

## AMENDMENT TO LEASE

THE LEASE dated as of the 7<sup>th</sup> day of June, 2011 (the "Lease"), between EAST 48<sup>TH</sup> STREET PROPERTIES, L.L.C., a Michigan limited liability company, of 212 Grandville Avenue, Suite 105, Grand Rapids, Michigan 49503, as "Landlord", and STEKETTE-VAN HUIS, INC., a Michigan corporation, of 13 West 4<sup>th</sup> Street, Holland, Michigan 49423, as "Tenant", covering a portion of the real property located at 635 East 48<sup>th</sup> Street, Michigan is hereby modified and amended as follows:

1. **Leased Premises.** As of the Effective Date of this Amendment (as defined in Paragraph 2, below), the Leased Premises as described in the Lease shall be expanded to include approximately 34,500 square feet of additional space (the "Expansion Space"). The Leased Premises as expanded is depicted on attached Exhibit A.

2. **Effective Date.** The effective date of this Amendment (the "Effective Date") shall be the date Landlord delivers possession of the Expansion Space to Tenant with the Expansion Space Improvements (as defined in Paragraph 4, below) completed.

3. **Rent; Adjustment; Proportionate Share of Operating Expenses.** Beginning on the Effective Date, Tenant covenants and agrees to pay Landlord as Base Rent during the remainder of the Initial Term of the Lease at the same rental rate per square foot of space included in the Leased Premises as provided in the Lease with such rental rate being adjusted during the First Renewal Term and the Second Renewal Term, if any, to the rental rate per square foot of space provided in Paragraph 4(b) of the Lease. As of the Effective Date, Tenant's Proportionate Share of Operating Expenses shall increase to 22.64 percent.

4. **Landlord Improvements.** Landlord shall complete the Expansion Space in accordance with the improvements set forth on attached Exhibit B (the "Expansion Space Improvements"). Landlord shall complete the Landlord Improvements not later than December 15, 2012; provided, however, the time for completion shall be extended for reasonable periods of time for any delays caused by weather conditions, labor disputes, material shortages, fire or other casualties, acts or omissions of Tenant, its agents, employees or contractors, governmental proceedings, and other reasons which are beyond the reasonable control of Landlord ("Force Majeure"). Tenant's taking possession of the Expansion Space shall constitute Tenant's acceptance of the Expansion Space, including the Expansion Space Improvements, in their "as is" condition, subject only to the other terms and conditions of the Lease and this Amendment. All other improvements to the Expansion Space, including new HVAC systems, shall be completed by Tenant at its sole cost and expense and in accordance with the provisions of Paragraph 10 of the Lease (the "Additional Tenant Improvements"). Tenant shall have access to the Expansion Space prior to the Effective Date for the installation of the Additional Tenant Improvements but only in a manner that does not interfere with Landlord's completion of the Expansion Space Improvements. All of the provisions of this Lease shall apply to the Expansion Space during the early access period other than the obligation to pay Base Rent under Paragraph 4(a), Additional Rent under Paragraph 4(c) and utility costs under Paragraph 8.

5. **Modification of Adjacent Space.** For purposes of the "Expansion Option" and the "Right of First Refusal" under Paragraph 44 of the Lease, the term "Adjacent Space" mean the Adjacent Space defined in the Lease prior to this Amendment less the Expansion Space.

6. **Continuation of Lease.** Except as expressly provided in this Amendment, the 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:

LANDLORD:

EAST 48<sup>TH</sup> STREET PROPERTIES, L.L.C.  
By Fusion Ventures Two, L.L.C. its Manager

Linda Elmer

By [Signature]

Its Member

WITNESSES:

TENANT:

STEKETEE-VAN HUIS, INC.

[Signature]

By [Signature]  
Its General Manager



**EXHIBIT A**

**DEPICTION OF LEASED PREMISES**  
**(Including the Expansion Space)**

## **EXHIBIT B**

### **EXPANSION SPACE IMPROVEMENTS**

The Landlord shall relocate the demising walls as shown on attached Exhibit A and install fire protection sprinkling, emergency exit lighting, new warehouse lighting and rail spur infill.