

SECOND AMENDMENT TO LEASE

THE LEASE dated as of the 7th day of June, 2011 (the "Lease") and AMENDMENT TO LEASE dated December 2012, between EAST 48TH STREET PROPERTIES, L.L.C., a Michigan limited liability company, of 549 Ottawa Avenue, Suite 100, Grand Rapids, Michigan 49503, as "Landlord", and STEKETTE-VAN HUIS, INC., a Michigan corporation, of 13 West 4th Street, Holland, Michigan 49423, as "Tenant", covering a portion of the real property located at 635 East 48th Street, Michigan is hereby modified and amended as follows:

1. **Tenant.** As of the effective date of this amendment STEKETTE-VAN HUIS, INC, shall no longer be referred to as the tenant and is replaced with the new entity name of MPS HOLLAND, INC. which operates under the same FEIN of 38-1070350.
2. **Leased Premises.** Shall remain unchanged at approximately 88,817 square feet.
3. **Effective Date.** The effective date of this Amendment (the "Effective Date") shall be the date of the last day of the initial lease term or August 31, 2016.
4. **Rent; Adjustment; Proportionate Share of Operating Expenses.** Beginning on the Effective Date, Tenant covenants and agrees to pay Landlord as Base Rent during the First Renewal Term of the Lease, per section 4.b of the Initial Lease, at the agreed upon rate of \$2.40 per square foot of space included in the Leased Premises. As of the Effective Date, Tenant's Proportionate Share of Operating Expenses shall remain at 22.64 percent.
5. **Continuation of Lease.** Except as expressly provided in this Second Amendment, the Lease and Amendment to Lease shall remain unmodified and in full force and effect and shall apply to the Expansion Space to the same extent as the Leased Premises described in the Lease.

IN WITNESS OF WHICH, Landlord and Tenant have executed this Amendment to Lease.

WITNESSES:



WITNESSES:



LANDLORD:

EAST 48TH STREET PROPERTIES, L.L.C.
By Fusion Ventures Two, L.L.C. its Manager

By




Its Member

TENANT:

MPS HOLLAND, INC.

By


Its Treasurer, North America



February 10, 2016

Mr. Doug Gulker
East 48th Street Properties LLC
212 Grandville Avenue, Suite 105
Grand Rapids, MI 49503

Dear Sirs,

Steketee-Van Huis, entered into a lease of real property located at 635 East 48th Street, Holland, MI 49423 with East 48th Street Properties, LLC on June 7, 2011 and amended the lease effective December 12, 2012.

By this letter, Steketee-Van Huis is providing notice of exercising its option to renew the lease for an additional 36 months (the first renewal term). At the agreed upon base rent of \$2.40/ft² and current 88,817 ft² occupied, we calculate base rent would be \$213,160.80 annually (\$17,763.40 per month) for period September 1, 2016 to August 31, 2019.

Additionally, our name Steketee-Van Huis, Inc. has changed to MPS Holland, Inc. since the original lease and amendment. This was a change in name only, no changes were made to the entity, FEIN (38-1070350) or address and though we still may use SVH as a trade name, for your records future reference can be made to MPS Holland, Inc.

Please feel free to contact myself or our Plant Manager Jack Frost if your records conflict with the above or you would like to discuss specifics further. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Pike", is positioned above the typed name.

Gary Pike
Treasurer, North America
5800 W. Grand River Ave.,
Lansing, MI 48906

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