

Acceptance Letter

3/12/2022

High Street Buildings, LLC
c/o ScanlanKemperBard Companies
222 SW Columbia Street, Suite 700
Portland, Oregon 97201

RE: Lease Dated: April 28, 2017
Landlord: High Street Buildings, LLC
Tenant: KeHE Distributors, LLC
Premises: 5415 E High St, Suite 400, Phoenix, AZ 85054

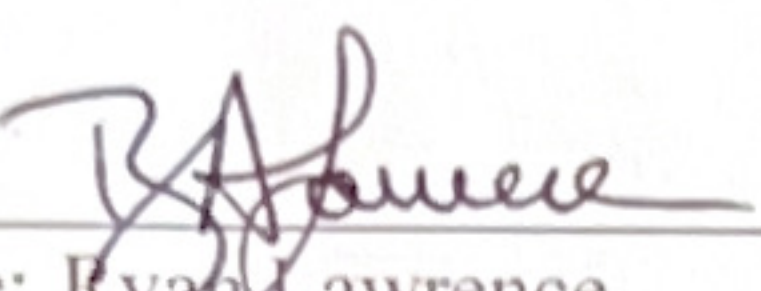
To the Landlord:

The undersigned, Tenant under the above-described Lease, hereby confirms, as of the date hereof, the following:

1. That it is in full and complete possession of the Premises (defined as the New Space in the Second Amendment), such possession having been delivered by Landlord and having been accepted by the undersigned.
2. That the improvements and space required to be furnished by the terms of the Lease have been completed in all respects to the satisfaction of the undersigned, subject to Landlord's completion of any Punchlist Items pursuant to the Second Amendment, any latent defects in Landlord's Work (as defined in the Second Amendment), and Landlord's ongoing obligations of repair, maintenance, and replacement pursuant to the terms of the Lease, and are open for the use of, the undersigned, its employees and invitees.
3. Subject to Section 2 above, that all duties of an inducement nature required of Landlord in said Lease have been fulfilled.
4. That said Lease is in full force and effect; that to the undersigned's actual knowledge as of the date hereof there are no existing defaults on the part of the Landlord under the terms thereof.
5. That said Lease has not been amended, modified, supplemented or superseded except as follows: First Amendment to Lease dated June 26, 2020, Second Amendment to Lease dated September 27, 2021.
6. That no rents have been prepaid except as provided by said Lease.
7. The rents provided in said Lease commenced to accrue, and that the Commencement Date with respect to the New Space occurred, on March 12, 2022.

Very truly yours,

KeHE Distributors, LLC,
a Delaware limited liability company

By: 
Name: Ryan Lawrence
Title: Vice President of Account Management