



STANDARD ESTOPPEL CERTIFICATE - BY LESSEE

TO WHOM IT MAY CONCERN:

RE: Lease ("Lease") dated January 15, 2001, 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 as Lessor, and Barbeques Galore, Inc., a California corporation as subsequently assigned to Grand Home Holdings, Inc., a California corporation dba Barbeques Galore as Lessee, concerning the real property known as (street address, city, state, zip): 11021 West Pico Boulevard, Los Angeles CA 90064 ("Premises"), which Lease was amended February 8, 2016 and April 20, 2021 and guaranteed by N/A ("Guarantor(s)") (it will be presumed no amendments or guarantees exist unless they are specified above).

Lessee hereby certifies as follows:

1. True copies of the above referenced Lease as amended and the guarantees, if any, are attached hereto marked Exhibit "1" (Attach a copy of Lease, all amendments and guarantees.) Other than the documents included in Exhibit 1 there are no oral or written agreements or understandings between the Lessor and Lessee with respect to the Premises except (if there are no exceptions, write "NONE") None.
2. The Lease term commenced on May 15, 2001 and expires on May 14, 2026.
3. The current monthly rent and expense pass-through, if any, are as follows:

	<u>Amount</u>	<u>Day of Month Due</u>	<u>Paid Up Through</u>	<u>Year</u>
Rent	<u>\$20,435.86</u>	<u>first</u>	<u>December 31</u>	<u>2024</u>
Pass Through	<u></u>	<u></u>	<u></u>	<u></u>

No rents or pass-throughs have been prepaid except as reflected in the Lease. (It will be presumed that no expense pass-throughs are currently required unless set forth above.)

4. The current amount of security deposit held by Lessor is \$0.
5. The Lease has not been modified, orally or in writing, since its execution, except as hereinabove identified. The Lease is in full force and effect and contains the entire agreement between Lessor and Lessee, except (if there are no exceptions, write "NONE"): that certain First Amendment to STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE - NET dated December 23, 2024, between Lessee and Lessor.
6. The improvements and space required to be provided by Lessor have been furnished and completed in all respects to the satisfaction of Lessee, and all promises of an inducement nature by Lessor have been fulfilled except (if there are no exceptions, write "NONE"): None.
7. Lessee has no knowledge of any uncured defaults by Lessor or Lessee under the Lease, except (if there are no exceptions, write "NONE"): None.
8. There are no disputes between Lessor and Lessee concerning the Lease, the Premises or the improvements therein or thereon, except (if there are no exceptions, write "NONE"): None.
9. Lessee is in full and complete possession of the Premises and has not assigned or sublet any portion of the Premises, except (if there are no exceptions, write "NONE"): None.
10. Lessee has no knowledge of any prior sale, transfer, assignment or encumbrance of the Lessor's interest in the Lease, except (if there are no exceptions, write "NONE"): None.
11. Lessee has made no alterations or additions to the Premises, except (if there are no exceptions, write "NONE"): HVAC unit replacement. If alterations or additions have been made by Lessee, Lessee represents that to the best of its knowledge, all such alterations and additions were done in accordance with the terms of the Lease and in compliance with all applicable laws, rules and regulations, except (if there are no exceptions, write "NONE"): None.
12. The guarantees of the Guarantors named above are still in full force and effect, except (if there are no exceptions, write "NONE"): None.
13. Lessee is not currently the subject of a bankruptcy proceeding and to the best of its knowledge neither Lessor nor any Guarantor is involved in such a proceeding, except (if there are no exceptions, write "NONE"): None.
14. Lessee is aware that buyers, lenders and others will rely upon the statements made in this Estoppel Certificate, and has therefore adjusted the language hereof

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as necessary to make it an accurate statement of the current facts concerning the Lease. If no such adjustments have been made, said parties may rely upon the statements in this form as printed. Signatures to this Certificate accomplished by means of electronic signature or similar technology shall be legal and binding.

15. Additional items (if there are no additional items, write "NONE"): None .

DATE: December 24, 2024 | 10:04:57 AM PST
(Fill in date of execution)

Barbeques Galore, Inc., a California corporation as subsequently assigned to Grand Home Holdings, Inc., a California corporation dba Barbeques Galore

By: Henrik Stepanyan
Name Printed: Henrik Stepanyan
Title: CEO
Phone: _____
Fax: _____
Email: henrik@bbqgalore.com

By: _____
Name Printed: _____
Title: _____
Phone: _____
Fax: _____
Email: _____

Address: _____

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