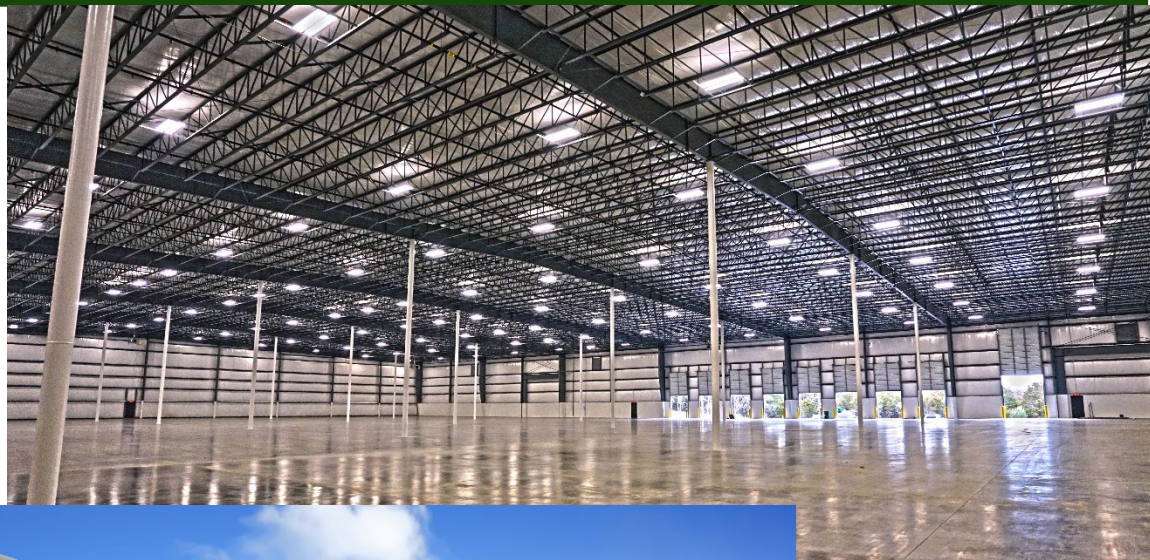




CLASS A MANUFACTURING FACILITY SHAPE CORPORATION



SouthPoint Business Park
Limestone County,
Alabama



December 6, 2022

Mike Lieto, CFO
Shape Corp.
1900 Hayes Street
Grand Haven, MI 49417

ALABAMA

RE: Shape Corp., Southern Manufacturing Facility
5332 Endeavor Way, SouthPoint Business Park, Huntsville, Alabama

Dear Mike,

GEORGIA

This proposal is in response to your inquiry for our 173,888 square foot industrial facility located in SouthPoint Business Park, Huntsville, Alabama. This is a completed industrial facility available for immediate occupancy (less tenant required upfits). We see Shape Corporation's operation as a good fit within the SouthPoint Business Park. This area provides a large, well-trained, competitive workforce, with close proximity to the growing Huntsville, Athens, and Decatur, AL markets. The park has excellent proximity to a major U. S. transportation corridor that supports southern automotive manufacturers as it is located adjacent to interstates I-65 and I-565.

NORTH CAROLINA

TENNESSEE

VIRGINIA

By constructing completed facilities in our industrial parks throughout the Southeast, we greatly reduce the delivery lead time and pricing uncertainty for new manufacturing operations. Our industrial facilities are designed with a great deal of flexibility for modern manufacturing operations with wide 60' x 60' column spacing and a minimum interior clear height of 32'. The wide column spacing and the availability of additional land on each lot gives us the opportunity to quickly tailor our completed spec facility for a build to suit project. The easy placement of manufacturing equipment, production support operations, and inventory storage are a key benefit of this wide open design concept. We include efficient LED lighting and ESFR fire sprinkler protection to further enhance the long term utility of the facility. 1GB high speed internet is also available in the business park.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

Industrial real estate demand is high in the Southeastern United States with a great deal of scarcity for Class A facilities. While lease and sale prices are escalating throughout the region, we have maintained a competitive lease rate for our tenants in our industrial parks without the additional uncertainty of delivery times. We have done this by competitively acquiring the land, selecting high credit tenants, and establishing long term leases. This reduces our risk and maintains stable construction and operating costs for our new facilities.

*the one stop for every industrial need
www.hollingsworthcos.com*



The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. Our industrial real estate footprint spans 18 states in the Southeast and Midwest. The SouthPoint Business Park, Alabama was founded in 1999 and stands as a testament to our commitment to the Huntsville business community. We strive to maintain a clean, safe, and efficient industrial setting for growing manufacturing and distribution companies.

ALABAMA

Thank you for considering us for this opportunity.

Sincerely,

GEORGIA

A handwritten signature in black ink, appearing to read "Tom Mann", is written over a light blue horizontal line.

Tom Mann
Senior Vice President of Industrial Real Estate

NORTH CAROLINA

Cc: *Joe Hollingsworth CEO*
Tom Wortham Sr. Vice President of Architecture and Development

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AL-167 SOUTHPOINT BUSINESS PARK, HUNTSVILLE, ALABAMA

Location:	5332 Endeavor Way, Huntsville, AL
Landlord:	Hollingsworth Investments II
Size:	173,888 SF – 12.37 Acres
Offer Expiration Date:	January 16, 2023 Facility is subject to availability. Only a fully executed and delivered Lease shall bind any party to perform as agreed therein.
Lease Commencement:	August 1, 2023
Lease Rate:	Fifteen (15) Year Term Triple Net Base Building Rate \$5.86/SF/YR + CPI Annual Adjustment (min. 3%)
Building Upfits:	Tenant upfits are available as a Base Rental Amount adjustment by using the following formula: \$0.041/SF per \$50,000.00 of Direct GC cost (as calculated on 173,888 S.F.) The current Estimated cost for the upfits work is \$4.14/SF/YR additional rent. Alternatively, the Tenant may self-perform the upfits with their preferred General Contractor with Landlord approval of construction plans and specifications.
Renewal Options:	Three (3) Five-year options are offered continuing at the same terms and conditions of the original Lease.
Security Deposit:	Two months' rent, due upon signing of the agreement.
Broker:	Tenant and Landlord hereby declare they have not engaged any real estate broker for this transaction to represent their interests. Both parties shall indemnify the other party against any claims related to real estate commissions associated with this transaction.

ALABAMA

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Operating Expenses:

Single Tenant, NNN lease estimated at \$0.65 SF/YR for RE Taxes, insurance and maintenance combined. No common area or management fees will be charged by the Landlord. Any incentives awarded will be passed to the Tenant with no holdback.

Construction:

100% recyclable steel rigid frame construction with longspan cold formed joist secondary framing at roof. Split face masonry on three sides up to 7'-4", then insulated metal to the eaves.

Floor:

Laser leveled "Super Six Inch" 4000 psi concrete floor with heavy duty welded wire mats, vapor barrier, and Ashford Formula™ penetrating densifier finish.

Roof:

24 gauge standing seam galvalume, 25-year warranty, insulated, highly reflective & recyclable.

Electrical Service:

1200-amp 480/277 Volt, 3 Phase electrical service.

Upfit pricing includes the addition of a second 480/277volt 3Phase electrical service sized at 2,500 amps.

Lighting:

Energy Efficient LED fixtures with 36,000 lumen output at 4000K color temperature for ideal color rendering and energy efficiency with reduced maintenance and reduced hazardous waste.

Water:

10" fire sprinkler riser into building.
2" metered domestic water service

Sewer:

6" gravity sanitary sewer services the front office area. The rear shipping office area will be serviced by a grinder pump with force main to tie into gravity system.

Heating, Ventilation:

Suspended forced air natural gas unit heaters and ventilation fans for 1 air change per hour.

Paving:

(83) car spaces existing

Upfits estimate adds (68) additional car parking spaces and heavy duty paving to the rear corner with hammerhead turn around for flatbed delivery of coils.

Docks:

Twelve (12) 9' x 10' dock-high doors, equipped with mechanical pit style levelers and dock seals.

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Fire Sprinkler:

One (1) drive thru 14' x 14' at existing ramp

Upfits estimate adds one more 14' wide x 20' high door.

ESFR (early suppression, fast response) fire protection system.

Upfits estimate includes offices protected by Light Hazard fire protection system.

Offices:

See attached office plans for offices included in the upfits estimated costs. The main offices up front total 12,037 square feet, with a hardened cast in place concrete storm shelter surrounding the main restrooms and locker rooms. Additionally, there is a shipping office, truckers lounge, remote restrooms and a small break room totaling 1,524 square feet. Offices are to be constructed in accordance with our attached Standard Commercial Office Specifications.

Crane Estimate:

We have included a 30 ton rated runway 240' long with two top-running single girder Class C cranes each with a 15 ton rated hoist. Column supports at 30'-0" on center with added concrete footings as required.

Runway, bridges and Hoists installed and tested

\$ 0.859/SF/YR rent

Concrete foundations at 18 column locations

\$ 0.086/SF/YR rent

Warehouse AC:

We estimate the system may need to be as large as 400 tons of cooling when all equipment is operating, but further engineering is needed to confirm the ultimate capacity of the system. We have included in the upfit budget an expandable system with a chiller and air-rotation units totaling 100 tons of cooling.

\$ 0.888/SF/YR rent

**Electrical Service
Upgrade Estimate:**

*Upfit pricing includes the addition of a second 480/277volt 3Phase electrical service sized at 2,500 amps.
\$ 0.156/SF/YR rent*

Upfit Cost Estimate:

The estimated costs for the upfits as approved by the Tenant will be confirmed after completion of detailed construction documents and bidding of the approved design. The Building Upfit costs as determined by the bidding will have the formula applied to determine the final rental rate and both parties will complete a Change Order to finalize the rental rate.



Offer:

Only a fully executed and delivered Lease contract shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the tenant entity. All offers are only valid until January 16, 2023, after that date this proposal is automatically withdrawn. **Buildings are subject to availability until a lease agreement is signed by all parties.**

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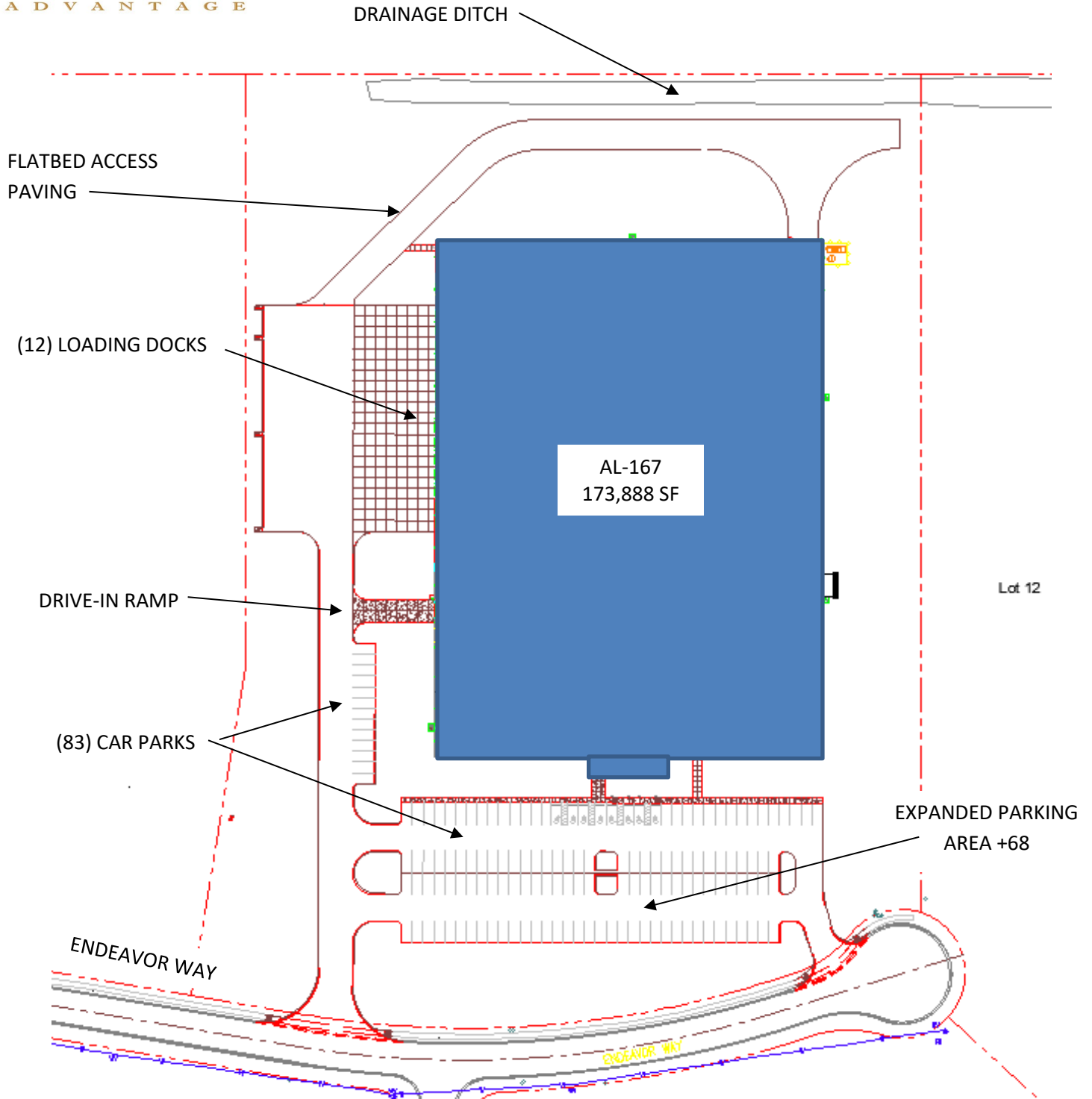
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Industrial Building Program

SOUTHERN
ADVANTAGE

SITE PLAN AL-167



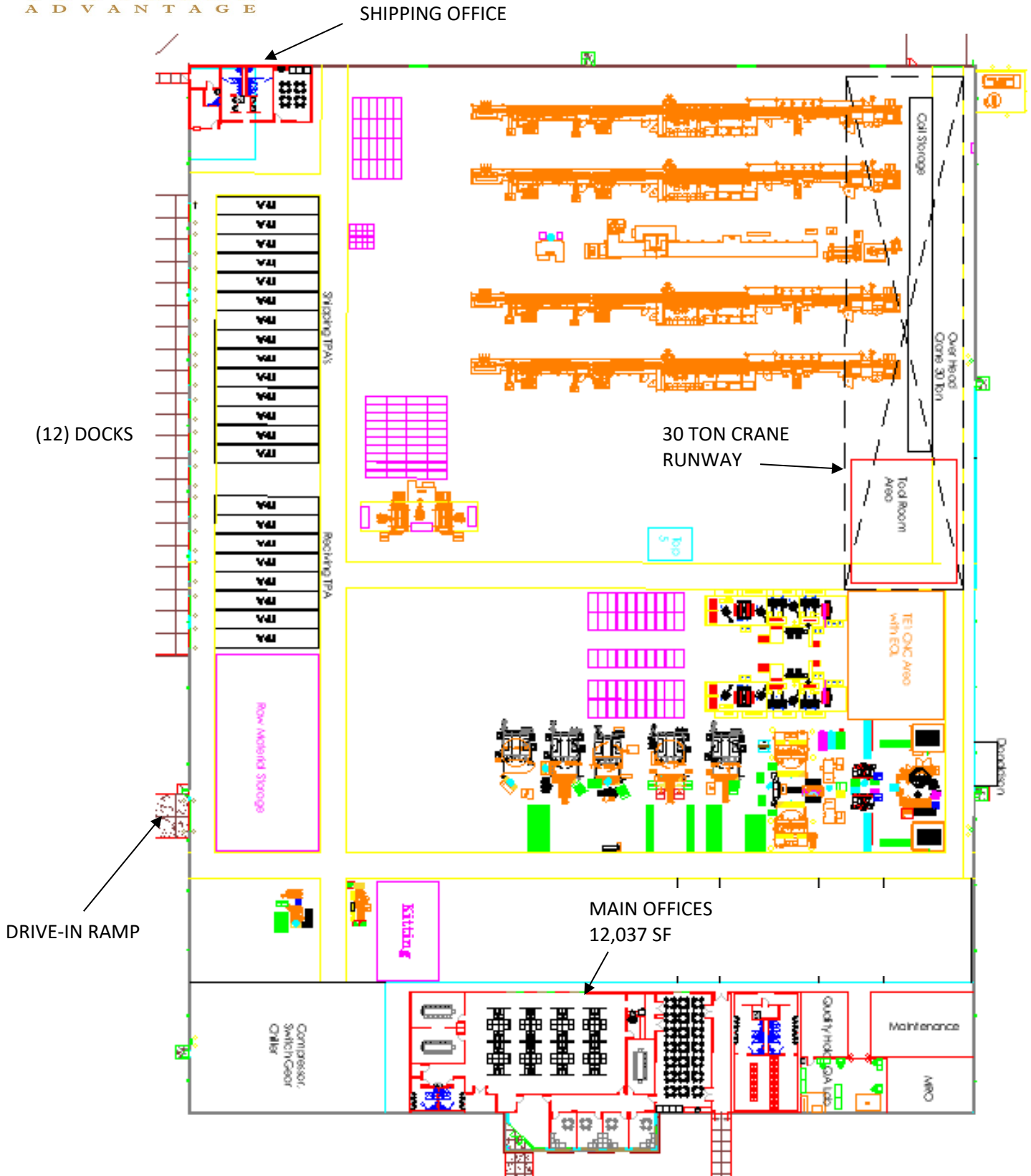
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Industrial Building Program

SOUTHERN
ADVANTAGE

OVERALL FLOOR PLAN AL-167

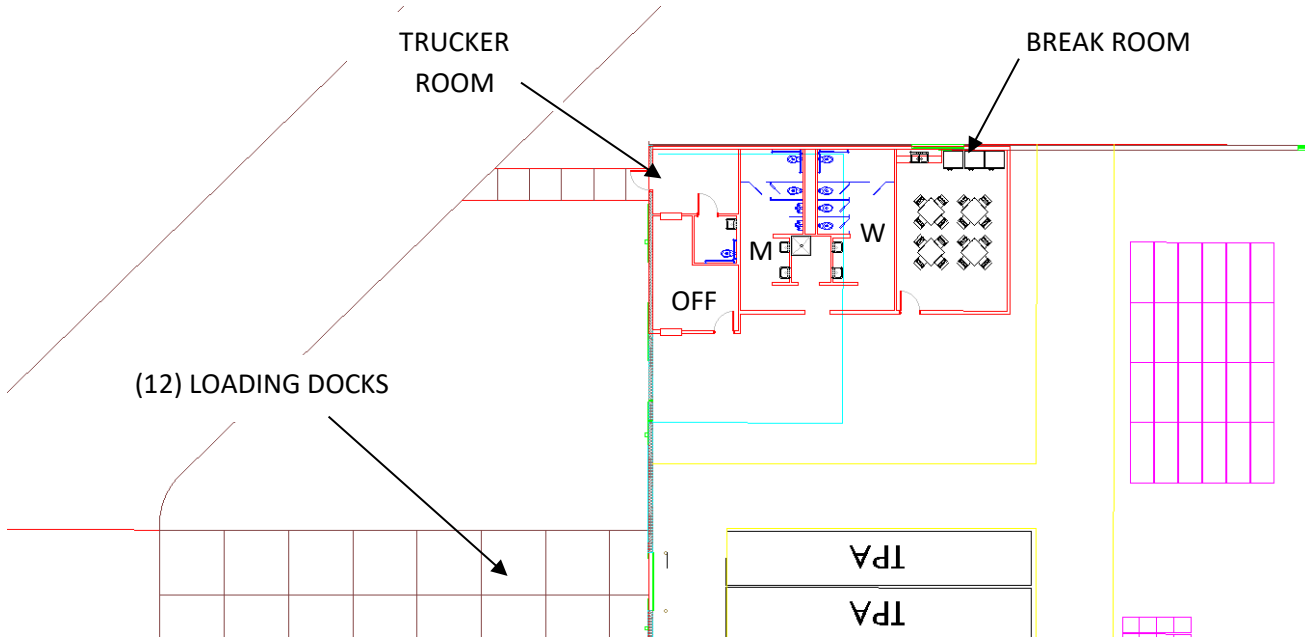




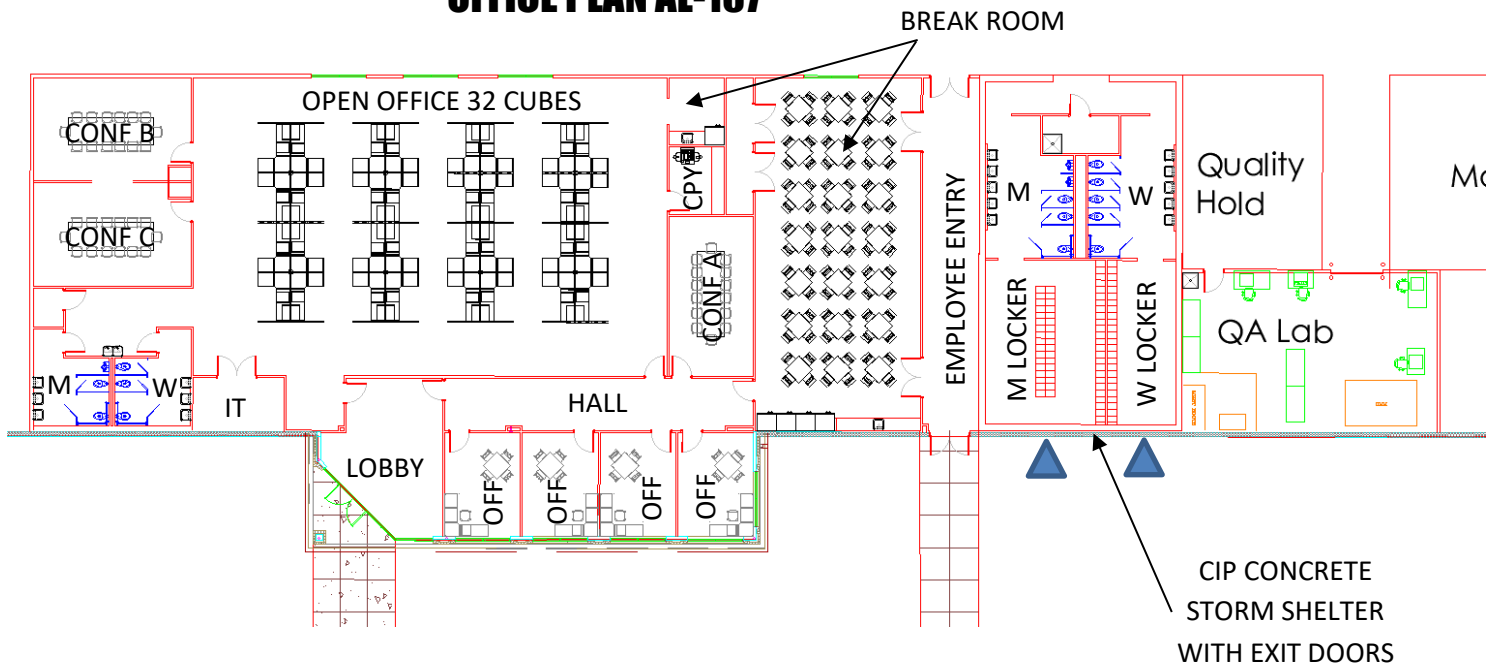
Industrial Building Program

SOUTHERN
ADVANTAGE

SHIPPING OFFICE PLAN AL-167



OFFICE PLAN AL-167



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