

## **EQUIPMENT LEASE PAYMENT SCHEDULE**

### **EQUIPMENT LEASE PAYMENT SCHEDULE**

#### **SCHEDULE A TO MASTER EQUIPMENT LEASE AG**

THIS EQUIPMENT LEASE PAYMENT SCHEDULE (this "Payment S  
effective as of January 15, 2024, and forms an integral part of that cer  
Master Equipment Lease Agreement dated September 1, 2023 (the "I  
by and between POLAR DYNAMICS ROBOTICS, INC., a Delaware c  
and ARCTIC STORAGE SOLUTIONS, LLC, a Minnesota limited liabil  
("Lessee").

## 1. LEASED EQUIPMENT

The following equipment (collectively, the "Equipment") is subject to the  
Payment Schedule:

1. Ten (10) BlueCore(TM) AMR-350X Autonomous Mobile Robots

-

Serial Numbers: PDR-AMR350X-2024-001 through PDR-AMR350X-2024-010

-

Manufacture Date: December 2023

-

Specifications: Cold-environment navigation system, reinforced chassis

-

Operating Temperature Range: -30 C to +45 C

2. Two (2) BlueCore(TM) Charging Stations (Model CS-2000)

-

Serial Numbers: PDR-CS2000-2024-001, PDR-CS2000-2024-002

-

Power Rating: 480V, 3-phase

-

Charging Capacity: 5 units simultaneously

## **2. LEASE TERM AND PAYMENT SCHEDULE**

1. Initial Term: Sixty (60) months commencing on February 1, 2024 ("

2. Monthly Lease Payments:

-

Months 1-60: \$12,850.00 per month

- - 3 -

Payment Due Date: First business day of each month

-

Payment Method: ACH transfer to Lessor's designated account

3. Security Deposit: \$25,700.00 (two months' lease payment)

-

Due Date: Upon execution of this Payment Schedule

-

Refundable subject to terms of Master Lease

### **3. ADDITIONAL FINANCIAL TERMS**

1. Equipment Cost Basis: \$685,000.00

2. Annual Interest Rate: 6.75%

3. End of Lease Options:

-

Purchase Option Price: Fair Market Value

-

Renewal Option: 12-month renewal at then-prevailing market rates

-

Return Option: Subject to return conditions in Master Lease

4. Late Payment Fee: 1.5% of overdue amount per month

## **4. MAINTENANCE AND SERVICES**

1. Included Services:

-

Quarterly preventive maintenance

- - 5 -

Software updates and patches

-

24/7 technical support

-

Remote monitoring and diagnostics

## 2. Additional Services (Billed Separately):

-

Emergency on-site service: \$450.00 per incident

-

Battery replacement: At cost plus 15%

-

Operator training: \$2,500.00 per session

## **5. INSURANCE REQUIREMENTS**

### **1. Required Coverage:**

-

Property Insurance: Full replacement value

-

General Liability: \$2,000,000 per occurrence

-

Worker's Compensation: As required by law

### **2. Additional Insured: Polar Dynamics Robotics, Inc. to be named as a**

## **6. SPECIAL PROVISIONS**

### **1. Operating Environment Requirements:**

- - 7 -

Temperature-controlled facility (-25 C to +5 C)

-

Concrete flooring rated for minimum 2,500 lbs load

-

WiFi coverage with minimum -65 dBm signal strength

## 2. Usage Limitations:

-

Maximum daily operation: 20 hours

-

Maximum payload: 350 kg per unit

-

Minimum aisle width: 2.5 meters



## 7. ACKNOWLEDGMENT AND EXECUTION

This Payment Schedule incorporates all terms and conditions of the M  
The undersigned Lessee acknowledges receipt of the Equipment in g  
and accepts all terms herein.

IN WITNESS WHEREOF, the parties have executed this Payment So  
date first above written.

LESSOR:

POLAR DYNAMICS ROBOTICS, INC.

**By:**

Name: Victoria Wells

Title: Chief Financial Officer

Date: January 15, 2024

LESSEE:

ARCTIC STORAGE SOLUTIONS, LLC

**By:**

Name: [Authorized Signatory]

Title: [Title]

**Date:**

## **8. NOTICES**

All notices related to this Payment Schedule shall be sent to:

For Lessor:

Polar Dynamics Robotics, Inc.

Attn: Legal Department

1250 Robotics Way

Cambridge, MA 02142

Email: [legal@polarodynamics.com](mailto:legal@polarodynamics.com)

For Lessee:

[Lessee Notice Address]

