

ROBOT LEASE EXTENSION AGREEMENT

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Polar Chain Express - BlueCore(TM) AMR Fleet

THIS ROBOT LEASE EXTENSION AGREEMENT (the "Extension Agreement") is made and entered into effective as of January 15, 2024 (the "Extension Date"), by and between

POLAR DYNAMICS ROBOTICS, INC., a Delaware corporation with its principal place of business at 2850 Arctic Circle Drive, Dover, Delaware 19901 ("Lessor")

and

POLAR CHAIN EXPRESS, LLC, a Minnesota corporation with its principal place of business at

business at 4501 Frozen Way, Minneapolis, Minnesota 55401 ("Lessee")

RECITALS

WHEREAS, Lessor and Lessee are parties to that certain Master Robot Lease Agreement dated January 15, 2023 (the "Original Agreement") for the lease of twenty (20) BlueCore(TM) Series 3000 Autonomous Mobile Robots (the

WHEREAS, the Original Agreement is scheduled to expire on January 15, 2024,

WHEREAS, the parties desire to extend the term of the Original Agreement under the modified terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt of which are hereby acknowledged, the parties agree as follows:

1. EXTENSION OF TERM

1 The term of the Original Agreement is hereby extended for an additional

2. EQUIPMENT COVERED

1 This Extension Agreement covers all twenty (20) BlueCore(TM) Ser

2 Lessor shall perform a comprehensive maintenance upgrade on all

- (a) Installation of BlueCore(TM) Navigation System v4.2
- (b) Replacement of all cold-environment battery systems
- (c) Chassis reinforcement with Arctic-Grade components
- (d) Calibration of temperature sensors and monitoring systems

3. FINANCIAL TERMS

1 Monthly Lease Payment: During the Extension Term, Lessee shall pay

2 Maintenance Fee: A monthly maintenance fee of \$2,500 per unit shall

3 Performance Credits: Lessee shall receive a monthly credit of \$500

4. OPERATIONAL REQUIREMENTS

1 Temperature Conditions: Lessee shall maintain operating temperature

2 Monitoring Systems: Lessee shall maintain continuous connection to

3 Operator Training: Lessee shall ensure all personnel operating or su

5. MAINTENANCE AND SUPPORT

1 Scheduled Maintenance: Lessor shall perform quarterly preventive maintenance on the Equipment.

2 Emergency Support: Lessor shall provide 24/7 emergency support via telephone for the Equipment.

3 Software Updates: Lessor shall provide all BlueCore(TM) software updates for the Equipment.

6. INSURANCE AND LIABILITY

1 Lessee shall maintain comprehensive insurance coverage as specified in the Exhibit A.

7. GENERAL PROVISIONS

1 Except as modified herein, all terms and conditions of the Original Agreement shall apply.

2 This Extension Agreement may be executed in counterparts and de

3 This Extension Agreement shall be governed by the laws of the Sta

IN WITNESS WHEREOF, the parties have executed this Extension A
Extension Date.

POLAR DYNAMICS ROBOTICS, INC.

By:

Name: Victoria Wells

Title: Chief Financial Officer

Date:

POLAR CHAIN EXPRESS, LLC

By:

Name: 6 -

Title:

Date:

