

TENANT IMPROVEMENT ALLOWANCE BASE RENTAL CREDIT AGREEMENT

January 4, 2024

Re: Lease Agreement by and between G&I IX MJW Lake Pointe III & IV, LLC ("Landlord") and Envigo RMS, LLC ("Tenant") dated April 6, 2017, as amended by that Amendment to Lease dated September 2, 2020 and the Second Amendment of Lease dated June 30, 2022 (collectively, the "Lease") with respect to property located at 8520 Allison Pointe Blvd., Suites 400, 130 and 120A commonly known as Lake Pointe IV ("Property")

Landlord and Tenant hereby agree the remaining Tenant Improvement Allowance of Two Hundred Fourteen Thousand Seven Hundred Thirty Seven and 69/100 Dollars (\$214,737.69) will be utilized as base rental credit beginning February 1, 2024 and continuing thru May 31, 2024 for the full months base rental credit in the amount of Forty Nine Thousand Fifty Four and 53/100 Dollars (\$49,054.53). Eighteen Thousand Five Hundred Nineteen and 57/100 Dollars (\$18,519.57) will be applied to June 1, 2024 base rental payment. Tenant will continue to pay their monthly Operating Expense and Real Estate Deposits.

LANDLORD:

G&I IX MJW LAKE POINTE III & IV LLC

a Delaware limited liability company

By: G&I IX MJW Lake Pointe JV, LLC,
a Delaware limited liability company

By: G&I IX Investment Lake Pointe, LLC,
a Delaware limited liability company,
its Managing Member

Robert Hyman

By: Robert Hyman (Jan 5, 2024 12:03 EST)

Name: Robert Hyman

Title: Vice President

TENANT:

ENVIGO RMS, LLC,

a Delaware limited liability company

By: Beth A. Taylor

Name: Beth A. Taylor

Title: Sr. VP of Finance and CFO