

INDUSTRIAL LEASE AGREEMENT

Lease ID: LNK-2023-18818

ARTICLE 1: PARTIES

LANDLORD: Acme Industrial Real Estate, LLC, a Delaware limited liability company

TENANT: Apex Distribution LLC, a Delaware corporation

ARTICLE 2: PREMISES

Landlord hereby leases to Tenant the following described premises (the "Premises"):

Property Address: 7800 Warehouse Lane, Phoenix, AZ 85043

Market: Los Angeles

Rentable Square Footage: 115,076 RSF

ARTICLE 3: LEASE TERM

Commencement Date: April 12, 2026

Expiration Date: April 12, 2033

Lease Term: 84 months

ARTICLE 4: FINANCIAL TERMS

Base Rent: \$796,325.92 annually (\$6.92 per RSF)

Rent Escalation: 3% annually

Security Deposit: \$132,720.99 (2 months' rent)

CAM Charges: \$1.79 per RSF annually (estimated)

Lease Type: Triple Net (NNN)

ARTICLE 5: TRIPLE NET OBLIGATIONS

5.1 Tenant Obligations: This is a Triple Net (NNN) Lease. In addition to Base Rent, Tenant shall pay its proportionate share of: (a) real estate taxes; (b) property insurance; and (c) common area maintenance expenses. Tenant shall also maintain and insure the Premises.

ARTICLE 6: TENANT IMPROVEMENTS

6.1 Tenant Improvement Allowance: Landlord shall provide Tenant with a Tenant Improvement Allowance of \$25.00 per rentable square foot (\$2,876,900.00 total). Any improvements exceeding this allowance shall be at Tenant's sole cost and expense.

ARTICLE 7: MAINTENANCE AND REPAIRS

7.1 Landlord Responsibilities: Landlord shall maintain and repair the roof, structural components, foundation, and exterior walls of the building.

7.2 Tenant Responsibilities: Tenant shall maintain and repair all other portions of the Premises, including HVAC systems, plumbing, electrical, interior walls, flooring, and all Tenant improvements.

ARTICLE 8: INSURANCE

8.1 Required Coverage: Tenant shall maintain commercial general liability insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, naming Landlord as additional insured. Tenant shall also maintain property insurance covering Tenant's personal property and improvements.

ARTICLE 9: ASSIGNMENT AND SUBLETTING

9.1 Consent Required: Tenant shall not assign this Lease or sublet all or any portion of the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed.

ARTICLE 10: DEFAULT AND REMEDIES

10.1 Notice and Cure: In the event of any default by Tenant, Landlord shall provide written notice specifying the default. Tenant shall have thirty (30) days to cure any monetary default and thirty (30) days to cure any non-monetary default (or such longer period as reasonably necessary if cure cannot be completed within 30 days).

ARTICLE 11: PERSONAL GUARANTEE

11.1 Guarantee: The principal(s) of Tenant shall execute a personal guarantee of Tenant's obligations under this Lease, in the form attached hereto as Exhibit C.

ARTICLE 12: TERMINATION NOTICE

12.1 Required Notice: Either party must provide at least sixty (60) days' prior written notice of any intent to terminate this Lease at the expiration of the Lease Term or any renewal period.