company, (“LANDLORD”) and successor in interest to **BOARDWALK COMMERCIAL, LLC.**, and **LAKESHORE REGIONAL ENTITY** (“TENANT”).

### RECITALS

A. AMG Management LLC., predecessor in interest to Boardwalk Commercial, LLC., predecessor in interest to Leestma Management Horizon, LLC, and York Worldwide Technologies, Inc. entered into that certain Lease Agreement dated April 26, 2016, with respect to the certain premises located at 5000 Hakes Drive, Norton Shores, MI 49441, Suites 250, 400 and 500 which is comprised of approximately 7,285 square feet of rentable space.

B. WHEREAS Landlord and Tenant desired to extend the Lease for a term of three (3) years and amended the Lease on January 15, 2019. The Tenant desired to contract the Leased Premises and relinquish Suites 400 and 500 which represented approx. 5,285 rentable square feet. The total Leased Premises was revised to be 2,000 rentable square feet and is Suite 250 and the expiration date is December 31, 2021.

C. WHEREAS the Tenant desires to expand the Leased Premises to include Suite 100 which is approx. 3,804 rentable square feet. The total measurement of the revised Leased Premises shall be 5,804 rentable square feet. The expansion space will be added to the total square footage beginning May 1, 2021.

D. WHEREAS the Tenant would like to extend the Lease for a period of twenty-one (21) months; the new expiration date will be September 30, 2023. The Lease will include the original and the expansion space.

### AGREEMENT

For valuable consideration, whose receipt and sufficiency are acknowledged, Landlord and Tenant agree as follows:

1. Tenant hereby expands the Leased Premises to include Suite 100 beginning May 1, 2021 and the Lease Agreement for the total Leased Premises (Suite 250 & 100) will terminate on September 30, 2023.

2. Base rent for this term shall be as follows:

Periods	Suite 100	Suite 250	Total Monthly
May 1, 2021 – September 30, 2023.	\$5,043.47	\$2,652.25	\$7,695.72

3. Base Rent includes Tenant's Pro-Rata Share of all common area maintenance, insurance, taxes, and special assessments. The Lease Agreement is FULL GROSS; Tenant is not responsible for any Additional Rents. All costs of utilities used in the Premises are included within the Full Gross lease rate.

4. Security Deposit: There is no additional Security Deposit required for the addition of Suite 100. The current deposit of \$5,000.00 is held by the Landlord shall be maintained.

5. Landlord Work

- Penetrate wall between suites, approximately 6' wide x 6'8 high
- Enclose open space in far SW corner of suite and include a standard size door
- Insulate above one office per suite

6. Tenant Work

- Clean all carpets in suite (landlord to provide quote and tenant pay)
- Tenant to have access to/ use of existing modular furniture in lower level owned by landlord
  - Tenant to move and install all furniture at own expense
  - Tenant to move furniture back to lower level at expiration of lease

7. All other terms and conditions of the original lease agreement shall remain in full force and effect.

[Signatures to appear on the following page]

IN WITNESS WHEREOF, the parties have signed this Lease Agreement as of the day and year first written above.

**LANDLORD**  
**LEESTMA MANAGEMENT HORIZON,**  
**LLC**

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Ryan M. Leestma  
Its: Manager

**TENANT**  
**LAKESHORE REGIONAL ENTITY**

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By: Mary Marlatt-Dumas  
Its: Chief Executive Officer