

LEASE AGREEMENT
(NNN)
Basic Lease Information

Lease Date: May 1, 2016

Landlord: Combe Investments L.L.C., a Michigan corporation ("Landlord")

Landlord's Address: 505 McGregor Ave.
London, ON

Tenant: Intasco-USA, Inc., a Michigan corporation ("Tenant")

Tenant's Address: 800 Standard Parkway
Auburn Hills, Michigan 48326

Land: Lots 14, 15 and 16, Runnels Water Street Plat, according to the plat thereof as recorded in Liber 16 of Plats, page 156, St. Clair County Records, and that part of Lot 7 Boynton's Plat commencing at the most Southerly corner; thence North 58 degrees 24 minutes East 111.7 feet; thence North 31 degrees 42 minutes West 119.95 feet; thence South 58 degrees 43 minutes West 118.5 feet; thence South 34 degrees 57 minutes East 120.65 feet to the point of beginning.

Part of Lot 7, Boynton's Plat of Subdivision of Lots 6, 7, 8, according to the plat thereof as recorded in Liber C of Plats, page 22, St. Clair County Records, Township 6 North, Range 17 East, City of Port Huron, St. Clair County, Michigan, more fully described as: Commencing at the Southwesterly corner of said Lot 7; thence North 58 degrees 24 minutes 00 seconds East 111.83 feet along the Southerly line of said Lot 7 to the point of beginning; thence North 58 degrees 24 minutes 00 seconds East 51.34 feet along said Southerly line of Lot 7 thence North 32 degrees 12 minutes 54 seconds West (Previously recorded as North 31 degrees 33 minutes 43 seconds West) 90.00 feet; thence South 58 degrees 24 minutes 00 seconds West 50.64 feet parallel with said South line of Lot 7; thence South 31 degrees 46 minutes 27 seconds East 90.00 feet to the point of beginning.

Building: The building ("Building") located on the Land, which consists of 18,000 rentable square feet, as more particularly shown on the site plan annexed hereto as Exhibit A ("Site Plan").

Premises: The premises ("Premises") are the entire Building and Land.

Premises Address: 125 Runnels Street, Port Huron, Michigan

Term: Two (2) years commencing on May 1, 2016 ("Commencement Date"), through and including April 30, 2018 ("Expiration Date"), subject to the Option to Renew.

Base Rent (3): Tenant shall pay Base Rent during the initial two (2) year Term of the Lease as follows:

Lease Year	Annual Base Rent	Monthly Base Rent
1	\$48,000.00	\$4,000.00
2	\$48,960.00	\$4,080.00

Additional Rent: Any one or all of the following, as appropriate, are referred to as "Tenant's Share":

* **Tenant's Share of Real Estate Tax Expenses (6.2): 100%**

***Tenant's Share of Utility Expenses (7): 100%**

Permitted Uses (9): Warehouse, manufacturing, industrial and office.

Parking Area: Tenant shall have the exclusive right to use all parking spaces in the parking area at the Premises.

Broker (38): NONE, for Landlord.
NONE, for Tenant.

Tenant's Insurance: As provided in Section 12

Option to Renew: As provided in Exhibit B annexed

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