

**11021 WEST PICO BOULEVARD LLC**  
350 WEST COLORADO BOULEVARD, SUITE 200  
PASADENA, CALIFORNIA 91105  
(626) 219-0632

January 27, 2016

Mr. Henrik Stepanyan  
CEO - Barbeques Galore  
2650-A Lindsey Privado  
Ontario, California 91761

Re: 11021 West Pico Boulevard, Los Angeles.

Dear Mr. Stepanyan:

It was a pleasure speaking with you. The purpose of this letter is to memorialize our agreement made over the telephone on January 26, 2016. That agreement was in reference to the lease dated January 15, 2001 governing Barbeques Galore, Inc.'s rental of the premises at 11021 West Pico Boulevard (the "Lease").

The meanings of the terms used in this letter are defined in the Lease. The Parties agree to no modifications or amendments to the Lease except as specifically set forth below.

1. Lessee has timely elected under paragraph 52(a) of the Lease to exercise its option to extend the term of the Lease for a period of 60 months commencing May 15, 2016.
2. Lessee's rent under the Lease is abated in full for the months April 2016 and May 2016 only. The Parties agree and acknowledge that said rent abatements are in the amount of \$16,218.93 and \$17,997.78 respectively, for a total rent abatement of \$34,216.71.
3. By July 1, 2016, Lessee shall spend at least \$34,216.71 in remodeling, refreshing and/or improving the Premises. Lessee shall promptly provide Lessor with documents evidencing such expenditures.

Lessee is aware that all of the rights and obligations under the Lease of Dr. John Paul Kassabian and Mary Kassabian, as Trustees under the declaration of Trust dated October 17, 1986 f/b/o Dr. John Paul Kassabian and Mary Kassabian have been assigned to Gestab Investment Co., LLC ("Gestab"); and that after the death of Norayr Tuncer all the rights and obligations under the lease of Norayr Tuncer, as Trustee of the Marital Deduction Trust under declaration of Trust dated October 18, 1994 have been assigned to 11021 West Pico Boulevard LLC ("11021 W. Pico"). Together, Gestab and 11021 W. Pico are the Lessor under the Lease.

All Parties have been advised to seek the advice of legal counsel regarding this agreement and have had the opportunity to do so.

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Finally, each Party represents and warrants that the signatories hereto have the authority to bind each respective Party.

We have transmitted two originals of this letter to you. If you are in agreement with the above terms, we would be grateful if you would initial each page, sign both letters where indicated below, return one of the signed originals to us, and retain the other.

Thank you for your attention to this matter.

For the Lessor:

11021 WEST PICO BOULEVARD LLC

Dated: February 4, 2016 By:   
MARK M. KASSABIAN, CO-MANAGER

Dated: February 4, 2016 By:   
PAUL R. KASSABIAN, CO-MANAGER

GESTAB INVESTMENT Co., LLC

Dated: February 4, 2016 By:   
JOHN P. KASSABIAN, MANAGER

For the Lessee:

GRAND HOME HOLDINGS, INC. DBA BARBEQUES GALORE

Dated: February 8<sup>th</sup>, 2016 By:   
HENRIK STEPANYAN, CEO