

FIRST AMENDMENT TO LEASE DATED SEPTEMBER 1, 2016

BETWEEN

AIM ONE INDUSTRIAL WAY, LLC

AND

BATTERY STEELE BREWING, LLC AND JACOB CONDON, SHANE NOBLE &
SCOTT KENNEY

This Agreement made this 13TH day of ~~May~~ JUNE 2017 by and between AIM One Industrial Way, LLC, (hereinafter referred to as "Landlord") and Battery Steele Brewing, LLC and Jacob Condon, Shane Noble, & Scott Kenney (hereinafter referred to as "Tenant"). Landlord and Tenant agree to amend the existing Lease as follows:

1. **Premises:** Tenant currently occupies Unit 12 and agrees to lease an additional 1,500 SF identified as Unit 14.
2. **Term:** Lease for Unit 12 and Unit 14 will expire on 8/31/2021. Start date for Unit 14 TBD upon Batesville vacating. No further options available.
3. **Rent:** Yearly increases of 3% through the new lease term.
4. **Security Deposit:** \$1,350.00
5. All other provisions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 13TH day of ~~May~~ JUNE, 2017.

TENANT:

Battery Steele Brewing, LLC and Jacob Condon, Shane Noble, & Scott Kenney

By: Jacob Condon

Its: Member

Dated: 6/13/17

LANDLORD:

AIM One Industrial Way, LLC

By: [Signature]

Its: MANAGER

Dated: 6/13/17