

**FIRST AMENDMENT TO
2015 PERSONAL PROPERTY LEASE AGREEMENT
[AB MAURI FOOD INC.]**

This FIRST AMENDMENT (“Amendment”) is made and entered into effective as of this 31st day of December, 2016, by and between the ECONOMIC DEVELOPMENT GROWTH INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE, a public not-for-profit corporation of the State of Tennessee, with an office in Memphis, Tennessee (“Lessor”) and AB MAURI FOOD INC. (“Lessee”).

RECITAS

The Lessor and Lessee are parties to that certain Personal Property Lease Agreement made and entered into as of December 31, 2015 (the “Lease”), and desire to amend the Lease as provided herein.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are being acknowledged, Lessor and Lessee agree that the Lease shall be amended by adding the personal property [or additional purposes as applicable] described in Exhibit “A” attached hereto and made a part hereof, subject to the permitted encumbrances as described in Exhibit “B”.


As amended hereby, the Lessor and Lessee ratify and confirm the Lease.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

[SIGNATURE PAGES FOLLOW]

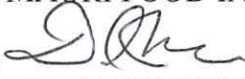
LESSOR:

THE ECONOMIC DEVELOPMENT GROWTH
ENGINE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF MEMPHIS AND
COUNTY SHELBY, TENNESSEE

By: 
Reid Dulberger, President

LESSEE:

AB MAURI FOOD INC.

By: 

Title: CFO

Approved 2-1-17

AB Mauri Food Inc.

MEMPHIS PLANT ADDITIONS 01/01/2016 through 10/31/2016

<u>ASSET NUMBER</u>	<u>SUB</u>	<u>DESCRIPTION</u>	<u>Memphis Group Classification</u>	<u>IN-SERVICE DATE</u>	<u>USEFUL LIFE</u>	<u>COST</u>
5010970	000	BLOWER 3 OVERHAUL	Group 5	20160115	500	81,061.48
5010971	000	SA100 DESLUDGER REPLACEMENT	Group 5	20160115	1200	170,923.12
5010973	000	SULFURIC ACID PIT CONTM N UPGRD	Group 5	20160215	500	22,000.00
5010974	000	HVAC RPLCMNT PKG COLD STORAGE	Group 5	20160215	1000	88,080.00
5010976	000	PERISTALTIC PUMP DISPENSER	Group 5	20160315	1200	2,337.78
5010975	001	DISHWASHER FOR LAB EQUIPMENT	Group 5	20160315	1200	9,081.47
5010975	002	MOLASSES CENTRIFUGE	Group 5	20160315	1200	8,983.07
5010975	003	MOLASSES CENTRIFUGE	Group 5	20160315	1200	8,983.07
5010975	004	MOLASSES CENTRIFUGE	Group 5	20160315	1200	4,697.62
5010975	005	MICRO PIPETTE	Group 5	20160315	300	278.42
5010975	007	SLANT REFRIG CULTURE ROOM	Group 5	20160315	1200	1,269.42
5010975	008	UNDERCOUNTER INCUBATOR	Group 5	20160315	1200	4,585.35
5010975	009	COLIFORM INCUBATOR	Group 5	20160315	1200	2,429.54
5010975	010	VITAMIN BALANCE	Group 5	20160315	1200	2,058.34
5010975	011	TPC INCUBATOR	Group 5	20160315	1200	3,488.45
5010975	013	THERMOSTAR A2145 PH ION METER	Group 5	20160315	1200	1,544.80
5010975	014	THERMOSTAR A2155 CONDUCT. MTR	Group 5	20160315	1200	1,683.54
5010975	015	ORION STAR A111 PH METER	Group 5	20160315	700	560.82
5010975	016	ANALYTICAL BALANCE	Group 5	20160315	1200	6,209.23
5010975	017	CELL PACK CENTRIFUGE	Group 5	20160315	1200	1,535.00
5010975	018	FLOUR BALANCE	Group 5	20160315	1200	1,914.21
5010975	019	FULL SUPPORT BALANCE-LAB TESTING	Group 5	20160315	1200	2,858.19
5010975	020	VITAMIN BALANCE	Group 5	20160315	1200	1,689.04
5010975	021	REFRIGERATOR FOR LAB SAMPLES	Group 5	20160315	1200	4,376.00
5010975	022	REFRIGERATOR FOR LAB TESTING	Group 5	20160315	1200	4,376.00
5010975	023	MICRO PIPETTE	Group 5	20160315	300	278.43
5010975	024	THERMOSTAR A1115 PH METER	Group 5	20160315	700	560.83
5010976	000	COOLING TOWER FAN GEAR REDUCER	Group 5	20160315	1200	38,407.00
5010977	000	F3 HEAT EXCHANGER PLATE PACKS REPLACMNT	Group 5	20160815	1200	56,963.00
5010978	001	F3 HEAT EXCHANGER PLATE PACKS RPLCMNT SPPLMNT	Group 5	20160815	1200	19,995.50
5010979	000	PALLET BG ADHESIVE DSPNSR	Group 5	20160815	1200	7,976.18
5010981	000	COOLING TOWER STRAINER #1	Group 5	20160815	1200	4,250.03
5010981	001	COOLING TOWER STRAINER #2	Group 5	20160815	1200	4,250.03
5010981	002	COOLING TOWER STRAINER #3	Group 5	20160815	1200	9,345.03
5010982	000	#3 FERMENTATION BLOWER MOTOR	Group 5	20160815	1200	14,851.00
5010982	001	#3 FRM BLOWER MTR SOFT STARTER	Group 5	20160815	1200	19,200.94
5010983	000	MEMPHIS DESLUDGER REPLACEMENT	Group 5	20160815	1200	80,455.71
Group 5 Assets						699,553.64 ✓
5010980	000	GLYCOL TANK CHLR CONDNSR COILS	Group 6	20160815	1200	22,370.00
Group 6 Assets						22,370.00
Total All Assets						721,923.64 ✓

PERSONAL PROPERTY LEASE AGREEMENT

Exhibit # *B*

PERMITTED ENCUMBRANCES

All matters of record that effect the Property and are recorded in the Shelby County Registers Office or the California Secretary of State's Office.

