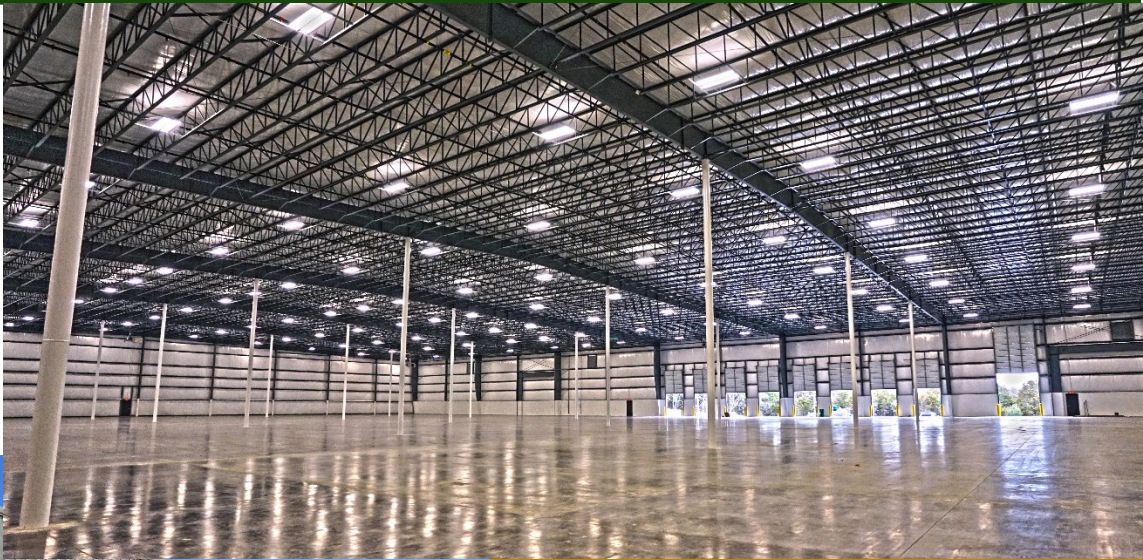




CLASS A MANUFACTURING FACILITY SHAPE CORPORATION



SouthPoint Business Park
Limestone County,
Alabama



March 17, 2023

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

RE: Shape Corp., Southern Manufacturing Facility
5332 Endeavor Way, SouthPoint Business Park, Huntsville, Alabama
Building Expansion to 206,288 SF

ALABAMA

Dear Mike,

GEORGIA

This proposal is in response to your inquiry to expand our 173,888 square foot industrial facility located in SouthPoint Business Park, Huntsville, Alabama. The upfit plans were approved this week and we are currently bidding the improvements. This addition will affect the work planned so we will need quick consideration to keep from negatively impacting the schedule of the current improvements.

NORTH CAROLINA

The requested completion date for the addition of June 2024 is actually also tight in the current supply chain situation. This also drives a need for the earliest possible decision.

TENNESSEE

The addition of 32,400 square feet would match the specifications of the existing building, except for one 30' wide bay. Please see the detailed proposal below.

We would start the lease as scheduled August 1, 2023. Then restart the term June 1, 2024, when the addition is completed with the revised rent to accommodate the added square footage.

VIRGINIA

Thank you for considering us for this opportunity.

Sincerely,

Tom Mann

Senior Vice President of Industrial Real Estate

Cc: Joe Hollingsworth CEO

Tom Wortham Sr. Vice President of Architecture and Development

TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX

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



ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

VIRGINIA

TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX

AL-167 SOUTHPOINT BUSINESS PARK, HUNTSVILLE, ALABAMA

Location:	5332 Endeavor Way, Huntsville, AL
Landlord:	Hollingsworth Investments II
Size:	173,888 SF – 12.37 Acres Expansion 360' x 90' = 32,400SF New total SF 206,288SF
Offer Expiration Date:	March 31, 2023
Lease Commencement:	August 1, 2023 Restart Lease on completion of expansion June 1, 2024
Lease Rate:	Fifteen (15) Year Term Triple Net Base Building Rate Starting August 1, 2023, at 173,888SF \$5.86/SF/YR + CPI Annual Adjustment (min. 3%) EXPANDED BUILDING: Fifteen (15) Year Term Triple Net Base Building Rate Restarting June 1, 2024, at 206,288SF \$6.46/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 SF) The current Estimated cost for the upfits work based on the original estimate of \$5,048,780 is \$4.14/SF/YR additional rent applied to 173,888SF On Lease restart the additional rent rate will be adjusted to the new total square footage to equal the same monthly payment and will be: \$3.49/SF/YR additional rent applied to 206,288SF
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.

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ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

VIRGINIA

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

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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.

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 March 31, 2023, after that date this proposal is automatically withdrawn.

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Industrial Building Program

SOUTHERN
ADVANTAGE

SITE PLAN AL-167

20' x 20' FLATBED DOOR

FLATBED ACCESS
PAVING

GEORGIA

(12) LOADING DOCKS

NORTH CAROLINA

DRIVE-IN RAMP

TENNESSEE

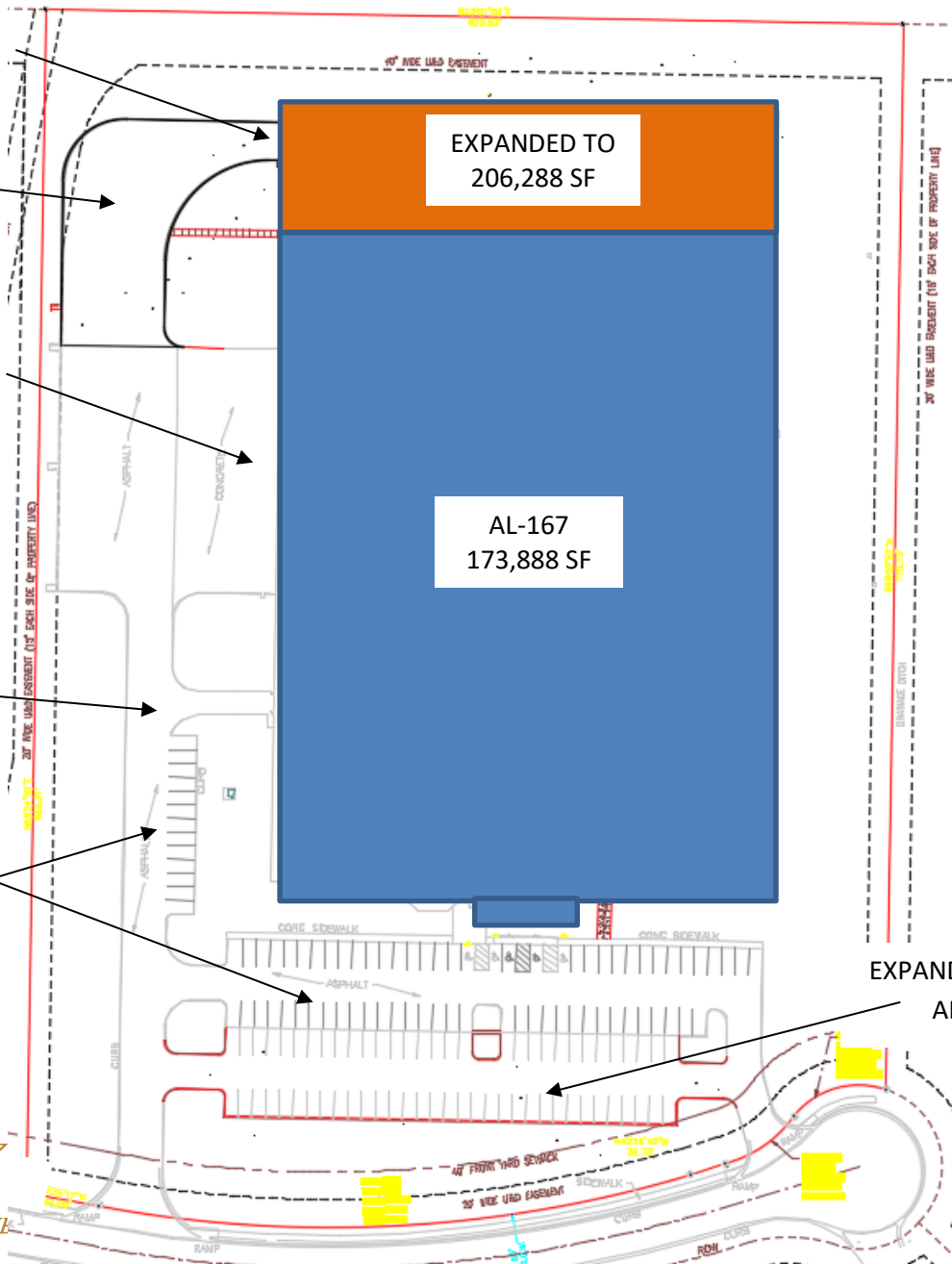
(83) CAR PARKS

VIRGINIA

ENDEAVOR WAY
CLINTON, MS

865-457-3701 PHONE

865-457-5476 FAX



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Industrial Building Program

SOUTHERN
ADVANTAGE

OVERALL FLOOR PLAN AL-167

20 TON CRANE
RUNWAY

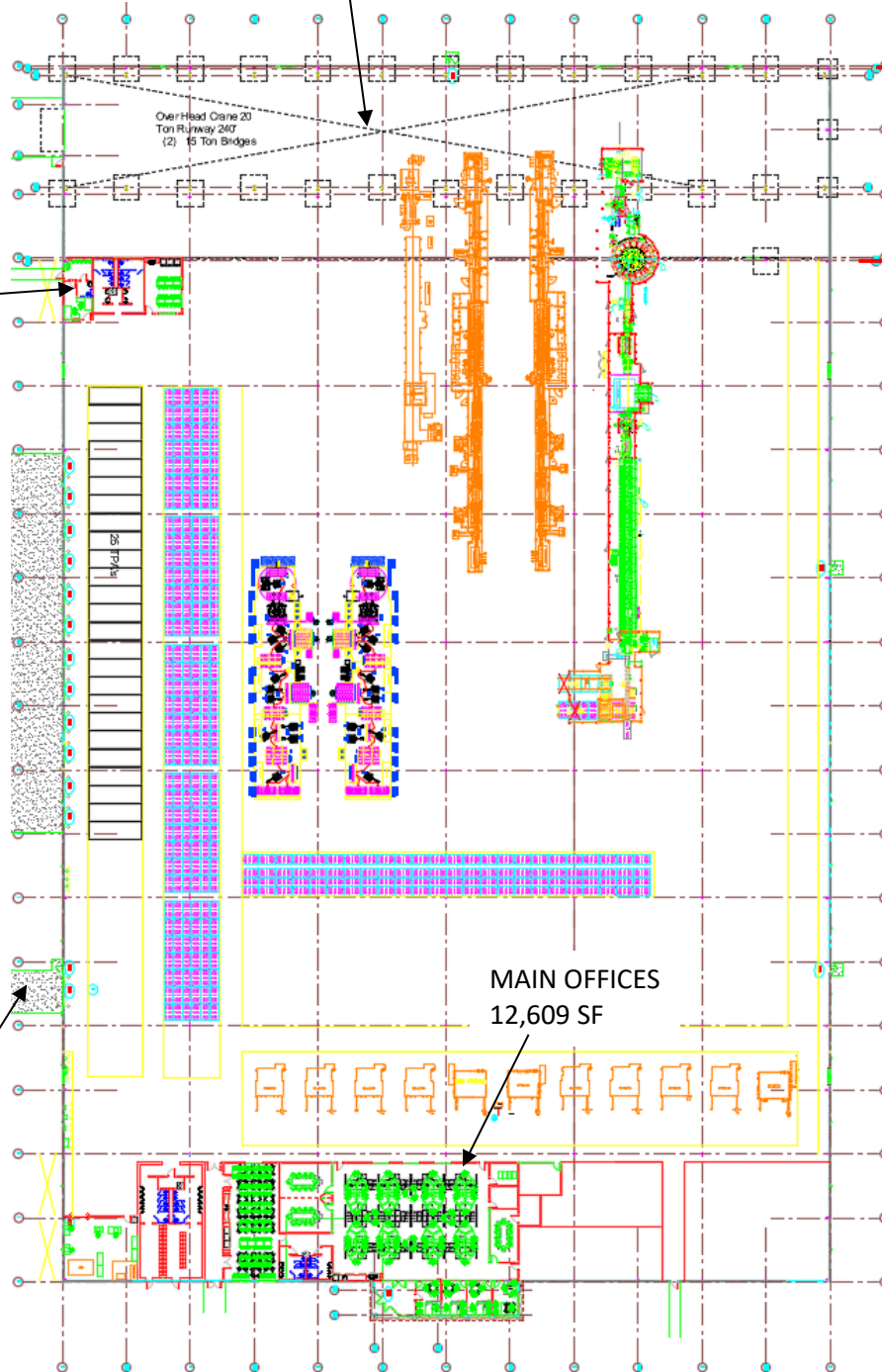
EXPANSION
90' x 360'

SHIPPING OFFICE

(12) DOCKS

MAIN OFFICES
12,609 SF

DRIVE-IN RAMP



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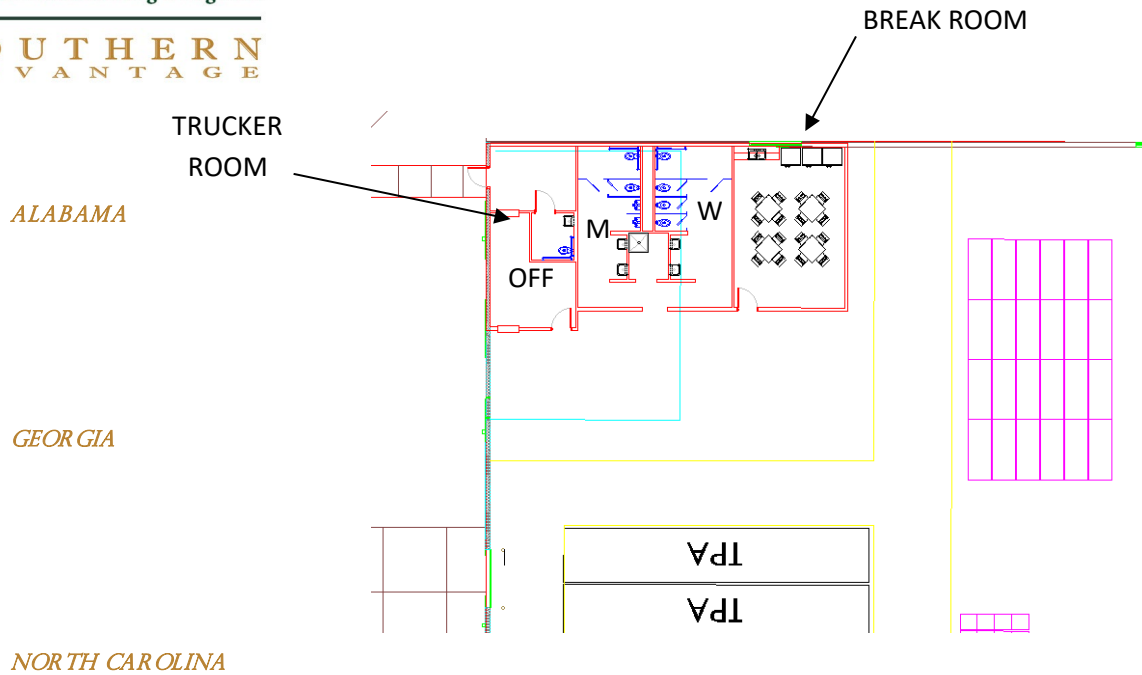


Industrial Building Program

**SOUTHERN
ADVANTAGE**

SHIPPING OFFICE PLAN AL-167

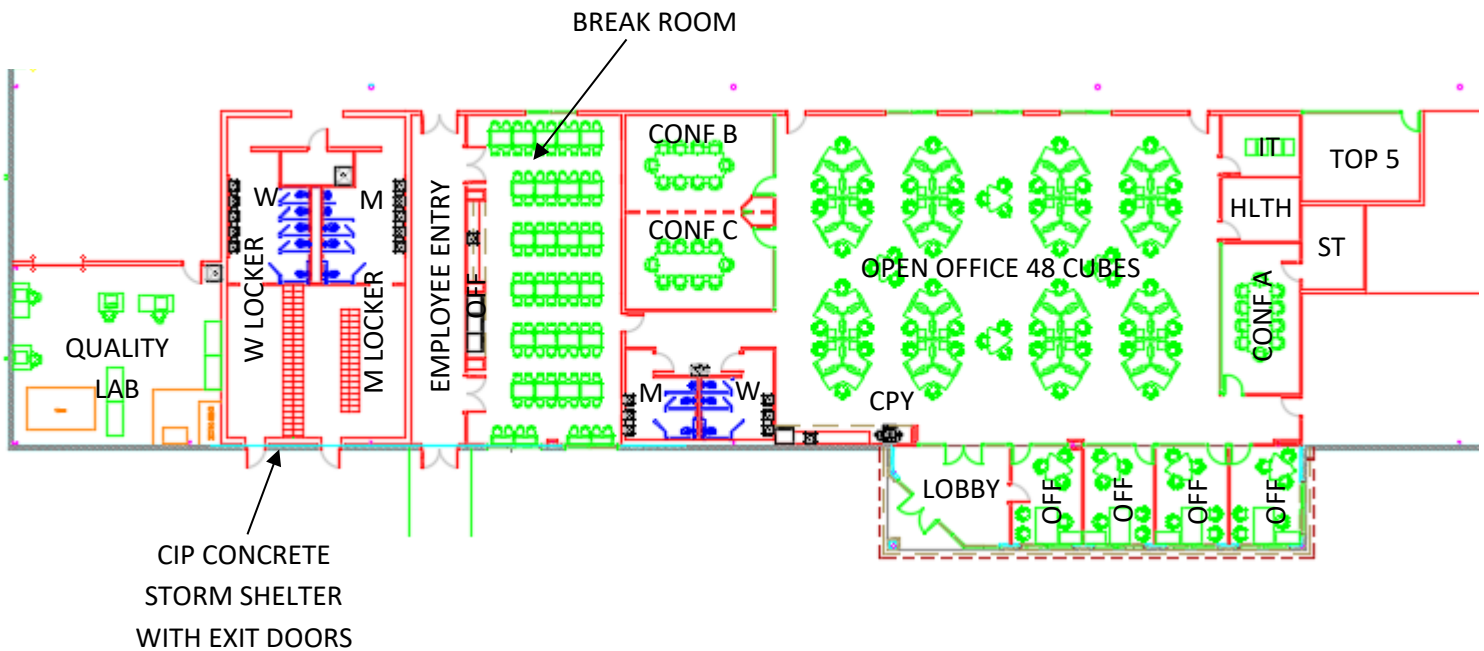
(NO CHANGE 1,525 SF)



OFFICE PLAN AL-167

(12,609 SF)

TENNESSEE



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