

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (this “**Amendment**”) is made and entered into as of the 16th day of June, 2026 (the “**Effective Date**”), by and between **OAKBROOK PBR LLC**, an Illinois limited liability company (“**Landlord**”), and **MICHAELS, ROSS & COLE LIMITED**, an Illinois corporation (“**Tenant**”).

A. Landlord and Tenant entered into that certain Midwest Plaza Lease dated May 16, 2014 (the “**Original Lease**”), as amended by that certain First Amendment to Lease dated July 1, 2019 (the “**First Amendment**”, and together with the Original Lease, the “**Lease**”), pursuant to which Tenant currently leases certain premises designated as Suite 310, containing approximately 2,900 rentable square feet (the “**Existing Premises**”) in the building commonly known as 2001 Midwest Road, Oak Brook, Illinois 60523 (the “**Building**”).

B. The term of the Lease (“**Term**”) is currently scheduled to expire on July 31, 2026 (the “**Prior Termination Date**”).

C. Landlord and Tenant desire to contract a portion of the Existing Premises, to extend the Term, and otherwise modify the Lease as set forth below.

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

1. Recitals. The recitals set forth above are hereby incorporated into and made a material part of this Amendment. Capitalized terms used but not otherwise defined herein shall have the same meanings ascribed to them in the Lease.

2. Extension of Term. The Term is hereby extended for an additional period of five (5) years beyond the Prior Termination Date (the “**Second Extended Term**”) commencing on August 1, 2026 (the “**Second Extended Term Commencement Date**”) through and including July 31, 2031, such that the “**Termination Date**” (also referred to in the Lease as the “Expiration Date”) for the Premises shall be July 31, 2031, unless sooner terminated or renewed in accordance with the terms of the Lease, as amended hereby. All of the terms and conditions of the Lease shall be applicable during the Second Extended Term, except as is otherwise provided in this Amendment.

3. Definitions.

(a) As used herein, “**Contraction Space**” shall mean that certain portion of the Existing Premises comprised of approximately 785 rentable square feet as depicted on Exhibit A attached hereto.

(b) As used herein, “**Contraction Space Surrender Date**” the date identified by Landlord in writing for which Landlord intends to commence the demise of the Contraction Space from the Remaining Premises; provided, however, in no event shall the Contraction Space Surrender Date occur sooner than the Prior Termination Date.

(c) As used herein, “**Remaining Premises**” shall mean that certain portion of the Existing Premises consisting of approximately 2,085 rentable square feet as depicted on Exhibit B attached hereto.

4. Contraction. Landlord and Tenant hereby amend the Lease such that the Lease shall terminate and expire with respect to Contraction Space (and only the Contraction Space) on the Prior Termination Date, subject to the following:

(a) Notwithstanding anything herein to the contrary, Tenant shall have the right to continue to occupy the Contraction Space until the Contraction Space Surrender Date (even if the Contraction Space Surrender Date occurs after the Prior Termination Date), and Landlord shall notify Tenant in writing of the Contraction Space Surrender Date no less than thirty (30) days prior to the date that Landlord intends to commence the separate demise of the Contraction Space from the Remaining Premises (the work necessary to separately demise the Contraction Space from the Remaining Premises is referred to herein as the “**Contraction Demising Work**”). Landlord does not intend to commence the Contraction Demising Work unless and until Landlord, in Landlord’s sole discretion, elects to ready the Contraction Space for lease to a third party, and Tenant agrees that Landlord shall have no obligation to commence the Contraction Demising Work at any particular time or within any specified period. Accordingly, Tenant shall have the right to continue to occupy and use the Contraction Space, subject to the terms of the Lease, as amended hereby, through and including the Contraction Space Surrender Date, except that during the period commencing on the Second Extended Term Commencement Date through and including the Construction Space Surrender Date, Tenant shall have no obligation to pay Base Rent or Tenant’s Electric Cost attributable to the Contraction Space only. Landlord and its contractors shall be permitted access to the Premises to perform the Contraction Demising Work without being deemed to have evicted Tenant and without liability for damages to Tenant, its property or business, and the rent reserved under the Lease (as amended) shall no in way abate on account of the Contraction Demising Work being performed, and Tenant shall not be entitled to maintain any set-off or counterclaim for damages of any kind against Landlord in connection with the same; provided, however, Landlord shall use commercially reasonable efforts to minimize disruption to Tenant’s use of the Premises (as permitted under the Lease) while performing such Contraction Demising Work, including, without limitation, by coordinating and scheduling the timing of Landlord’s performance of the Contraction Demising Work with Tenant in good faith.

(b) No later than the Contraction Space Surrender Date (and notwithstanding the fact that the Contraction Space Surrender Date may occur after the Prior Termination Date), Tenant shall vacate and surrender to Landlord the Contraction Space in accordance with the requirements of the Lease (including, without limitation, Section 3 (Preparation and Condition of Premises; Possession and Surrender of Premises) of the Original Lease) as if the Lease had naturally expired with respect to the Contraction Space on the Contraction Space Surrender Date (and thereafter, Tenant shall have no further possessory rights with respect to the Contraction Space). Should the Contraction Space not be surrendered in accordance with the requirements of the Lease by the Contraction Space Surrender Date, Tenant shall be in holdover in the Contraction Space and the provisions of Section 15 (Holdover) of the Original Lease shall apply with respect to such holdover. Without limiting the foregoing, the parties understand that from and after the date immediately following the Contraction Space Surrender Date, Landlord reserves the right to demolish and remove all items, improvements and cabling in (and/or directly connected to) the Contraction Space without discretion, and Tenant agrees to release and hold Landlord harmless from any loss, cost, damage, claim, liability, service interruption or disconnection, expense, and/or inconvenience caused by Landlord’s removal or demolition of, any items, improvements and cabling in (and/or directly connected to) the Contraction Space (it being the intent of the parties that Tenant shall be solely responsible for separately demising its cabling in the Remaining Premises prior to the Contraction Space Surrender Date).

(c) As of the Second Extended Term Commencement Date, the “**Premises**” under the Lease, as amended hereby, shall be deemed contracted to consist solely of the Remaining Premises, and accordingly, effective as of the Second Extended Term Commencement Date, the rentable area of the Premises shall mean 2,085 rentable square feet, subject to any further adjustment otherwise permitted under the Lease.

(d) For the avoidance of doubt, and notwithstanding Tenant’s obligation to surrender the Contraction Space on or before the Contraction Space Surrender Date, Tenant shall remain responsible for all rent applicable to, and/or accruing with respect to, the Contraction Space through and including the Prior

Termination Date (even though billings for the same may occur subsequent to the Prior Termination Date). Any use of the Contraction Space following the Prior Termination Date but before the Contraction Space Surrender Date shall be subject to all of the terms and conditions of the Lease, excepting only Tenant’s obligation to pay Base Rent and Tenant’s Electric Cost applicable to the Contraction Space from and after the Second Extended Term Commencement Date, as may be applicable. For the avoidance of doubt, Tenant’s continued occupancy of the Contraction Space during the period commencing on the Second Extended Term Commencement Date through and including the Construction Space Surrender Date shall not constitute a holdover or tenancy at sufferance and shall not be subject to Section 15 (Holdover) of the Original Lease.

(e) Except as otherwise provided in this Amendment to the contrary, neither party shall have any rights or obligations under the Lease with respect to the Contraction Space for any period following the Contraction Space Surrender Date, except those which pursuant to the terms of the Lease are intended to survive the expiration of the Term. Without limiting the foregoing, Tenant acknowledges that Landlord reserves the right to lease all or any portion of the Contraction Space to a third-party at any time following the Contraction Space Surrender Date.

(f) The termination of the Lease with respect to the Contraction Space shall in no manner affect the Remaining Premises, and the Lease, as amended hereby, shall continue in full force and effect with respect to the Remaining Premises.

5. Base Rent for the Premises. Tenant shall continue to pay monthly Base Rent for the entirety of the Existing Premises as set forth in the Lease through the Prior Termination Date. Commencing on the Second Extended Term Commencement Date, Tenant shall pay monthly Base Rent for the Premises (i.e., for the Remaining Premises only) in the monthly installments at the times set forth below and in the same manner and place as is required under the Lease, as amended hereby.

<u>Time Period:</u>	<u>Annual Base Rent Per Rentable Square Foot</u>	<u>Annualized Base Rent</u>	<u>Monthly Installments of Base Rent</u>
August 1, 2026 – July 31, 2027	\$19.00	\$39,615.00	\$3,301.25
August 1, 2027 – July 31, 2028	\$19.57	\$40,803.48	\$3,400.29
August 1, 2028 – July 31, 2029	\$20.16	\$42,027.60	\$3,502.30
August 1, 2029 – July 31, 2030	\$20.76	\$43,288.44	\$3,607.37
August 1, 2030 – July 31, 2031	\$21.38	\$44,587.08	\$3,715.59

6. Tenant’s Electric Cost for the Premises. Tenant shall continue to pay Tenant’s Electric Cost for the Existing Premises as set forth in the Lease through the Prior Termination Date. Commencing on the Second Extended Term Commencement Date, Tenant shall pay monthly Tenant’s Electric Cost for the Premises (i.e., for the Remaining Premises only) in the monthly installments at the times set forth below and in the same manner and place as is required under the Lease, as amended hereby.

<u>Time Period:</u>	<u>Annual Tenant's Electric Cost Per Rentable Square Foot</u>	<u>Annualized Tenant's Electric Cost</u>	<u>Monthly Installments of Tenant's Electric Cost</u>
August 1, 2026 – July 31, 2027	\$1.25	\$2,606.28	\$217.19
August 1, 2027 – July 31, 2028	\$1.29	\$2,684.40	\$223.70
August 1, 2028 – July 31, 2029	\$1.33	\$2,764.92	\$230.41
August 1, 2029 – July 31, 2030	\$1.37	\$2,847.96	\$237.33
August 1, 2030 – July 31, 2031	\$1.41	\$2,933.40	\$244.45

7. Condition of Existing Premises; HVAC System Work.

(a) Tenant is in possession of the Existing Premises and accepts the same in its current “AS-IS” “WHERE IS” condition without any other agreements, representations, understandings or obligations on the part of Landlord to fund any allowance, perform (or pay for) any alterations, repairs or improvements as of the Second Extended Term Commencement Date, except as expressly set forth in this Amendment and notwithstanding anything to the contrary contained in the Lease. Nothing herein shall be interpreted to reduce Landlord’s ongoing maintenance and repair obligations as set forth in the Lease.

(b) Promptly upon the full execution and delivery of this Amendment, Landlord, at Landlord’s sole cost and expense, shall repair, replace and/or supplement the existing HVAC system serving the third floor of the Building (as determined by Landlord in its reasonable discretion) in a manner sufficient to restore such HVAC system to good working order, in compliance with applicable laws and capable of meeting reasonable heating and cooling standards for the Building, such standards being generally consistent with heating and cooling standards maintained by prudent landlords of comparable office buildings in Oak Brook, Illinois. Landlord shall use commercially reasonable efforts to complete such work promptly following the Effective Date and in any event in a manner that minimizes disruption to Tenant’s use of the Premises.

8. Deletion of Prior Options. Section 32 (Extension Option) of the Original Lease is hereby deleted in its entirety and is of no further force or effect.

9. Early Termination Option. Provided: (a) the Lease is then in full force and effect and (b) Tenant is not in default under the Lease beyond any applicable notice and cure period, Tenant shall have the right and option to terminate the Lease with respect to the entire Premises (“**Early Termination Option**”) effective July 31, 2029 (“**Early Termination Date**”). The Early Termination Option shall be exercised, if at all, by Tenant by giving written notice of the exercise to Landlord (“**Early Termination Notice**”) no later than October 31, 2028. It shall be a condition to the exercise of Tenant’s Early Termination Option that Tenant pay to Landlord a termination fee in the sum of \$11,534.10 (“**Early Termination Fee**”). 100% of the Early Termination Fee shall be payable contemporaneously with Tenant’s transmittal to Landlord of the Early Termination Notice. Provided Tenant properly and timely exercises the Early Termination Option and timely and properly pays Landlord the Early Termination Fee, then the Lease shall terminate effective as of the Early Termination Date, as if said Early Termination Date were set forth in the Lease as the Termination Date of the Term of the Lease, and Tenant shall vacate and deliver possession of the Premises to Landlord in the manner required by the Lease on or before 11:59 p.m. on the Early Termination Date. Tenant shall also pay to Landlord on or before the Early Termination Date, and be responsible for, all sums due under the Lease that accrue under the Lease on or prior to the Early Termination Date. Any provisions in the Lease that expressly survive expiration of the Lease shall survive termination. Tenant’s rights under this Section are personal to the Tenant named in this Amendment.

10. Intentionally omitted.

11. Landlord's Notice Address. Effective as of the Effective Date, Landlord's addresses set forth in Section 21 (Notices) of the Original Lease, as heretofore amended, are hereby further amended to substitute the following current notice addresses for Landlord:

Oakbrook PBR LLC
c/o Group Fox, Inc.
411 East Illinois Street
Suite 80
Chicago, Illinois 60611
Attn: Group Fox Commercial Property Manager

With a copy to:

Levenfeld Pearlstein, LLC
120 S. Riverside Plaza
Suite 1800
Chicago, Illinois 60606
Attention: Blake F. Hanson

12. Illinois Landlord Tenant Act Required Flood Disclosure. Landlord is not aware that the rental property is located in a FEMA Special Flood Hazard Area ("100-year floodplain"). The Premises has experienced flooding 0 times in the last 10 years. Even if the rental property is not in a Special Flood Hazard Area ("100-year floodplain"), the dwelling may still be susceptible to flooding. The Federal Emergency Management Agency (FEMA) maintains a flood map on its Internet website that is searchable by address, at no cost, to determine if a dwelling is located in a flood hazard area. Landlord is not aware that the Premises you are renting has flooded at least once in the last 10 years. The Premises has flooded 0 times in the last 10 years. Even if the dwelling has not flooded in the last 10 years, the dwelling may still be susceptible to flooding. Most tenant insurance policies do not cover damage or loss incurred in a flood. You are encouraged to examine your policy to determine whether you are covered. If you are not, flood insurance may be available through FEMA's National Flood Insurance Program to cover your personal property in the event of a flood. Information regarding flood risks can be found at the dnr.illinois.gov (Illinois Department of Natural Resources), fema.gov (FEMA), and ready.gov/flood (U.S. National public service). Landlords are required to disclose the above information pursuant to Section 25 of the Landlord and Tenant Act. A landlord's failure to comply with Section 25 of the Landlord and Tenant Act shall entitle the tenant to remedies as defined in that Section. Tenant has signed below as required by Section 25 of the Landlord and Tenant Act (765 ILCS 705/25).

13. Brokers. Tenant represents that Tenant has not dealt with any broker, agent or finder in connection with this Amendment that is owed a commission, other than VERSA Real Estate Services, representing Landlord ("**Landlord's Broker**"), and Equity Realty Partners, Inc., representing Tenant ("**Tenant's Broker**", and together with Landlord's Broker, the "**Brokers**"), and Tenant agrees to indemnify and hold Landlord harmless from all damages, judgments, liabilities and expenses (including reasonable attorneys' fees) arising from any claims or demands of any broker, agent or finder with whom Tenant has dealt (other than the Brokers) for any commission or fee alleged to be due in connection with its participation in the procurement of Tenant or the negotiation with Tenant of this Amendment.

14. Binding Effect. This Amendment shall not be binding until executed and delivered by both Landlord and Tenant.

15. Electronic Counterparts. This Amendment may be executed in any number of electronic (facsimile or PDF) counterparts, any one of which shall be an original, but all of which together shall be one and the same instrument. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record including facsimile, PDF or email electronic signatures. All parties shall execute manual originals of this Amendment upon request.

16. Estoppel. Tenant hereby represents, warrants and agrees that: to Tenant's actual knowledge, without inquiry or investigation (i) there exists no breach, default or event of default by Landlord under the Lease, or any event or condition which, with the giving of notice or passage of time or both, would constitute a breach, default or event of default by Landlord under the Lease; (ii) the Lease continues to be a legal, valid and binding agreement and obligation of Tenant; and (iii) Tenant has no current offset or defense to its performance or obligations under the Lease.

17. No Representations. Landlord and Landlord's agents have made no representations or promises, express or implied, in connection with this Amendment, except as expressly set forth herein, and Tenant has not relied on any representations except as expressly set forth herein.

18. OFAC. Tenant represents and warrants to Landlord that (1) Tenant is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National," "Blocked Person," or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and (2) Tenant is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant agrees to defend, indemnify, and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorney's fees and costs) arising or related to any breach of the foregoing representation and warranty.

19. Miscellaneous. This Amendment sets forth the entire agreement with respect to the matters set forth herein. There have been no additional oral or written representations or agreements. As modified by this Amendment, the Lease is hereby ratified and confirmed, and shall remain in full force and effect. Without limiting the foregoing, Tenant acknowledges that Landlord's liability under the Lease, as amended, is limited in accordance with Section 29 (Exculpation) of the Original Lease. In the event of any inconsistency between the provisions of the Lease and this Amendment, the provisions of this Amendment shall control. Headings used in this Amendment are for convenience only and shall not serve to limit, expand or otherwise alter the terms of this Amendment.

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Second Amendment to Lease as of the date first above written.

LANDLORD:

OAKBROOK PBR LLC, an Illinois limited liability company

Signed by:
By: Randi Aikens
Name: Randi Aikens
Its: Authorized Signatory

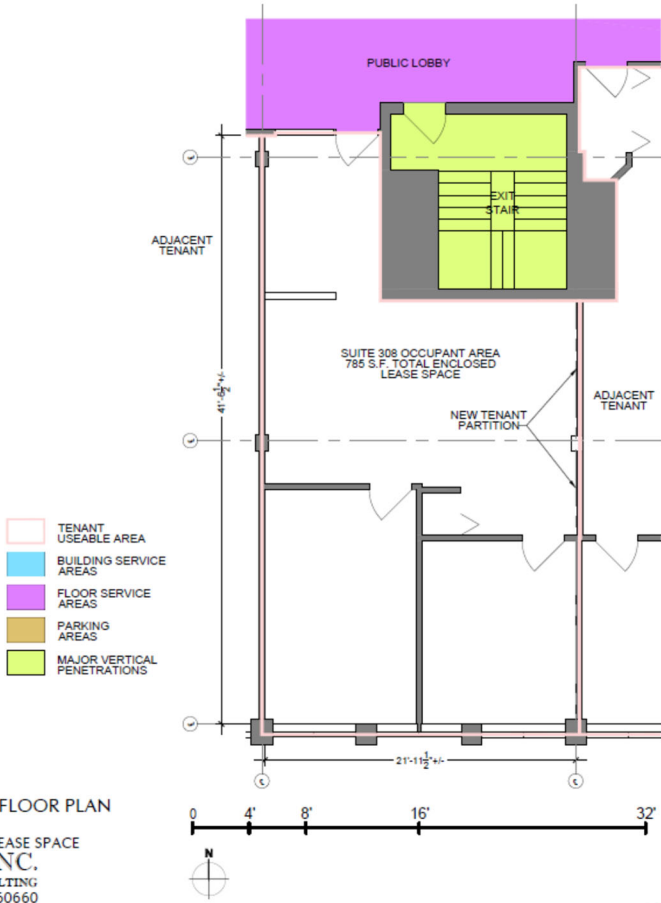
TENANT:

MICHAELS, ROSS & COLE LIMITED, an Illinois corporation

DocuSigned by:
By: Sal Stangarone Jr.
Name: Sal Stangarone Jr.
Its: President

EXHIBIT A

CONTRACTION SPACE

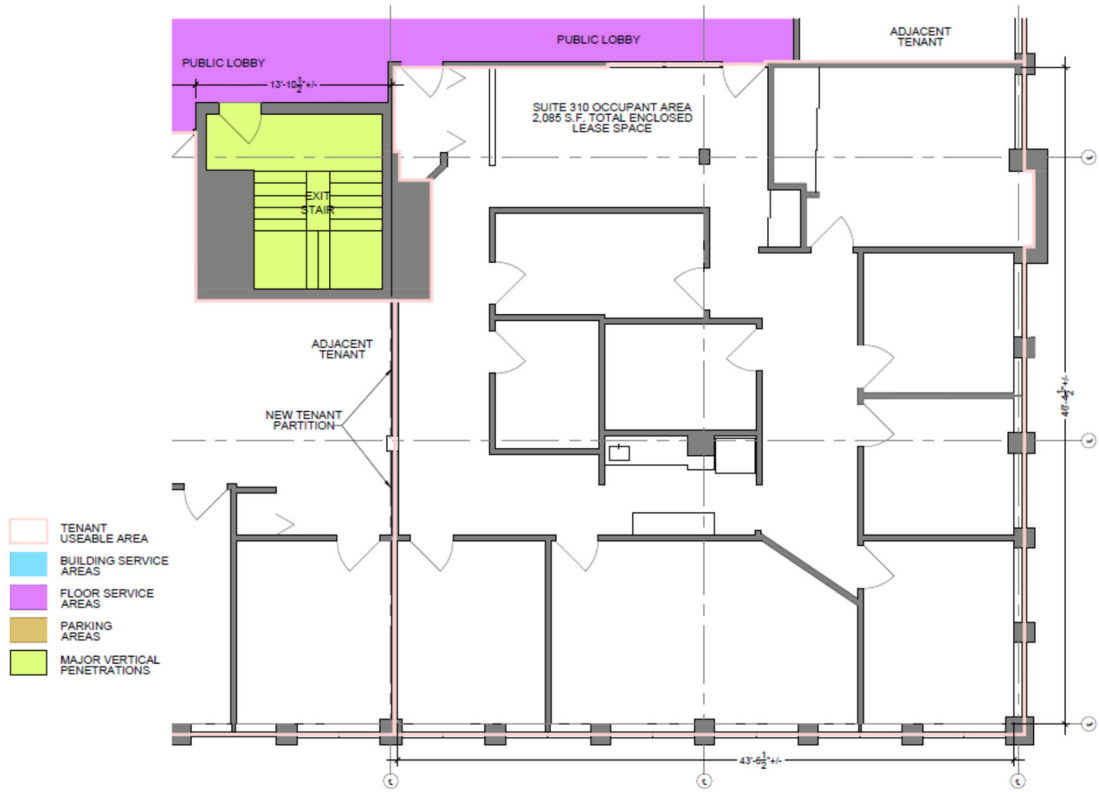


BOMA 2024 OFFICE BUILDING AREAS FLOOR PLAN
GROUP FOX
2001 MIDWEST ROAD, OAK BROOK, IL, LEASE SPACE
BTL ARCHITECTS, INC.
ARCHITECTURE/RESTORATION/CONSULTING
5940 N. Sheridan Road, Chicago, IL, 60660
PH: 312.342.1858 www.btlarchitects.com

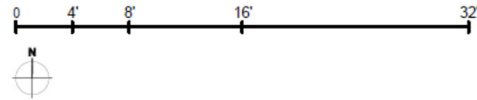
1/29/26

EXHIBIT B

REMAINING PREMISES



BOMA 2024 OFFICE BUILDING AREAS FLOOR PLAN
GROUP FOX
2001 MIDWEST ROAD, OAK BROOK, IL, LEASE SPACE
BTL ARCHITECTS, INC.
ARCHITECTURE/RESTORATION/CONSULTING
5940 N. Sheridan Road, Chicago, IL, 60660
PH: 312.342.1858 www.btlarchitects.com



1/29/26