EQUIPMENT LEASE RENEWAL AGREEMENT

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THIS EQUIPMENT LEASE RENEWAL AGREEMENT (the "Renewal effective as of February 1, 2024 (the "Effective Date"), by and between

POLAR DYNAMICS ROBOTICS, INC., a Delaware corporation with it of business at 2850 Arctic Way, Suite 400, Minneapolis, MN 55401 ("

and

ARCTIC STORAGE SYSTEMS, LLC, a Minnesota limited liability con principal place of business at 1200 Frozen Lake Drive, St. Paul, MN 5 ("Lesson")

RECITALS

WHEREAS, Lessor and Lessee are parties to that certain Equipment dated February 1, 2021 (the "Original Lease"), pursuant to which Less from Lessor certain cold storage testing facilities and equipment located testing facilities.

WHEREAS, the Original Lease is scheduled to expire on January 31,

1200 Frozen Lake Drive, St. Paul, MN 55102 (the "Premises");

WHEREAS, the parties desire to renew and extend the Original Lease terms and conditions set forth herein.

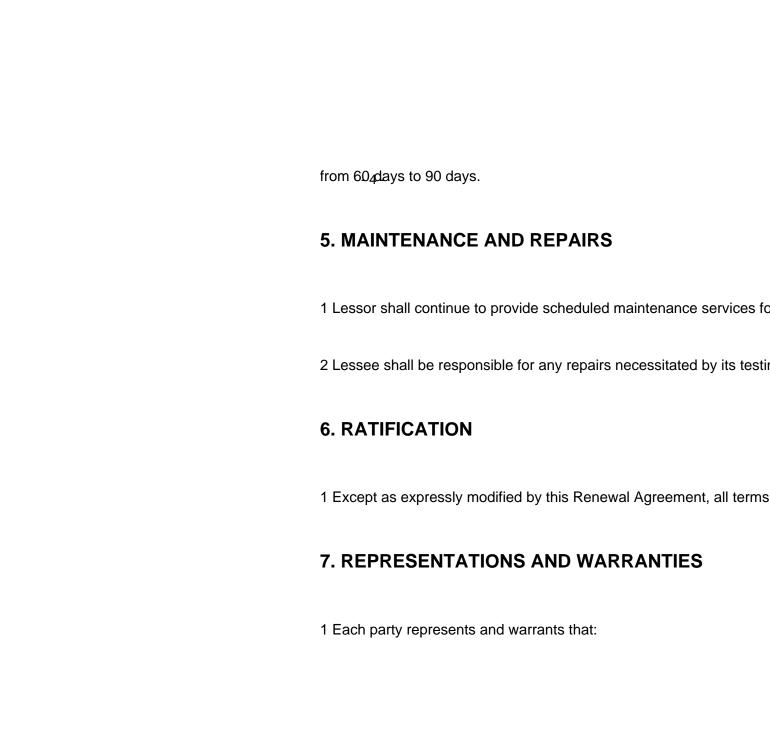
NOW, THEREFORE, in consideration of the mutual covenants and accontained herein, and other good and valuable consideration, the receivable consideration.

sufficiency of which are hereby acknowledged, the parties agree as fo
1. RENEWAL TERM
1 The term of the Original Lease is hereby renewed and extended for
2. LEASE PAYMENTS
1 During the Renewal Term, Lessee shall pay to Lessor monthly rent
2 The monthly rent shall increase by three percent (3%) on each anni
3. LEASED EQUIPMENT
1 The leased equipment shall continue to include:

- (a) Two3(2) Industrial-Grade Cold Storage Testing Chambers (Model G
- (b) One (1) Environmental Simulation Unit (Model ESU-2024)
- (c) Four (4) Temperature Monitoring and Control Systems
- (d) Associated testing and calibration equipment as detailed in Exhibit

4. MODIFICATIONS AND AMENDMENTS

- 1 The following modifications to the Original Lease shall apply during
- (a) Section 7.2 of the Original Lease is amended to increase the liabil insurance requirement to \$5,000,000 per occurrence.
- (b) Section 12.1 is amended to grant Lessee the right to install additional proprietary testing equipment, subject to Lessor's prior written approve
- (c) Section 15.3 is amended to extend the notice period for early term



- (a) It has full power and authority to enter into this Renewal Agreement
- (b) This Renewal Agreement constitutes a valid and binding obligation
- (c) The execution and delivery of this Renewal Agreement does not v agreement to which it is a party

8. GOVERNING LAW

1 This Renewal Agreement shall be governed by and construed in ac

EXECUTION

IN WITNESS WHEREOF, the parties have executed this Equipment I Agreement as of the Effective Date.

LESSOR:

ARCTIG STORAGE SYSTEMS, LLC

Ву:	
Name: Robert Winters	
Title: Chief Executive Officer	
Date:	
LESSEE:	
POLAR DYNAMICS ROBOTICS, INC.	
Ву:	
Name: Dr. Elena Frost	
Title: Chief Executive Officer	

Date:

