

## SECOND LEASE AMENDMENT

This Second Amendment (the "Second Amendment") made this May 22, 2023, 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, and subsequent First Amendment dated October 24, 2022 (collectively the "Lease") the Landlord demised unto Tenant certain premises of approximately 21,340 square feet located at: 2901 Convair Road, Memphis, Tennessee 38132 (hereinafter the "Premises"), for a term which commenced on December 1, 2020, and which will end on November 30, 2023; and

Whereas, the current Term of the Lease expires on November 30, 2023

Whereas, the Premises currently consists of 21,340 square feet of office, showroom and warehouse space and a paved outside storage area (hereinafter the "Existing Leased Premises"). Landlord and Tenant desire to add a certain additional warehouse storage area located at 2929 Convair Road, Memphis, Tennessee, containing of approximately 37,900 square feet for additional storage purposes only as set forth below (hereinafter the "Additional Premises"). The Additional Premises shall be added and become a part of the Leased Premises as set forth below.

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. Landlord and Tenant both mutually desire to add the Additional Premises to the Existing Leased Premises. As of June 1, 2023, the Leased Premises shall include the Existing Lease Premises and the Additional Premises and shall collectively be known as the "Leased Premises". The Leased Premises shall now consist of 59,240 total square feet in 2 buildings.
2. Tenants Proportionate Share of the Leased Premises shall be 100%
3. Monthly Base Rent for the Leased Premises, effective June 1, 2023, through the remainder of the term shall now be \$15,268.00 per month, subject the terms and conditions as contained within the Lease.
4. The Term for the Leased Premises shall be extended for a period of One (1) year, which shall commence on December 1, 2023 and end on November 30, 2024. (the "First Extension Term")

5. Monthly Base Rent for the First Extension Term of the Leased Premises shall be in accordance with the following schedule:

<u>Time Period</u>	<u>Monthly Base Rent</u>
12/01/2023-11/30/2024	\$15,518.00

6. Tenant shall have the right and option to extend the Term of the entire Leased Premises, subject to the same terms as contained within the Lease. This Additional Option to Extend shall be for an additional one (1) year (the "Second Extension Term") which shall commence on December 1, 2024 and end on November 30, 2025, by providing at least 90 days written notice to prior to the expiration of the Extension Term.
7. Monthly Base Rent for the Second Extension Term of the Leased Premises shall be in accordance with the following schedule:

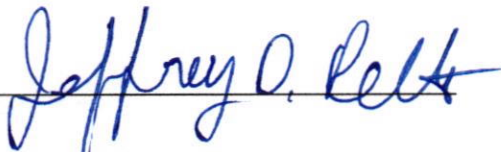
<u>Time Period</u>	<u>Monthly Base Rent</u>
12/01/2024-11/30/2025	\$16,212.00

8. That the parties hereto have agreed to the terms of this Second 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.

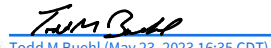
**LANDLORD:**  
**ELLIE, LLC**

By:

  
Solo member

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

By:

  
Todd M Buehl (May 23, 2023 16:35 CDT)  
Todd Buehl, CFO







# 026-2 Memphis TN-Ellie LLC-ABC 2901 and 2929 Convair Second Lease Amendment

Final Audit Report

2023-05-23

Created:	2023-05-23
By:	Shelby Tienor (shelby.tienor@abcsupply.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuLCDw8VahGrVFuZLrExx-jYMXZgugZC3

## "026-2 Memphis TN-Ellie LLC-ABC 2901 and 2929 Convair Second Lease Amendment" History

-  Document created by Shelby Tienor (shelby.tienor@abcsupply.com)  
2023-05-23 - 8:36:49 PM GMT
-  Document emailed to todd.buehl@abcsupply.com for signature  
2023-05-23 - 8:37:20 PM GMT
-  Email viewed by todd.buehl@abcsupply.com  
2023-05-23 - 9:34:43 PM GMT
-  Signer todd.buehl@abcsupply.com entered name at signing as Todd M Buehl  
2023-05-23 - 9:35:02 PM GMT
-  Document e-signed by Todd M Buehl (todd.buehl@abcsupply.com)  
Signature Date: 2023-05-23 - 9:35:04 PM GMT - Time Source: server
-  Agreement completed.  
2023-05-23 - 9:35:04 PM GMT