



29235 Stephenson Hwy
Madison Heights, MI 48071
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2SP Sports – Madison Heights (Corporate Headquarters)
29235 Stephenson Highway
Madison Heights, MI 48071
248.397.8945
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MEMORANDUM OF UNDERSTANDING

Date: 6/24/2026

Between:

TJ Property Management LLC / 2SP Sports
29235 Stephenson Highway
Madison Heights, MI 48071
and

JIER North America, Inc.
29215 Stephenson Highway
Madison Heights, MI 48071

RE: Building Expansion and Temporary Construction Access

To Whom It May Concern:

TJ Property Management LLC, on behalf of 2SP Sports, is planning an expansion of the building located at 29235 Stephenson Highway, Madison Heights, Michigan.

The proposed project consists of an approximately 80-foot by 100-foot addition to the rear of the existing building. The addition is planned directly along the shared property line between the properties located at 29235 Stephenson Highway and 29215 Stephenson Highway.

Because the proposed building wall will be constructed on the property line, certain phases of construction may require temporary access to portions of JIER North America's property for activities including, but not limited to, excavation, foundation work, wall construction, equipment operation, material placement, inspections, and related construction activities.

JIER North America acknowledges the proposed expansion and agrees to provide reasonable temporary access to the portions of its property reasonably necessary to complete construction of the addition, subject to reasonable advance notice and coordination between the parties.

2SP Sports agrees to:

1. Coordinate all access activities with JIER North America in advance.
2. Maintain appropriate insurance coverage throughout the construction process.
3. Take reasonable measures to minimize disruption to JIER's operations.
4. Repair any documented damage to pavement, landscaping, fencing, or other improvements directly caused by construction activities.
5. Restore all affected areas to substantially the same condition existing prior to construction.

Prior to commencement of construction, the parties may document the existing condition of the access area through photographs or other mutually acceptable means.

2SP Sports will keep JIER North America reasonably informed regarding project scheduling and major construction milestones.

This Memorandum of Understanding reflects the parties' mutual understanding regarding the proposed expansion and temporary construction access associated with the project.

ACKNOWLEDGED AND AGREED

TJ PROPERTY MANAGEMENT LLC / 2SP SPORTS

By: [Signature]
Name: KIRK NEAL
Title: COG
Date: 6/24/26

JIER NORTH AMERICA, INC.

By: [Signature]
Name: Matthew Novak
Title: Service Manager
Date: 7/14/26