

THIS AMENDMENT TO THE COMMERCIAL LEASE

The following terms are made part of and incorporated by this reference into the Lease Agreement ("Agreement") dated May 1, 2024 between Matico, LLC, a(n) Washington limited liability company ("Landlord") and Vermeer Mountain West, Inc., a(n) Arizona corporation ("Tenant") concerning the leased commercial premises commonly known as ("Premises"), which Premises are part of the real property located at 4000 88th Street NE, Marysville, WA 98270 and commonly known as ("Property").

LANDLORD AND TENANT AGREE AS FOLLOWS:

1. The Expiration Date is extended to December 31, 2027.
2. Beginning January 1, 2027, Tenant shall pay a monthly Base Rent of \$11,364.36 plus Additional Rent, as defined in the Lease.
3. With not less than 6-months advance written notice to Landlord, Tenant may extend the Term for an additional 6-months, expiring June 30, 2028.
4. If the Term is extended, beginning January 1, 2028, Tenant shall pay a monthly Base Rent of \$11,705.29 plus Additional Rent, as defined in the Lease.
5. Tenant is not represented by a broker in connection with this transaction and no party working on behalf of Tenant is entitled to compensation

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

LESSOR:

MATICO, LLC



Michael Warden, Matico LLC, Managing Member

LESSEE:

VERMEER MOUNTAIN WEST, INC



Kyle Becton, Vermeer Mountain West, Inc.