FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("Amendment") is made as of May 1, 2026 ("Amendment Effective Date"), by and between MGR Real Estate Inc., as Lessor, and AI Automation Group, LLC, as Lessee.

Recitals

A. Lessor and Lessee entered into that certain Lease Agreement dated January 1, 2026 (the "Lease"), covering the premises described therein.

B. Lessor and Lessee desire to amend the Lease to shorten the end date of the initial Term.

Agreement

1. **Amendment to Term.** Notwithstanding anything to the contrary in the Lease, the initial Term of the Lease shall end on November 1, 2030, unless earlier terminated in accordance with the Lease.

2. **Amendment to Renewal Option.** Section 2(B) of the Lease is hereby deleted in its entirety and replaced with the following:

    a. Grant of Option. Provided no event of default exists under this Lease, two (2) options are granted to the Lessee to extend the Term for a period of five (5) years each (each, an "Option Term").

    b. Exercise. Written notice of exercise of an Option Term must be provided by the Lessee no earlier than twelve (12) months and no later than nine (9) months prior to the expiration of the previous Term. If Lessee fails to give notice of exercise of an Option Term within such specified time period, the Option Term shall be deemed waived and of no further force and effect and this Lease shall terminate upon the expiration of the Initial Term. If Lessee exercises the Option Term, all the terms and conditions in this Lease shall continue to apply during the Option Term, except the Base Rent for an Option Term shall be the Fair Market Rental Value ("FMRV") of the Premises for an Option Term, as determined by Lessor in its sole discretion.

    c. FMRV Determination: Notice of the determination of FMRV shall be provided by the Lessor. If the Lessee disagrees with the FMRV, negotiations in good faith shall be conducted by the parties for thirty (30) days. If the parties are unable to reach an agreement within such thirty (30) day period, Lessee may withdraw its exercise of the Option Term within five (5) days by written notice to Lessor, and the Option Term notice shall be terminated. If Lessee does not withdraw its exercise of the Option Term, Lessee shall be conclusively deemed to have accepted the Base Rent rate determined by Lessor as Base Rent for the Option Term. In no event shall the Base Rent for the Option Term be less than the Base Rent payable during the last month of the immediately preceding Term.

3. **No Other Modifications.**
   Except as expressly amended herein, all terms and conditions of the Lease remain unmodified and in full force and effect.

4. **Ratification.**
   The Lease, as amended by this Amendment, is hereby ratified and confirmed in all respects.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

LESSOR:
MGR REAL ESTATE INC.

/s/Samantha Miller
By: ______________________________
Name: Samantha Miller
Title: President

LESSEE:
AI AUTOMATION GROUP, LLC

/s/ Shohei Yamamoto
By: ______________________________
Name: Shohei Yamamoto
Title: Manager