

FIRST LEASE AMENDMENT

This First Amendment (the "First Amendment"), made this October 24, 2022, by and between ELLIE, LLC, a Tennessee limited liability company (hereinafter called "Landlord"), and AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC., a Delaware corporation (hereinafter called "Tenant");

WITNESSETH:

Whereas, by Lease dated November 30, 2020, the Landlord demised unto Tenant certain premises of approximately 21,340 square feet located at: 2901 Convair Rd., Memphis, TN 38132, for a term commencing on December 1, 2020, and ending on November 30, 2022; and

Whereas, the Landlord and Tenant are mutually desirous of amending said Lease as is hereinafter provided:

In consideration of the mutual terms, covenants and conditions herein contained, the parties hereto agree as follows:

- 1. That the term of the Lease shall be extended for a period of one (1) year which shall commence on December 1, 2022 and end on November 30, 2023
- 2. The monthly rent for this extended Term shall be in accordance with the following schedule:

<u>Time Period</u>	<u>Monthly Base Rent</u>
12/01/2022-11/30/2023	\$5,500.00

- 3. The parties shall have the right to terminate the Lease without fee or penalty by providing the other party with a written notice at least 60 days prior to the intended termination date.
- 4. That the parties hereto have agreed to the terms of this First Amendment and except as expressly provided herein, each and all of the remaining terms and conditions of said Lease is hereby ratified and confirmed and shall continue in full force and effect.

In Witness Whereof, the parties hereto have executed this agreement on the date first written above.

**LANDLORD:
ELLIE, LLC**

By: Jeffrey Pelto

**TENANT:
AMERICAN BUILDERS &
CONTRACTORS SUPPLY CO., INC.**

By: Todd Buehl
Todd M Buehl (Oct 26, 2022 10:11 CDT)
Todd Buehl, CFO







Ellie LLC - ABC 2901 Convair Lease Extension

Final Audit Report

2022-10-26

Created:	2022-10-26
By:	Jessica Hansrote (jessica.hansrote@abcsupply.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2s6CmeMKFkRWTG3wDMHEnyyJB7rlsxvR

"Ellie LLC - ABC 2901 Convair Lease Extension" History

-  Document created by Jessica Hansrote (jessica.hansrote@abcsupply.com)
2022-10-26 - 3:07:17 PM GMT- IP address: 74.112.98.5
-  Document emailed to todd.buehl@abcsupply.com for signature
2022-10-26 - 3:07:40 PM GMT
-  Email viewed by todd.buehl@abcsupply.com
2022-10-26 - 3:10:51 PM GMT- IP address: 74.112.98.5
-  Signer todd.buehl@abcsupply.com entered name at signing as Todd M Buehl
2022-10-26 - 3:11:11 PM GMT- IP address: 74.112.98.5
-  Document e-signed by Todd M Buehl (todd.buehl@abcsupply.com)
Signature Date: 2022-10-26 - 3:11:12 PM GMT - Time Source: server- IP address: 74.112.98.5
-  Agreement completed.
2022-10-26 - 3:11:12 PM GMT