

**FIRST AMENDMENT TO
STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE – NET**

This FIRST AMENDMENT TO STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE – NET (this "**First Amendment**") is made and entered into as of December 23, 2024, by and between John Paul Kassabian and Mary Kassabian, as Trustees under the declaration of Trust, dated October 17, 1986 f/b/o Dr. John Paul Kassabian as to an undivided one-half interest, as subsequently deeded to Kassabian Investment Co., LLC, a California limited liability company, with a subsequent name change to Gestab Investments Co., LLC, a California limited liability company, and Norayr Tuncer, as Trustee of the Marital Deduction Trust under declaration of Trust dated October 18, 1994, as to an undivided one-half interest, as subsequently deeded to 11021 West Pico Boulevard LLC, a California limited liability company ("**Lessor**"), and Barbeques Galore, Inc., a California corporation as subsequently assigned to Grand Home Holdings, Inc., a California corporation dba Barbeques Galore ("**Lessee**").

R E C I T A L S :

A. Lessor and Lessee entered into that certain Standard Industrial/Commercial Industrial Single-Tenant Lease – New dated January 15, 200 (the "**Lease**"), pursuant to which Lessor leases to Lessee certain real property located at 11021 Wet Pico Boulevard, Los Angeles, California (the "**Premises**").

B. Lessor and Lessee desire to amend the Lease on the terms and conditions set forth in this First Amendment.

A G R E E M E N T :

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Capitalized Terms.** All capitalized terms when used herein shall have the same respective meanings as are given such terms in the Lease unless expressly provided otherwise in this First Amendment.

2. **Lessor's Termination Right.** Notwithstanding anything to the contrary in the Lease, Lessor shall have the right to terminate the Lease at any time, for any reason or no reason, upon providing Lessee with not less than sixty (60) days' prior written notice of termination. Upon the expiration of such notice period, the Lease shall terminate, and Lessee shall vacate the Premises and deliver possession to Lessor free from trash and debris, and broom clean.

3. **Counterparts.** This First Amendment may be executed in one of more counterparts, including the execution and transmission of counterparts via electronic means without the need to exchange original signatures, all of which, when taken together, shall constitute one in the same agreement.

4. **Conflict; No Further Modification.** In the event of any conflict between the Lease and this First Amendment, the terms of this First Amendment shall prevail. Except as specifically set forth in this First Amendment, all of the terms and provisions of the Lease shall remain unmodified and in full force and effect.

HS

Mk

IN WITNESS WHEREOF, this First Amendment has been executed as of the day and year first above written.

"Lessor":

WEST PICO BOULEVARD LLC,
a California limited liability company

By: Mark Kassabian

Name: Mark Mihran Kassabian

Title: Managing Member

GESTAB INVESTMENTS CO., LLC,
a California limited liability company

By: Mark Kassabian

Name: Mark Mihran Kassabian

Title: Power of attorney for John Paul Kassabian, Manager for Gestab Investment Co LLC, a California limited liability company

"Lessee":

GRAND HOME HOLDINGS, INC.,
a California corporation (dba Barbeques Galore)

By: Henrik Stepanyan

Name: Henrik Stepanyan

Title: CEO