

AMENDMENT THREE TO LEASE AGREEMENT

This Amendment Three to Lease Agreement (this "Amendment"), entered into this 27 day of April, 2017 (the "Effective Date"), by and between IDM-OREGON, LLC, an Oregon limited liability company ("Landlord") and DPI SPECIALTY FOODS NORTHWEST, INC., an Oregon corporation formerly known as Eurobest Food Industries, Inc. ("Tenant").

RECITALS

A. Landlord and Tenant are parties to a Lease dated July 28, 2006, as amended by an Amendment One to Lease dated April 17, 2007, and an Amendment Two to Lease dated August 1, 2007 (together, the "Lease"), for approximately 119,879 square feet of space located at 11960 SW Leveton Drive in Tualatin, Oregon. Capitalized terms not otherwise herein defined shall have the same meaning as assigned in the Lease.

B. Landlord and Tenant now desire to extend the Lease on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein, the parties hereby mutually agree as follows:

AGREEMENT

1. Extension Term. The Term and expiration date of the Lease is hereby extended from July 31, 2017 to July 31, 2022 (the "Extension Term"), on the same terms and conditions as provided in the Lease, except as amended by this Amendment. The parties acknowledge that this Amendment is executed in connection with Tenant's exercise of its first renewal option under Section 30 of the Lease, and Tenant shall have one (1) remaining option to renew under Section 30 of the Lease.

2. Base Rent for Extension Term. Monthly Base Rent for the Extension Term shall be as follows:

Period	Monthly Base Rent
8-1-17 to 7-31-18	\$71,517
8-1-18 to 7-31-19	\$73,663
8-1-19 to 7-31-20	\$75,873
8-1-20 to 7-31-21	\$78,149
8-1-21 to 7-31-22	\$80,493

3. Monthly Common Area Maintenance, Taxes and Insurance. During the Extension Term, Tenant shall pay all additional rent for the Premises as required by the Lease, including without limitation, Tenant's Proportionate Share of Common Area Maintenance, Taxes and Insurance.

4. AS-IS. Tenant accepts the Premises "AS-IS" with no landlord work or tenant improvement allowances for the Extension Term.

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5. Full Force and Effect. Except as expressly amended hereby, all terms and conditions of the Lease shall remain in full force and effect, and Landlord and Tenant hereby reaffirm their respective obligations thereunder. In the event of a conflict between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall prevail.

6. Counterparts. This Amendment may be executed and delivered in counterparts and/or by electronic signature, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

Accepted and agreed as of the Effective Date by:

LANDLORD:

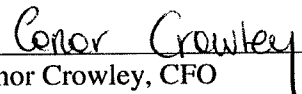
IDM-OREGON, LLC,
an Oregon limited liability company

By: Investment Development Management, LLC,
a Washington limited liability company
Its: Manager

By: 
Jeffrey S. Gordon

TENANT:

DPI SPECIALTY FOODS NORTHWEST,
INC.,

By: 
Conor Crowley, CFO