

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MASSACHUSETTS**

In re:

Chapter 7

OXFORD STREET EDUCATION, LLC,

Case No. 26-11334

Debtor.

ADDENDUM TO CAMBER ROAD PARTNERS, INC.'S PROOF OF CLAIM

Camber Road Partners, Inc. (“**Camber Road**”) purchased substantial equipment selected by the Debtor, Oxford Street Education, LLC (“**Debtor**”) and leased said equipment to the Debtor pursuant to Lease Agreement OS051820 dated May 18, 2020 (the “**Lease Agreement**”) (**Exhibit A**).

On June 26, 2024, the Debtor executed Lease Schedule No. 007, issued pursuant to the Lease Agreement, which identifies certain equipment leased to the Debtor and the monthly rent due thereon (**Exhibit B**).

On November 22, 2024, the Debtor executed Lease Schedule No. 008, issued pursuant to the Lease Agreement, which identifies certain equipment leased to the Debtor and the monthly rent due thereon (**Exhibit C**).

On November 22, 2024, the Debtor executed Lease Schedule No. 009, issued pursuant to the Lease Agreement, which identifies certain equipment leased to the Debtor and the monthly rent due thereon (**Exhibit D**).

On October 3, 2025, the Debtor executed Lease Schedule No. 0010, issued pursuant to the Lease Agreement, which identifies certain equipment leased to the Debtor and the monthly rent due thereon (**Exhibit E**).

The Lease Agreement, Lease Schedule No. 007, Lease Schedule No. 008, Lease Schedule No. 009, Lease Schedule No. 0010, and the Certificates of Acceptance for each item of equipment identified in the Lease Schedules (which shall be produced upon request) shall hereinafter collectively be referred to as the “**Lease**.”

The Debtor was in default under the Lease for failing to pay amounts due. As a result, Camber Road sent the Debtor a Notice of Default dated April 6, 2026, and accelerated the rent due under the Lease. On May 1, 2026, Camber Road commenced litigation against the Debtor in the Hennepin County District Court, Fourth Judicial District, State of Minnesota, under Court File Number 27-CV-26-7754, for breach of contract. No judgment was entered prior to the commencement of the Debtor’s bankruptcy case.

As of the June 5, 2026 Petition Date, the amount due to Camber Road under the terms of the Lease is **\$386,217.93**, as follows:

Past Due:				
Date	Rent	Sales Tax	Property Tax - Taxable	Total
04/01/26	44,828.36	2,930.13	-	47,758.49
05/01/26	44,828.36	2,930.13	-	47,758.49
06/01/26	44,828.36	2,930.13	-	47,758.49
Total	134,485.08	8,790.39	-	143,275.47

Accelerated Rent				
Schedule	Rent	# of Payments Left	Sum of Payments Left	PV of Payments Left
Q5051820-007-005RW	33,681.29	3	101,073.87	100,905.65
Q5051820-008-003RW	9,471.38	5	47,356.90	47,238.74
Q5051820-009-004001RW	2,571.20	5	12,856.00	12,823.92
Q5051820-010-006002RW	2,024.62	16	32,393.92	32,165.61
Total	47,758.49		193,680.69	193,133.91

Late Fees	49,808.55
Total	386,217.93

In addition to the rent reflected above, the Debtor is obligated, under paragraph 18 of the Lease Agreement, to reimburse Camber Road for its legal fees and costs incurred in recovering unpaid rent and/or the equipment leased to the Debtor under the Lease. Through the Petition Date, Camber Road's legal fees and costs totaled \$4,374.35, bringing its total claim to **\$390,592.28** (the "**Claim**").

Camber Road's Claim does not include any amounts and costs due and owing to Camber Road in connection with the value of the leased equipment and personal property owned by Camber Road and leased to the Debtor.

Setoff / Recoupment: Camber Road reserves all rights, claims, and defenses concerning, or arising from, setoff or recoupment.

Administrative Expense Claim(s): Camber Road's Claim does not waive, and is without prejudice to, Camber Road's rights and claims that it now has, or may later have, regarding any payments due to Camber Road under the Lease that are an administrative expense priority claim, including, without limitation, sums entitled to administrative priority pursuant to 11 U.S.C. §§ 503(b)(1) and 365(d)(5), as allowed by the Bankruptcy Code regardless of whether or not any amounts included in Camber Road's Claim are already entitled to administrative expense priority and status.

Additional Proofs of Claim: Camber Road's Claim and all attachments and supplements are without prejudice to Camber Road's filing or additional, amended, or supplemental proofs of claim regarding any other debts or liabilities of the Debtor, or any insider, affiliate, and/or subsidiary of the Debtor. Camber Road reserves all procedural and substantive rights, claims, and defenses with respect to any claims or defenses asserted by the Debtor, and/or any other persons against Camber Road or any other party-in-interest in the above-captioned bankruptcy cases.

No Waiver: The filing by Camber Road of this Claim or any other proof of claim or amended or supplemental proof of claim is not, and shall not be construed as: (a) a release or waiver of Camber Road's rights against any other person or entity liable for any portion of Camber Road's Claim, including without limitation, the Debtor and/or any creditors of the Debtor; (b) a waiver of Camber Road's right to seek to have the reference withdrawn regarding (i) the subject matter of Camber Road's Claim, (ii) any objection, contested matter, or other proceedings commenced with respect thereto, or (iii) any other proceedings commenced in, or associated with, the above-captioned bankruptcy case against, or involving, Camber Road; (c) a waiver of any right to the subordination, in favor of Camber Road, or indebtedness, claims, or liens held by any other entities or creditors of the Debtor; (d) an election of a remedy that waives, or otherwise affects, any of Camber Road's other remedies; or (e) consent to the subject matter or personal jurisdiction of this Court concerning any of Camber Road's rights or remedies.

Reservation of Rights: Camber Road reserves all rights, claims, and defenses concerning its Claim and any future amounts, damages, sums, or other claims that may arise in connection with the Debtor and/or its bankruptcy estate, including, without limitation, the right to assert additional, supplementary, or amended proofs of claim and requests for administrative expense reimbursement as to any such claims. Without limiting the foregoing, Camber Road reserves its right to assert any claims that it may have against the Debtor, its bankruptcy estate, any trustee appointed in this bankruptcy case for any purpose, or against any other person or property. Camber Road's Claim and all attachments or exhibits are conditional only and not intended to be, or construed as, a waiver of Camber Road's rights to a jury trial in any action, proceeding, or matter. Camber Road's Claim, and nothing herein, shall be construed as a waiver of, or otherwise prejudice, any or all of Camber Road's rights, claims, and/or defenses.

EXHIBIT A



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Lease Agreement Number OS051820

LEASE AGREEMENT

THIS LEASE AGREEMENT dated May 18, 2020 by and between CAMBER ROAD PARTNERS, INC. ("CRP" or "Lessor") with an office located at 3601 Minnesota Drive; Suite 670, Minneapolis, MN 55435 and OXFORD STREET EDUCATION, LLC dba THE CROFT SCHOOL (the "Lessee") with an office located at 21 Fox Hill Road, Wellesley Hills, MA 02481.

Lessor hereby leases or grants to the Lessee the right to use and Lessee hereby rents and accepts the rights to use the equipment listed by serial number ("Hardware") and software and related services ("Software") on the Lease Schedule(s) attached hereto or incorporated herein by reference from time to time (collectively, Hardware, Software and all related services are the "Equipment"), subject to the terms and conditions hereof, as supplemented with respect to each item of Equipment by the terms and conditions set forth in the appropriate Lease Schedule. The term "Lease Agreement" herein shall include this Lease Agreement and the various Lease Schedule(s) identifying each item of Equipment or the appropriate Lease Schedule(s) identifying one or more particular items of Equipment, as well as any executed Rider(s).

1. **TERM:** This Lease Agreement is effective from the date it is executed by both parties. The term of this Lease Agreement, as to all Equipment designated on any particular Lease Schedule, shall commence on the Installation Date for all Equipment on such Lease Schedule and shall continue for an initial period ending that number of months from the Commencement Date as set forth in such Lease Schedule (the "Initial Term") and shall continue for successive three-month renewal terms thereafter until terminated. The term of this Lease Agreement as to all Equipment designated on any particular Lease Schedule may be terminated without cause at the end of the Initial Term or any successive three-month renewal term thereafter by either party mailing written notice of its termination to the other party not less than sixty (60) days prior to such termination date, and by complying with the return obligations set forth in Section 7 below.

2. **COMMENCEMENT DATE:** The "Installation Date" for each item of Equipment shall be the day said item of Equipment is installed at the Location of Installation identified on the Lease Schedule, ready for use, and accepted in writing by the Lessee. Unless otherwise stated in the Lease Schedule, the "Commencement Date" for any Lease Schedule is the first of the month following installation of all the Equipment on the Lease Schedule, unless the latest Installation Date for any Equipment on the Lease Schedule falls on the first day of the month, in which case that day shall be the Commencement Date. The Lessee agrees to complete, execute and deliver a Certificate(s) of Acceptance to CRP upon installation of the Equipment.

3. **LEASE CHARGES:** The lease charges for the Equipment leased pursuant to this Lease Agreement shall be the aggregate "Monthly Lease Charge(s)" as set forth on each and every Lease Schedule executed pursuant hereto (the aggregate "Monthly Lease Charge(s)" are the "Lease Charges"). Lessee agrees to pay to CRP the Lease Charges in accordance with the Lease Schedule(s), and the payments shall be made at CRP's address indicated thereon. The Lease Charges shall be paid by Lessee monthly in advance with the first full month's payment due on the Commencement Date.

Prior to the Commencement Date, Lessee shall be obligated to pay monthly "Interim Rent" to CRP on a pro-rata basis for all installed Equipment.

Upon installation of all the Equipment (thereby triggering the Commencement Date), if the latest Installation Date does not fall on the first day of a month, the Lease Charge for the period from the latest Installation Date to the Commencement Date shall be an amount equal to the "Monthly Lease Charge" divided by thirty (30) and multiplied by the number of days from and including the latest Installation Date to the Commencement Date and such amount shall be due and payable upon receipt of an invoice from CRP.

Prior to installation of all the Equipment, charges for taxes made in accordance with Section 6 and charges made under any other provision of this Lease Agreement and payable by Lessee shall be paid to CRP at CRP's address specified on the Lease Schedule(s) on the date specified in invoices delivered to Lessee. If payment, as specified above, is not received by CRP on the due date, Lessee agrees to and shall, to the extent permitted by law, pay on demand, as a late charge, an amount equal to one and one-half percent (1½%), or the maximum percentage allowed by law if less, of the amount past due ("Late Charges"). Late Charges shall be charged and added to any past due amount on the date such payment is due and every thirty (30) days thereafter until all past due amounts are paid in full to CRP.

4. **DELIVERY AND FREIGHT COSTS:** Lessee shall accept delivery of the Equipment and allow the Equipment to be installed within seven (7) days after delivery. All transportation charges upon the Equipment for delivery to Lessee's designated Location of Installation are to be paid by Lessee. Any and all expenses necessary to place the Equipment at the Location of Installation are to be promptly paid by Lessee.

5. **INSTALLATION:** Lessee agrees to pay for the actual installation of the Equipment at the Installation Location. Lessee shall make available and agrees to pay for all costs associated with providing a suitable place of installation and necessary electrical power, outlets and air conditioning required for operating the



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Equipment as defined in the Equipment manufacturer's installation manual or instructions. All supplies consumed or required by the Equipment shall be furnished and paid for by Lessee.

6. **TAXES:** In addition to the Lease Charges set forth in Section 3 above, the Lessee shall reimburse CRP for all license or registration fees, assessments, sales and use taxes, rental taxes, gross receipts taxes, personal property taxes and other taxes now or hereafter imposed by any government, agency, province or otherwise upon the Equipment, the Lease Charges or upon the ownership, leasing, renting, purchase, possession or use of the Equipment, whether the same be assessed to CRP or Lessee (the "Taxes"). Lessee's obligation to remit taxes and other non-rent related charges shall be due and payable upon invoice from CRP in accordance with the terms of such invoice. CRP shall file all property tax returns and pay all Taxes when due. Lessee, upon notice to CRP, may, in Lessee's own name, contest or protest any Taxes, and CRP shall honor any such notice except when in CRP's sole opinion such contest is futile or will cause a levy or lien to arise on the Equipment or cloud CRP's title thereto. Lessee shall, in addition, be responsible to CRP for the payment and discharge of any penalties or interest as a result of Lessee's actions or inactions. Nothing herein shall be construed to require Lessee to be responsible for any federal or state taxes or payments in lieu thereof, imposed upon or measured by the net income of CRP, or state franchise taxes of CRP, or except as provided hereinabove, any penalties or interest resulting from CRP's failure to timely remit such tax payments.

7. **RETURN TO CRP:** On the day following the last day of the lease term associated with a Lease Schedule (the "Return Date"), Lessee shall cause and pay for all the Equipment (by serial number where serialized) on that Lease Schedule to be de-installed, packed using commercially acceptable packing materials, and shipped to a location designated in writing by CRP (the "Return Location").

Lessee is responsible for the removal of all information and data contained within the Equipment, including preloaded software licensed to the Lessee, prior to its return. CRP shall have no obligation or liability in respect of any such information or data. In the event Lessee fails to comply with its obligation to remove all information and data as described above, CRP may remove such information and data, and Lessee shall be responsible for all costs incurred by CRP in the removal of such information and data.

If at least ninety-five percent (95%) of the Hardware and Software (excluding related services) on the applicable Lease schedule (based on the original cost of the Hardware) is not at the Return Location within ten (10) days of the Return Date, then any written notice of termination delivered by Lessee shall become void, and the Lease Schedule shall continue in accordance with this Lease Agreement.

The returned Equipment shall be complete and in-such condition as will qualify the Equipment for the manufacturer's maintenance

agreement service, if available, or, if not available, then in good condition and working order (ordinary wear and tear excepted). Lessee agrees to pay all costs and expenses incurred by CRP to restore the Equipment to the condition described above. Lessee shall have no further right or interest in the Equipment upon its return.

A return that is missing five percent (5%) or less of the Hardware and Software (excluding related services) does not continue the Lease Schedule past the Return Date, however Lessee is nevertheless still obligated to pay Lessor the Amortized Loss Value (see Section 12 below) for the unreturned Hardware and Software (excluding related services). Payment is due to Lessor within ten (10) days of the Return Date, however, if this payment is not made as prescribed then the Lease Schedule shall continue to another term.

8. **MAINTENANCE:** Lessee, at its sole expense, shall maintain the Equipment in good condition and working order, ordinary wear and tear excepted, and shall operate it safely in a proper environment as defined by the manufacturer and/or supplier and in compliance with all applicable laws and regulations. As it relates to any software, embedded or otherwise, Lessee agrees to comply with the terms of the software license and this Agreement. If the Equipment is not operating according to manufacturer's specification, in good working order and/or certified by the manufacturer as eligible for the manufacturer's standard maintenance agreement, Lessee agrees to reimburse CRP for all costs, losses, expenses and fees associated with such equipment and the repair or replacement thereof.

9. **LOCATION, OWNERSHIP AND USE:** CRP is the sole and exclusive owner of the Equipment and Lessee shall have no right, title or interest therein except as specified in this Agreement. If, for any reason Lessee does acquire title to the Equipment including any Parts thereof, then Lessee shall be deemed to have transferred such title to CRP immediately and will, at its own cost and expense, use all reasonable endeavors to do such further acts and execute such documents as may be necessary to give effect to such transfer. Lessee agrees to protect CRP's ownership against claims arising directly or indirectly from Lessee's possession or use of the Equipment. The Equipment is and shall at all times be and remain personal property and shall not become a fixture or realty. Lessee shall not be entitled to pledge, sell or otherwise burden the Equipment in question, except that Lessee receives title of the Equipment subject to the exercise of a Purchase Option.

Lessee shall keep the Equipment at all times free and clear from all claims, levies, encumbrances and process. Lessee shall give CRP immediate notice of any such attachment or other judicial process affecting any of the Equipment. Without CRP's written permission, Lessee shall not attempt to or actually: (i) pledge, lend, create a security interest in, sublet, exchange, trade, assign, swap, use for an allowance or credit or otherwise; (ii) allow another to use; (iii) part with possession; (iv) dispose of; or (v) remove from the Location of Installation, any item of Equipment. If any item of Equipment is exchanged, assigned, traded,



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swapped, used for an allowance or credit or otherwise to acquire new or different equipment (the "New Equipment") without CRP's prior written consent, then all of the New Equipment shall become Equipment owned by CRP subject to this Lease Agreement and the applicable Lease Schedule.

Any feature(s) installed on the Equipment at the time of delivery that are not specified on the Lease Schedule(s) are and shall remain the sole property of CRP.

Lessee shall cause the Equipment to be operated in accordance with the applicable vendor's or manufacturer's manual of instructions by competent and qualified personnel.

To the extent the Equipment is located on property owned by a third-party, Lessee shall obtain written consents from the third-party property owner necessary to provide CRP access to such property necessary to conduct an inspection in accordance with Paragraph 21 below or enforce any rights and remedies provided for under this Lease Agreement, including recovery of the Equipment upon an Event of Default.

10. FINANCING STATEMENT: CRP is hereby authorized by Lessee to cause this Lease Agreement or other instruments, including Uniform Commercial Code Financing Statements, to be filed or recorded for the purposes of showing CRP's interest in the Equipment. Lessee agrees to execute any such documents as CRP may request from time to time.

11. ALTERATIONS AND ATTACHMENTS: Upon prior written notice to CRP, Lessee may, at its own expense, make minor alterations in or add attachments to the Equipment, provided such alterations and attachments shall not interfere with the normal operation of the Equipment and do not otherwise involve the pledge, assignment, exchange, trade or substitution of the Equipment or any component or part thereof. All such alterations and attachments to the Equipment shall become part of the Equipment leased to Lessee and owned by CRP. If, in CRP's sole determination, the alteration or attachment reduces the value of the Equipment or interferes with the normal and satisfactory operation or maintenance of any of the Equipment, or creates a safety hazard, Lessee shall, upon notice from CRP to that effect, promptly remove the alteration or attachment at Lessee's expense and restore the Equipment to the condition the Equipment was in just prior to the alteration or attachment.

12. LOSS AND DAMAGE: Lessee shall assume and bear the risk of loss, theft and damage (including any governmental requisition, condemnation or confiscation) to the Equipment and all component parts thereof from any and every cause whatsoever, whether or not covered by insurance. No loss or damage to the Equipment or any component part thereof shall impair any obligation of Lessee under this Lease Agreement, which shall continue in full force and effect except as hereinafter expressly provided. Lessee shall repair or cause to be repaired all damage to the Equipment. In the event that all or part of the Equipment shall, as a result of any cause whatsoever, become lost, stolen, destroyed or otherwise rendered irreparably unusable or damaged

(collectively, the "Loss") then Lessee shall, within ten (10) days after the Loss, fully inform CRP in writing of such a Loss and pay to CRP the following amounts: (i) the Monthly Lease Charges (and other amounts) due and owing under this Lease Agreement at the time of the Loss, plus (ii) one-hundred (100%) percent of the original cost of the Equipment subject to the Loss if the Loss occurs in the first nine months of the Initial Term, and, thereafter, the original cost of the Equipment amortized by the subsequent Monthly Lease Charges received by CRP during the Initial Term using an amortization rate of eight hundred and fifty (850) basis points over the interest rate of the three (3) year United States Treasury Note as reported by the Federal Reserve on the Commencement Date ("Amortized Loss Value") (collectively, the sum of (i) plus (ii) shall be the "Casualty Loss Value" or "CLV"). Upon receipt by CRP of the Casualty Loss Value for the Equipment subject to a Loss: (i) the applicable Equipment shall be removed from the Lease Schedule; and (ii) Lessee's obligation to pay Lease Charges associated with the applicable Equipment shall cease. CRP may request, and Lessee shall complete, an affidavit(s) that swears out the facts supporting the Loss of any item of Equipment. Notwithstanding the preceding, if Lessee has provided notice to terminate the applicable Lease Schedule prior to informing CRP in writing of a Loss and such Loss is not covered by insurance proceeds pursuant to Section 13 hereof, then Lessee shall pay two (2) times the Casualty Loss Value on the Equipment subject to such Loss.

13. INSURANCE: Until the Equipment is returned to CRP or as otherwise herein provided, whether or not this Lease Agreement has terminated as to the Equipment, Lessee, at its expense, shall maintain: (i) property and casualty insurance insuring the Equipment for its Casualty Loss Value naming CRP or its assigns as sole loss payee; and (ii) comprehensive public liability and third-party property insurance naming CRP and its assigns as additional loss payees. The insurance shall cover the interest of both CRP and Lessee in the Equipment, or as the case may be, shall protect both CRP and Lessee in respect to all risks arising out of the condition, delivery, installation, maintenance, use or operation of the Equipment. All such insurance shall provide for thirty (30) days prior written notice to CRP of cancellation, restriction, or reduction of coverage. Lessee hereby irrevocably appoints CRP as Lessee's attorney-in-fact to make claim for, receive payment of and execute and endorse all documents, checks or drafts for loss or damage or return premium under any insurance policy issued on the Equipment. Prior to installation of the Equipment, all policies or certificates of insurance shall be delivered to CRP by Lessee. Lessee agrees to keep the Equipment insured with an insurance company which is at least "A" rated by A.M. Best. The proceeds of any loss or damage insurance shall be payable to CRP, but CRP shall remit all such insurance proceeds to Lessee at such time as Lessee either (i) provides CRP satisfactory proof that the damage has been repaired and the Equipment has been restored to good working order and condition or (ii) pays to CRP the Casualty Loss Value. It is understood and agreed that any payments made by Lessee or its insurance carrier for loss or damage of any kind whatsoever to the Equipment are not made as accelerated rental payments or adjustments of rental, but are made solely as indemnity to CRP for loss or damage of its Equipment.



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14. ENFORCEMENT OF WARRANTIES: Upon receipt of a written request from Lessee, CRP shall, so long as this Lease Agreement is in force, take all reasonable action requested by Lessee to enforce the Equipment manufacturer's warranties, expressed or implied, issued on or applicable to the Equipment, which are enforceable by CRP in its own name. CRP shall obtain for Lessee all service furnished by manufacturer in connection therewith; provided, however, that CRP shall not be required to commence any suit or action or resort to litigation to enforce any such warranty unless Lessee shall first pay to CRP in advance all expenses in connection therewith, including attorneys' fees.

15. WARRANTIES, DISCLAIMERS AND INDEMNITY: CRP DOES NOT MAKE ANY WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. LESSEE ACKNOWLEDGES THAT IT IS NOT RELYING ON CRP'S SKILL OR JUDGEMENT TO SELECT OR FURNISH GOODS SUITABLE FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO WARRANTIES CONTAINED IN THIS LEASE AGREEMENT. LESSEE ACKNOWLEDGES AND AGREES THAT CRP HAS NOT MADE ANY STATEMENT, REPRESENTATION OR WARRANTY RELATIVE TO THE ACCOUNTING OR TAX ENTRIES, TREATMENT, BENEFIT, USE OR CLASSIFICATION OF THE LEASE AGREEMENT OR ASSOCIATED LEASE SCHEDULES. LESSEE ACKNOWLEDGES THAT IT AND/OR ITS INDEPENDENT ACCOUNTANTS ARE SOLELY RESPONSIBLE FOR (i) ANY AND ALL OF LESSEE'S ACCOUNTING AND TAX ENTRIES ASSOCIATED WITH THE LEASE AGREEMENT AND/OR THE LEASE SCHEDULES AND (ii) THE ACCOUNTING AND TAX TREATMENT, BENEFITS, USES AND CLASSIFICATION OF THE LEASE AGREEMENT OR ANY LEASE SCHEDULE. CRP SHALL NOT BE LIABLE FOR DAMAGES, INCLUDING SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE EQUIPMENT OR ITS USE BY LESSEE, AND SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH CRP'S FAILURE TO PERFORM ITS OBLIGATION HEREUNDER.

Lessee agrees that CRP shall not be liable to Lessee for, and Lessee shall indemnify, defend and hold CRP harmless with respect to, any claim from a third party for any liability, claim, loss, damage or expense of any kind or nature, whether based upon a theory of strict liability or otherwise, caused, directly or indirectly, by: (i) the inadequacy of any item of Equipment, including software, for any purpose; (ii) any deficiency or any latent or other defects in any Equipment, including software, whether or not detectable by Lessee; (iii) the selection, manufacture, rejection, ownership, lease, possession, maintenance, operation, use or performance of any item of Equipment, including software; (iv) any interruption or loss of service, use or performance of any item of Equipment, including software; (v) patent, trademark or copyright infringement; or (vi)

any loss of business or other special, incidental or consequential damages whether or not resulting from any of the foregoing. Lessee's duty to defend and indemnify CRP shall survive the expiration, termination, cancellation or assignment of this Lease Agreement or a Lease Schedule and shall be binding upon Lessee's successors and permitted assigns.

16. EVENT OF DEFAULT: If any of the following events occur it shall be an "Event of Default" by Lessee:

- a) Lessee fails to pay in full any amount under this Agreement when due and such failure continues for a period of seven (7) days after written notice from CRP;
- b) the failure of Lessee to perform any other term, covenant or condition of this Lease Agreement, any Lease Schedule or any other document, agreement or instrument executed pursuant hereto or in connection herewith, which is not cured within seven (7) days after written notice from CRP;
- c) Lessee attempts to or does remove, transfer, sell, swap, assign, sublease, trade, exchange, encumber, receive an allowance or credit for, or parts with possession of, any item of Equipment, or allows any other party (not the Lessee) to use the Equipment without CRP's consent.
- d) Lessee or any guarantor of this Lease Agreement ceases doing business as a going concern, is insolvent, makes an assignment for the benefit of creditors, fails to pay its debts as they become due, offers a settlement to creditors or calls a meeting of creditors for any such purpose, files a voluntary petition in bankruptcy, is subject to an involuntary petition in bankruptcy, is adjudicated bankrupt or insolvent, files or has filed against it a petition seeking any reorganization, arrangement or composition, under any present or future statute, law or regulation;
- e) without CRP's consent, (i) Lessee or any guarantor of this Lease Agreement sells, conveys, leases, exchanges or transfers all or substantially all of its assets, or (ii) Lessee or any guarantor of this Lease Agreement merges, consolidates, liquidates, dissolves or combines its assets with any other entity, or otherwise fails to comply with Section 24 below;
- f) without CRP's consent, Lessee is acquired by any individual, entity or group of beneficial ownership of 50% or more of either (i) the then outstanding ownership interests of Lessee, or (ii) the combined voting power of the then outstanding voting interests of Lessee entitled to vote generally in the election of directors or managers;
- g) any representations or warranties made at any time by Lessee or any guarantor in this Lease Agreement or in any agreement, statement, certificate, financial or credit information provided in connection herewith shall be false or misleading when made;



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- h) Lessee or any guarantor of this Lease Agreement defaults under or otherwise has accelerated any material obligation, credit agreement, loan agreement, conditional sales contract, lease, indenture or debenture; or Lessee or any guarantor of this Lease Agreement defaults under any other agreement now existing or hereafter made with CRP, including an Equipment Purchase Agreement; or
 - i) the breach or repudiation by any party thereto of any guaranty, subordination agreement or other agreement running in favor of CRP obtained in connection with this Lease Agreement.
- 17. REMEDIES:** Should any Event of Default occur and be continuing, CRP may, in order to protect its interests and reasonably expected profits, with or without notice or demand upon Lessee, pursue and enforce, alternatively, successively and/or concurrently, any one or more of the following remedies:
- a) recover from Lessee all accrued and unpaid Lease Charges and other amounts due and owing on the date of the default;
 - b) recover from Lessee from time to time all future Lease Charges and other amounts as and when becoming due hereunder; by (1) accelerating, causing to become immediately due and recovering the present value of all Lease Charges and other amounts due and/or likely to become due hereunder from the date of the default to the end of the lease term using a discount rate of three (3%) percent; and/or (2) causing to become immediately due and payable and recovering from Lessee the Amortized Loss Value of the Equipment, which Lessee agrees is not a penalty but rather the fair measure of CRP's loss in or damage to CRP's interests in the Equipment caused by Lessee's default hereunder;
 - c) terminate any or all of the Lessee's rights, but not its obligations, associated with the lease of Equipment under this Lease Agreement;
 - d) retake (by CRP, independent contractor, or by requiring Lessee to assemble and surrender the Equipment in accordance with the provisions of Section 7 hereinabove) possession of the Equipment without terminating the Lease Schedule or the Lease Agreement free from claims by Lessee which claims are hereby expressly waived by Lessee;
 - e) require Lessee to deliver the Equipment to a location designated by CRP;
 - f) forfeit any Security Deposit(s) in full with no offset given against unpaid Lease Charges;
 - g) proceed by court action to enforce performance by Lessee of its obligations associated with any Lease Schedule and/or this Lease Agreement; and/or

- h) pursue any other remedy CRP may otherwise have, at law, equity or under any statute, and recover damages and expenses (including attorneys' fees) incurred by CRP by reason of the Event of Default.

Upon repossession of the Equipment, CRP shall have the right to lease, sell or otherwise dispose of such Equipment in a commercially reasonable manner, with or without notice, at a public or private sale. CRP's pursuit and enforcement of any one or more remedies shall not be deemed an election or waiver by CRP of any other remedy. CRP shall not be obligated to sell or re-lease the Equipment. Any sale or re-lease may be held at such place or places as are selected by CRP, with or without having the Equipment present. Any such sale or re-lease, may be at wholesale or retail, in bulk or in parcels. Time and exactitude of each of the terms and conditions of this Lease Agreement are hereby declared to be of the essence. CRP may accept past due payments in any amount without modifying the terms of this Lease Agreement and without waiving any rights of CRP hereunder.

- 18. COSTS AND ATTORNEYS' FEES:** In the event of any proven Event of Default, default, claim, proceeding, including a bankruptcy proceeding, arbitration, mediation, counter-claim, action (whether legal or equitable), appeal or otherwise, whether initiated by CRP or Lessee (or a debtor-in-possession or bankruptcy trustee), which arises out of, under, or is related in any way to this Lease Agreement, any Lease Schedule, or any other document, agreement or instrument executed pursuant hereto or in connection herewith, or any governmental examination or investigation of Lessee, which requires CRP's participation (individually and collectively, the "Claim"), Lessee, in addition to all other sums which Lessee may be called upon to pay under the provisions of this Lease Agreement, shall pay to CRP, on demand, all costs, expenses and fees paid or payable in connection with the Claim, including, but not limited to, attorneys' fees and out-of-pocket costs, including travel and related expenses incurred by CRP or its attorneys.
- 19. CRP'S PERFORMANCE OPTION:** Should Lessee fail to make any payment or to do any act as provided by this Lease Agreement, then CRP shall have the right (but not the obligation), without notice to Lessee of its intention to do so and without releasing Lessee from any obligation hereunder to make or to do the same, to make advances to preserve the Equipment or CRP's title thereto, and to pay, purchase, contest or compromise any insurance premium, encumbrance, charge, tax, lien or other sum which in the judgment of CRP appears to affect the Equipment, and in exercising any such rights, CRP may incur any liability and expend whatever amounts in its absolute discretion it may deem necessary therefor. All sums so incurred or expended by CRP shall be due and payable by Lessee within ten (10) days of notice thereof.
- 20. QUIET ENJOYMENT:** CRP covenants to Lessee that CRP will not interfere with Lessee's quiet enjoyment of the Equipment and/or Program License during the Term of the Lease so long as no Event of Default shall have occurred.



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21. **INSPECTION:** Within seven (7) days after written notice from CRP, Lessee shall permit and, if necessary obtain authorizations for CRP to enter Lessee's premises, the Location of Installation, and/or other location where the Equipment is being held in order to inspect any Equipment and maintenance records. Such inspection shall be conducted during Lessee's normal business hours.
22. **LEASEHOLD IMPROVEMENTS:** Notwithstanding anything to the contrary herein, if Lessee installs any costs onto a Lease Schedule that constitute leasehold improvements, including, but not limited to, ordinary business materials, fixtures, and trade fixtures (the "Improvement") that, at CRP's sole determination, are not readily removable and/or cannot be de-installed for return to CRP without rendering those Improvements irreparably damaged or unusable, or if Lessee's landlord, by operation of law or by the terms of any real estate lease between the landlord and Lessee, will not allow Lessee to de-install such Improvements, then Lessee and CRP agree that if Lessee has provided CRP with timely notice to terminate a Lease Schedule where such Improvements are installed, then Lessee, in addition to all other obligations under the Lease Agreement, shall pay to CRP, in accordance with Section 12 above, the CLV ("Improvement Payment") of all such Improvements on or before the last day of the applicable term. If CRP does not receive the Improvement Payment before the last day of the applicable term, the Lease Schedule will continue according to its terms, and notice to terminate shall be void.
23. **FINANCIAL STATEMENTS:** Lessee agrees to provide CRP or its potential assigns with Lessee's most recent audited and its most current financial statements upon request. The financial statements will be delivered within five (5) days of CRP's written request.
24. **ASSIGNMENTS:** This Lease Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Lessee, however, shall not assign this Lease Agreement or sublet any of the Equipment without first obtaining the prior written consent of CRP and its assigns, if any.

Lessee acknowledges that the terms and conditions of this Lease Agreement have been fixed in anticipation of the possible assignment of CRP's rights under this Lease Agreement and in and to the Equipment as collateral security to a third party ("Assignee" herein) which will rely upon and be entitled to the benefit of the provisions of this Lease Agreement. Lessee agrees with CRP and such Assignee to recognize in writing any such assignment within fifteen (15) days after receipt of written notice thereof and to pay thereafter all sums due to CRP hereunder directly to such Assignee if directed by CRP, notwithstanding any defense, set-off or counterclaim whatsoever (whether arising from a breach of this Lease Agreement or not) that Lessee may from time to time have against CRP. Upon such assignment, CRP shall remain obligated to perform any obligations it may have under this Lease Agreement and the Assignee shall (unless otherwise expressly agreed to in writing by the Assignee) have no obligation to perform such obligations. Any such assignment

shall be subject to Lessee's rights to use and possess the Equipment so long as Lessee is not in default hereunder.

In the event that Lessee does not obtain consent from Lessor hereunder, an Event of Default as stated in Section 16 above shall be deemed to have occurred and the recourse due to Lessor from Lessee for said default shall be a payment of the combined remedies set forth in Section 17 (a) + (b)(1) + (b)(2) + (f). Payment shall be due within ten (10) days of a written demand for said payment by Lessor.

25. **SURVIVAL OF OBLIGATIONS:** Lessee's agreements, representations, warranties, and obligations under this Lease Agreement and any Lease Schedule, which by their nature would continue beyond the expiration of this Agreement, shall survive the expiration or termination of this Agreement.
26. **CORPORATE AUTHORITY:** The parties hereto covenant and warrant that the persons executing this Lease Agreement and each Lease Schedule on their behalf have been duly authorized to do so, and this Lease Agreement and any Lease Schedule constitute a valid and binding obligation of the parties hereto. The Lessee will, if requested by CRP, provide to CRP, Certificates of Authority naming the officers of the Lessee who have the authority to execute this Lease Agreement and any Lease Schedules attached thereto.
27. **LANDLORDS' AND MORTGAGEES' WAIVER:** Lessee shall furnish waivers, in form and substance satisfactory to CRP, from all landlords and mortgagees of any premises upon which any Equipment is located.
28. **COPIES:** This Lease Agreement, any Lease Schedule, any Riders, any Certificate of Acceptance, and any other document related thereto may be sent to Lessee by CRP in soft copy format, such as a PDF file. Where Lessee has printed any such document for signature from such soft copy format, Lessee represents and warrants that no changes have been made to the text (including dates and charges). Any such changes are void. Any copy of this Lease Agreement, any Lease Schedule, any Riders, any Certificate of Acceptance, and any other document related thereto made by reliable means (for example photocopy, image or facsimile) shall in all respects be considered equivalent to an original.
29. **MISCELLANEOUS:** This Lease Agreement, the Lease Schedule(s), attached riders and any documents or instruments issued or executed pursuant hereto will have been made, executed and delivered in, and shall be governed by the internal laws (as opposed to conflicts of law provisions) and decisions of, the State of Minnesota. Lessee and CRP consent to jurisdiction of any local, state or federal court located within Minnesota. Venue shall be in Minnesota and Lessee hereby waives local venue and any objection relating to Minnesota being an improper venue to conduct any proceeding relating to this Lease Agreement. At CRP's sole election and determination, CRP may select an alternative forum, including arbitration or mediation, to adjudicate any dispute arising out of this Lease Agreement. THE PARTIES HERETO, AFTER CONSULTING (OR HAVING



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HAD AN OPPORTUNITY TO CONSULT) WITH COUNSEL OF THEIR CHOICE, KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO THIS LEASE, INCLUDING ANY LITIGATION REGARDING THE ENFORCEMENT OF THIS LEASE OR ANY RELATED AGREEMENT.

This Lease Agreement was jointly drafted by the parties, and the parties hereby agree that neither should be favored in the construction, interpretation or application of any provision or any ambiguity. There are no unwritten or oral agreements between the parties. This Lease Agreement and associated Lease Schedule(s) constitute the entire understanding and agreement between CRP and Lessee with respect to the lease of the Equipment superseding all prior agreements, understandings, negotiations, discussions, proposals, representations, promises, commitments and offers between the parties, whether oral or written. No provision of this Lease Agreement or any Lease Schedule shall be deemed waived, amended, discharged or modified orally or by custom, usage or course of conduct unless such waiver, amendment or modification is in writing and signed by an officer of each of the parties hereto. If any one or more of the provisions of this Lease Agreement or any Lease Schedule is for any reason held invalid, illegal or unenforceable, the remaining provisions of this Lease Agreement and any such Lease Schedule will be unimpaired, and the invalid, illegal or unenforceable provisions shall be replaced by a mutually acceptable valid, legal and enforceable provision that is closest to the original intention of the parties. Lessee agrees that neither the manufacturer, nor the supplier, nor any of their salespersons, employees or agents are agents of CRP.

Any notice provided for herein shall be in writing and sent by certified or registered mail to the parties at the addresses stated on page 1 of this Lease Agreement. This Lease Agreement shall not become effective until delivered to CRP at its offices and executed by CRP. If this Lease Agreement shall be executed by CRP prior to being executed by Lessee, it shall become void at CRP's option five (5) days after the date of CRP's execution hereof, unless CRP shall have received by such date a copy hereof executed by a duly authorized representative of Lessee.

This Lease Agreement is made subject to the terms and conditions included herein and Lessee's acceptance is effective only to the extent that such terms and conditions are consistent with the terms and conditions herein. Any acceptance which contains terms and conditions which are in addition to or inconsistent with the terms and conditions herein will be a counter-offer and will not be binding unless agreed to in writing by CRP.

The terms used in this Lease Agreement, unless otherwise defined, shall have the meanings ascribed to them in the Lease Schedule(s).

- 30. REPOSSESSION:** LESSEE ACKNOWLEDGES THAT, PURSUANT TO SECTION 17 HEREOF, CRP HAS BEEN GIVEN THE RIGHT TO REPOSSESS THE EQUIPMENT SHOULD LESSEE BECOME IN DEFAULT OF ITS OBLIGATIONS HEREUNDER. LESSEE HEREBY WAIVES

THE RIGHT, IF ANY, TO REQUIRE CRP TO GIVE LESSEE NOTICE AND A JUDICIAL HEARING PRIOR TO EXERCISING SUCH RIGHT OF REPOSSESSION.

- 31. NET LEASE:** This Lease Agreement is a net lease and Lessee's obligations to pay all Lease Charges and other amounts payable hereunder shall be absolute and unconditional and, except as expressly provided herein, shall not be subject to any: (a) delay, abatement, reduction, defense, counterclaim, set-off, or recoupment; (b) discontinuance or termination of any license; (c) Equipment failure, defect or deficiency; (d) damage to or destruction of the Equipment; or (e) dissatisfaction with the Equipment or otherwise, including any present or future claim against CRP or the manufacturer, supplier, reseller or vendor of the Equipment. To the extent that the Equipment includes intangible (or intellectual) property, Lessee understands and agrees that: (1) CRP is not a party to and does not have any responsibility under any software license and/or other agreement with respect to any software; and (2) Lessee will be responsible to pay all of the Lease Charges and perform all its other obligations under this Lease Agreement despite any defect, deficiency, failure, termination, dissatisfaction, damage or destruction of any software or software license. Except as expressly provided herein, this Lease Agreement shall not terminate for any reason, including any defect in the Equipment or CRP's title thereto or any destruction or loss of use of any item of Equipment.
- 32. HEADINGS:** Section headings herein are used for convenience only and shall not otherwise affect the provisions of this Lease Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be signed by their respective duly authorized representative.

Agreed to and Accepted:

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.

OXFORD STREET EDUCATION, LLC

“LESSOR”

“LESSEE”

By: 
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By: 

Name: Ryan Hartung

Name: Scott Given

Title: COO

Title: CEO

Date: 5/19/2020

Date: 5/18/20

Rider Number: 001
Lease Agreement Number: OS051820
Lease Schedule Number(s): ALL
Lessee Name: OXFORD STREET EDUCATION, LLC dba THE CROFT SCHOOL
Lease Agreement Dated: May 18, 2020

MONTHLY LEASE CHARGE ADJUSTMENT RIDER

This Lease Schedule is intended to be a fixed rate lease during the installation period and from the Commencement Date to the end of the term. The three-year treasury rate is an essential part of calculating the Monthly Lease Charge for this Lease Schedule. CRP and Lessee agree the Monthly Lease Charge shall be fixed upon execution of this Lease and should the three-year treasury note increase between the execution of this Lease Schedule and the Commencement Date of such schedule, the Monthly Lease Charge will be adjusted on the Commencement Date to reflect such increase and will then be fixed for the term of this Lease Schedule.

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.

"LESSOR"

DocuSigned by:

By:

Ryan Hartung

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Name: Ryan Hartung

Title: COO

Date: 5/19/2020

Agreed to and Accepted:

OXFORD STREET EDUCATION, LLC

"LESSEE"

By:

Name: *Scott Given*

Title: *CEO*

Date: *5/18/20*

UCC Addendum

This transaction is a true lease and is not intended by the parties as a secured transaction. Filing is only intended to make the true lease a matter of public record. Camber Road Partners, Inc. is the owner of all the equipment contained on this filing and any and all other equipment now or hereafter the subject of any lease agreement or lease schedule by and between the parties and all accessories, attachments, additions, and any substitutions and/or replacement of the equipment contained on this filing or any lease agreement or lease schedule between the parties. The lessee has no rights, expressed or implied, to sell, exchange, encumber, or otherwise dispose of any equipment contained on this filing or any lease agreement or lease schedule by and between the parties. The parties agree that this financing statement covers any and all equipment now or hereafter the subject of any lease agreement or lease schedule by and between the parties, including, but not limited to equipment contained on or subject to Lease Agreement Number OS051820 or any lease schedule executed pursuant thereto, together with all substitutions, replacements, accessions, process, rent, revenue, insurance, and proceeds related to the equipment contained on this filing or any lease agreement or lease schedule by and between the parties.

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.
"LESSOR"

By: DocuSigned by: Ryan Hartung
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Name: Ryan Hartung
Title: COO
Date: 5/19/2020

Agreed to and Accepted:

OXFORD STREET EDUCATION, LLC
"LESSEE"

By: [Signature]
Name: Scott Given
Title: CEO
Date: 5/18/20

CONSENT OF MANAGING MEMBERS

We, the undersigned managing members of Oxford Street Education, LLC dba The Croft School, a Delaware limited liability company (the "Company"), hereby consent to the execution and delivery by the Company of any lease agreement and related documents, including, but not limited to, lease schedules, documents, riders, and certificates of acceptance by and between Camber Road Partners, Inc. and the Company (collectively, the "Lease Documents").

The undersigned managing members acknowledge their receipt and review of copies of the Lease Documents. The members of the Company consent to the incurrence of the indebtedness and obligations contemplated by such Lease Documents, including any renewal, extension of modification thereof, and hereby direct the Company to perform and comply with all terms of the Lease Documents. The individual(s) named below, and managing members, are each authorized and directed, in the name of and on behalf of the Company, to execute and deliver the Lease Documents, with changes therein as shall be appropriate and acceptable to the individual executing the same (as evidenced by his or her execution of the Lease Documents).

Each person named below is duly appointed and authorized by the managing members of the Company to execute and deliver the Lease Documents and to take all other actions relating thereto:

NAME

TITLE

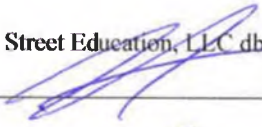
Scott Given

CEO

The undersigned managing members acknowledge that the Company is duly existing and that no event has occurred that does or could result in the dissolution of the Company, such as the bankruptcy or expulsion of any member or the written consent of members to effect a dissolution.

This consent is signed as of May 18, 2020.

Oxford Street Education, LLC dba The Croft School

By: 

By: _____

Name: Scott Given

Name: _____

Title: CEO

Title: _____

EXHIBIT B

LEASE SCHEDULE NO. 007

This Lease Schedule is issued pursuant to the Lease Agreement Number OS051820 dated May 18, 2020. The terms of the Lease Agreement and serial numbers contained on Certificate of Acceptance Number 005-001 thru 005-015 are a part hereof and are incorporated by reference herein.

LESSOR

Camber Road Partners, Inc.
4999 France Avenue S., Suite 216
Minneapolis, MN 55410

LESSEE

Oxford Street Education, LLC dba The Croft School
21 Fox Hill Road
Wellesley Hills, MA 02481

SUPPLIER OF EQUIPMENT

Various

LOCATION

Various

Initial Term of Lease from Commencement Date: 18 Months

Monthly Lease Charge: \$31,625.39

Delivery and Installation: October 2022 – November 2022

Commencement Date: July 1, 2024

Security Deposit: \$126,501.56 (Previously collected on Lease Schedule 005R). If there has been no Event of Default under the Lease Agreement, upon termination of this Lease Schedule in accordance with the Lease Agreement and except as otherwise provided for the Lease Agreement, this security deposit will be returned to Lessee.

EQUIPMENT**MANUFACTURER****QUANTITY****MACHINE/MODEL****EQUIPMENT/DESCRIPTION**

(See Attachment Schedule A)

The cost of Equipment under this Lease Schedule shall total \$1,087,968.00. Upon Lessor's receipt of this Lease Schedule 007 on or before 7/1/2024, Lease Schedule 005R will terminate on 6/30/2024 and all of the Equipment thereunder shall be transferred, deemed accepted and installed under this Lease Schedule 007. Should Lessor not receive this Lease Schedule 007 signed on or before 7/1/24, then Lease Schedule 005R will not be terminated and will continue according to its terms and conditions.

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.

"LESSOR"

By: Steve Aronson

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Name: Steve Aronson

Title: CEO

Date: 6/26/2024

Agreed to and Accepted:

OXFORD STREET EDUCATION, LLC

"LESSEE"

By: Scott Given

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Name: Scott Given

Title: Founder

Date: 6/26/2024

SCHEDULE A

MFG	PART#	QTY	DESCRIPTION	SERIAL NUMBER
Lennox		1	HVAC System including: • CBA25UH-048 Air Handler • EL18XCV Condensing Unit • M30 Programmable Thermostat • (2) 48 MBH low ambient with medium static ducted IDU • (2) 36 MBH low ambient with medium static ducted IDU • (2) 9 MBH low ambient with 2x2 4-way ceiling cassette • (1) 12 MBH low ambient with 2x2 4-way ceiling cassette • (1) 18 MBH low ambient with 2x2 4-way ceiling cassette • (1) 36 MBH low ambient with 3x3 4-way ceiling cassette • 100% heating capacity at 0F • Low ambient cooling to -22F • Programmable wired controllers • BigFoot condenser stands • Greenheck Electric Duct Heater for ERV, 10KW SCR with SAD Sensor and Remote Viewing • Greenheck Model MiniCore Energy Core Ventilator	58 21 A 10355
Pow-R-Xpress		1	Panelboard, 400 Ampere Rating, 42 Max. Number of Poles, PRL1X3400X42A Interior Aluminum Bus, PRL1X3400X42C Interior Copper Bus, EZB2072RBS NEMA 1 Box, EZT2072S Surface Trim, EZT2072F Flush Trim, GWPB02072PR NEMA 3R Enclosure	
Solera		2	ILT-20-40W-LED-UNV-3500K-AC48"-CMB-OPL Globe-WH	
CSL		1	ED3-ANC-35-90-15S/ED3-RFST-SW	
CSL		1	ED3-ANC-35-90-15S-ED3-RFST-SW-EM-1002	
CSL		1	ED3-ANC-35-90-21S/ED3-RFST-SW	
CSL		1	ED3-ANC-35-90-21S/ED3-RFST-SW-EM-1002	
Elliptipar		1	S115-RXXL-X-02-M-0B-0-835-ZX / HMC-02-6"-0 / HMD-02-6"-0	

StarFire		1	BD4-8-34-H-S-DF-C192"-W	
StarFire		1	BD4-8-35-H-S-DF-36"-2	
Selux		1	PL9LR-1345-935-SD-C-06-WH-U-DIM	
Selux		1	PL9LR-1C45-935-SD-C-06-WH-UNV-DIM-CN226987	
Selux		1	PL9LR-1345-935-SD-C-08-WH-U-DIM	
Selux		1	PL9LR-1C45-935-SD-C-08-WH-UNV-DIM-CN226987	
Truly Green		1	LUNA-24-60W-35K-U-D1-FINISH-CM10-U	
Truly Green		1	LUNA-24-60W-35K-U-D1-FINISH-CM10-U / ELIS10CDF	
Elliptipar		1	S100-M028R-02-M-0B-0-835-ZX/VSP-02-12-0	
Alphalite		1	ILL-4L (25S2)-835	
DALS		1	LEDVAN001-CC-24-SN	
Truly Green		1	EA-P-22-L-C-U-D	
Mule		1	MXBRU-SD	
Honeywell	CPU2-3030D	1	NFS2-3030 CPU With 640-Character Display; Required For Single Panel (One CPU2-3030) Systems. Includes: CPU, 640-Character Backlit Lcd Display, Qwerty Programming And Control Keypad, Installation, Programming And Operating Manuals. Supports One To 10 Signaling Line Circuits (Up To Five LCM-320 And Five LEM-320). Order One Per System Or As Necessary (Up To 200 Network Nodes) For A Networked System. Requires Top Row of a Cabinet	
Honeywell	UDACT-2	1	Universal Digital Alarm Communicator Transmitter-2	
Honeywell	OE-SETULR2	2	ULRJ31X Jack + 2' P-P Cord	
Honeywell	CHS-M3	1	Mounting Chassis, Used For CPU-3030, CPU2-3030, AND NCA-2.	

Honeywell	LCM-320	1	Loop Control Module. Each Lcm May Be Expanded To Two Loops By Adding A LEM-320. NFS2-3030 AND NFS-3030 Only	
Honeywell	AMPS-24	1	Addressable Power Supply, 120 Vac (NFS-3030/NFS2-3030)	
Honeywell	BMP-1	2	Blank Module Dress Plate; Used To Cover Annunciator Positions. Also Mounts Some Option Modules	
Honeywell	DP-DISP	1	Dress Plate, Display, Black. (Only NFS-3030/NFS-640)	
Honeywell	DP-1B	2	Dress Panel Blank; Covers Unused Cabinet Row(S), Painted Black. (Only NFS-3030/NFS-640)	
Honeywell	BP2-4	1	Battery Dress Panel For Cab-4 Series; For Use With The Nfs2-3030, Nfs2-640, Nca-2, And Dvc Systems	
Honeywell	DVC-EM	1	Digital Voice Command, Extended Memory	
Honeywell	DVC-KD	1	Digital Voice Command, Keypad	
Honeywell	CMIC-1	1	Chassis With Paging Microphone With Well; Used With CA-1	
Honeywell	DPA-1	1	Dress Plate, Dvc, One Row	
Honeywell	CA-1	1	Chassis, Dvc, One Row	
Honeywell	DAA2-7525	1	Digital Amplifier 75w, 25v, 120 Vac	
Honeywell	ACPS-610	1	Addressable Charging Power Supply - 6 Or 10 Amps; Mounts In CAB-PS1, CAB-3/4,EQ CABX, BB-25, OR CHS-PS1; Comes With The Pk-Pps Programming Utility. Windows Pc and USB Cable Required For Programming	
Honeywell	SBB-D4R	1	Backbox, 4 Chassis, Red	
Honeywell	DR-D4R	1	Door, Lock & Keys. Accepts 4 Chassis, Red	
Honeywell	NFS-LBBR	1	NFS Large Battery Backbox, Houses Up To Two 55 Ah Batteries, Red	
Honeywell	SLA1175	2	Interstate Battery SLA1175, 12V/75AH SLA Flag	

Honeywell	LCD2-80	1	80 Character LCD Mimic Annunciator. Mounts In ABS-1T, ABF-1DB, ABF-1B Back Box. For ACS Mode/Zoned Applications Use LCD-80	
Honeywell	RM-1	1	Microphone Assembly For Mounting To An Adp-4 Dress Panel	
Honeywell	ACM-24AT	1	Onyx Series Acs Annunciator; Up To 96 Points Of Annunciation With Alarm Or Active Led, Trouble Led And Switch Per Circuit. Active/Alarm Leds Can Be Programmed (By Powered Up Switch Selection) By Point To Be Red, Green Or Yellow And The Trouble Led Is Always Yellow. Expandable With One, Two Or Three AEM-24AT's	
Honeywell	DP-DISP	1	Dress Plate, Display, Black. (Only NFS-3030/NFS-640)	
Honeywell	BMP-1	2	Blank Module Dress Plate; Used To Cover Annunciator Positions. Also Mounts Some Option Modules	
Honeywell	SBB-A4R	1	Backbox, 1 Chassis, Red	
Honeywell	DR-A4R	1	Door, Lock & Keys. Accepts 1 Chassis, Red	
Honeywell	ADP-4B	1	Dress Plate, Annunciator, Mounts Acs Annunciators And NCMS. (Only NFS-3030/NFS-640)	
Honeywell	BP2-4	1	Battery Dress Panel For Cab-4 Series; For Use With The NFS2-3030, NFS2-640, NCA-2, And DVC Systems	
Honeywell	490S-1280-R	1	Exterior Beacon, Red Lens	
Honeywell	FCM-1	1	Addressable Control Module With Flashscan; Configured For One Class A Or Class B NAC	
Honeywell	SPSRL	9	Speaker Strobe Red Wall	
Honeywell	SRL-BP10	1	Strobe, 12/24 Volt, Multi-Candela 15, 30, 75, 95, 110, 135, 185, Red - Bulk Pack Of 10 Units	
Honeywell	SSV120-6	1	120vac Bell 6"	
Honeywell	WBB	1	Weatherproof Backbox, Red	
Honeywell	NBG-12LX	5	Addressable Nbg-12l Pull Station; With Flashscan	

Honeywell	FSP-951	8	Intelligent Addressable Photo Detector; With Flashscan; White	
Honeywell	B300-6	8	Intelligent Flanged Mounting Base; 6" Inch; White	
Honeywell	RA100Z	1	Remote LED Mounts To Single Gang Box.	
Honeywell	CO1224TR	5	Conventional Carbon Monoxide Detector, 12/24 VDC, With Sounder And Trouble Relay With Test Function, Round; UL2075 Listed	
Honeywell	FMM-101	5	Addressable Mini Module With Flashscan; Supervises A Class B Circuit Of Dry-Contact Devices.	
Honeywell	VB000023	1	NISCO Branded SRD Doc Box	
Daikin	RXLQ240TAYDU	1	Condensing Unit	3214A90617
Daikin	FXZQ07TAVJU	1	Indoor Unit	4986X15222
Daikin	FXSQ36TAVJU	5	Indoor Unit	1921J74236 9910A45110 3888B72644 1781B33332 1200C5058
Daikin	FXQ12TAVJU	1	Indoor Unit	5001G86229
RenewAire	3XINH	1	ERV	2131125476294
Eaton	MCCB Series C HFD 3020	1	Lighting Switchgear	
Eaton	MCCB Series C HFD 3040	1	Lighting Switchgear	
Eaton	MCCB Series C HFD 3050	2	Lighting Switchgear	
Steinel	DT WLS DIM-X	4	Lighting Controls	
Steinel	IR Quattro HD COM1-24	4	Lighting Controls	
Steinel	IR Quattro HD DIM- 24	8	Lighting Controls	

Steinel	IR WLS 1-W	8	Lighting Controls	
Steinel	MCS-W	3	Lighting Controls	
Steinel	ST IP710-LFZ	1	Lighting Controls	
Steinel	TR 100	4	Lighting Controls	
Steinel	TR 150	8	Lighting Controls	
Steinel	TR 200	8	Lighting Controls	
Steinel	US Hallway DIM - 24	2	Lighting Controls	
Steinel	US ONEWAY DIM- 24	1	Lighting Controls	
Rayon	RPA4-14L-35K- UNV-ID-30-NC- SFD-C-4SFO-W-W- WL	12	Lighting Fixtures	
Rayon	RPA4-14L-35K- UNV-ID-30-NC- SFD-C-EI8-4SFO- W-W-WL	4	Lighting Fixtures	
Rayon	RPA4-14L-35K- UNV-ID-30-NC- SFD-C-4SFO-W-W	2	Lighting Fixtures	
Rayon	RPA4-14L-35K- UNV-ID-30-NC- SFD-C-EI8-4SFO- W-W	2	Lighting Fixtures	
Rayon	RULA-36-30-WH	6	Lighting Fixtures	
Starfire	PD4-L935HS-BW- 72-W	6	Lighting Fixtures	
Venture	SM16298	8	Lighting Fixtures	
Venture	SM16298-EM	8	Lighting Fixtures	
Starfire	VL4-LO-L935HS- BW-72-W	2	Lighting Fixtures	

Starfire	VLN1-L935HS-DF-48-X1-W-W	4	Lighting Fixtures	
Starfire	VL4-LO-935HS-DF-60-X1-W-W	4	Lighting Fixtures	
Starfire	VLN1-L935HS-DF-156-X1-W-W	2	Lighting Fixtures	
Starfire	VLN1-L935HS-DF-636-X1-W-W	4	Lighting Fixtures	
Metalumen	TC5-2L35K-22-PCB70-W-L2-1-T-4	128	Lighting Fixtures	
Metalumen	TC5-2L35K-22-PCB70-W-L2-B-T-4	64	Lighting Fixtures	
Starfire	BH2-L835C-835SS-168-W	4	Lighting Fixtures	
Starfire	BH2-L835C-835SS-384-W	4	Lighting Fixtures	
Starfire	BH2-L835C-240-W	4	Lighting Fixtures	
Lightolier	S6S835K10WZ10U	1	Lighting Fixtures	
Day-O-Lite	EQL-1923-D-FL-35-SO-3-AC-W-U-DIM10	5	Lighting Fixtures	
Day-O-Lite	EQL-1923-D-FL-35-SO-3-AC-W-U-DIM10-EPC	5	Lighting Fixtures	
Vantage	VP1220BLED-120-35K-MD-1211P-COLOR-SGC-ZDM-CCK-72"	4	Lighting Fixtures	
Selux	PL9LS-1B30-35-SD-F-04-WH-UNV-DIM-DL	4	Lighting Fixtures	
Mule	M5-HO-U-LFP-SD-W	14	Lighting Fixtures	
Mule	MXBRU-SD	14	Lighting Fixtures	

Tracelite	TLED111P-90-VS-4K-BB / PCU	6	Lighting Fixtures	
Bowerman Construction, Inc.		1	HVAC & Plumbing Fixtures & Equipment	5822C39102
Bowerman Construction, Inc.		1	Plumbing Material	
Bowerman Construction, Inc.		1	Bathroom Fixtures (Sinks, Toilets)	
Bowerman Construction, Inc.		1	Misc. Underground Plumbing Connections for Fixtures	
Bowerman Construction, Inc.		1	Plumbing-Above & Below Ground Piping Insulation & Wrap	
Bowerman Construction, Inc.		1	Plumbing Wiring & Controls	
Bowerman Construction, Inc.		1	Heat Pumps	
Bowerman Construction, Inc.		1	Registers, Ductwork, Grills	
Bowerman Construction, Inc.		1	Sheetmetal Materials	
Northeast Electrical	ILL-4H(35S2)/835		Lighting Fixtures	
Northeast Electrical	ACC		Lighting Fixtures	
Northeast Electrical	EDL-NC-35-5		Lighting Fixtures	
Northeast Electrical	EDL-MHLDR-4		Lighting Fixtures	

Northeast Electrical	EDL50-OPTIC-4		Lighting Fixtures	
Northeast Electrical	EDL-1000-4		Lighting Fixtures	
Northeast Electrical	RULA-36-30-WH		Lighting Fixtures	
Northeast Electrical	LP-22-L40-835-LP22SL		Lighting Fixtures	
Northeast Electrical	ILL-4L(25S2)/835		Lighting Fixtures	
Northeast Electrical	LEDVAN001-CC-24XX		Lighting Fixtures	
Northeast Electrical	EA-P-22-L-C-U-D		Lighting Fixtures	
Northeast Electrical	PVT-U-A-G-S/R-WH		Lighting Fixtures	
Northeast Electrical	SSL-HO-W		Lighting Fixtures	
Northeast Electrical	VWXL-14-NW-G1-8		Lighting Fixtures	
Honeywell	ES-200X		Intelligent Addressable FACP with Communicator	
Power-sonic	PS-12180		Rechargeable Sealed Lead Acid Battery	
Honeywell	ECC-50/100 (E)		Emergency Command Center	
Power-sonic	PS-12550		Rechargeable Sealed Lead Acid Battery	
Honeywell	ECC-LOC		Local Operator Console	
Knox Company	3200		Knoxbox 3200	
Honeywell	BG-12LX		Addressable Manual Pull Station	
Honeywell	CMF-300(A)		Control Module	

Honeywell	CRF-300(A)		Relay Module	
Honeywell	MMF-300(A) Series		Addressable Monitor Modules	
Honeywell	I300 (A)		Fault Isolator Module	
Honeywell	SD365 Series		Addressable Photoelectric Smoke Detectors	
Honeywell	D355PL (A)/DNRW InnovairFlex		Intelligent Non-Relay Photoelectric Duct Smoke Detector	
System Sensor	CO1224 Series		Carbon Monoxide Detectors with Realtest Technology	
System Sensor	SpectrAlert		Outdoor Selectable-Output Horns, Strobes, and Horn Strobes for Wall Applications	
System Sensor	L-Series		Indoor Selectable-Output Horns, Strobes, and Horn Strobes for Wall Applications	
Honeywell	L Series		Indoor Selectable-Output Horns, Strobes, and Horn Strobes for Ceiling Applications	
System Sensor	L Series		Indoor Selectable-Output Speaker Strobes and Dual Voltage Evacuation Speakers for Ceiling Applications	
System Sensor	SpectrAlert		Outdoor, Selectable-Output Speaker Strobes and Dual Voltage Evacuation Speakers for Wall Applications	
System Sensor	L Series		Indoor Selectable-Output Horns, Strobes, and Horn Strobes for Wall Applications	
Izzo Electric & Son, Inc.	ED3-RFSTSW (TRIM)		ECO 3" LED Downlight, Round, Fixed, Standard Silver w/white Flange	
Izzo Electric & Son, Inc.	EDL-NCADJ-35-5 (HOUSING)		3" Eco-Downlight	
Chloride Value+	VLLU2		Lighting Fixtures	
Bowerman Construction, Inc.		1	Wood & Plastic Fabrication	

Bowerman Construction, Inc.		1	Wood Doors and Windows	
Bowerman Construction, Inc.		1	Wall Tile and Flooring including 7,400 sq. ft. Luxury Vinyl Plank – Floating with Attached Pad, Pattern: Pro Sol Plank Click, Color: Pepper Cliff, 2,000 Lin. Ft. Johnsonite Cove Base 4” 1/8” Gauge, Color: 21 Platinum	
Bowerman Construction, Inc.		1	Frame Drywall and ACT	
Bowerman Construction, Inc.		1	Specialties including (4) Compartments with Doors, Solid Polymer High Density Plastic, Aria Series, Floor to Ceiling Mounted, Traditional 1000 Series with Standard trim, Color: Blueberry, Texture: Orange Peel Toilet Accessories including: (4) B-5806x18 Vertical Grab Bar (8) B-5806x42 Grab Bar (6) B-6867 Double Roll Toilet Paper Dispenser (6) B-270 Sanitary Napkin Disposal (7) B-2112 Soap Dispenser (2) B-253 Roll Paper Towel dispenser (4) B-36903 Paper Towel Dispenser/Waste Receptable (Recessed) (1) B-223x24 Mop/Broom Holder Strip (3) #24S JI Industries Fire Extinguisher Tent Signs Furnish & Install: Six (6) Mirrors, Brake Metal, (7) #746 Extruded Aluminum Screen Frames with Screen Wire, (28) Clips and Fasteners, Service Latch Lock and Paddle, Clear Anodized Pair of Doors at Interior Main Entrance, (1) #4510-1 1/8” Back Set Latch Lock, (7) Windows Re-Set and Caulk Window Gaskets, (5) Tubes of Spectrum II Sealant	
Bowerman Construction, Inc.		61	Custom Clutch Sunshades w/White Fascia	
Bowerman Construction, Inc.		12	Window Bank Graphics “The Croft School” Tagline, 2mil Cast White Vinyl, 59” w x 48” t Panels, Interior Mount Installation	
Bowerman Construction, Inc.		2	Croft Front Door Graphics, 21.25” x 25.3” Croft Logo Graphic, 2 Front Doors, 2 mil Cast White Vinyl	

Bowerman Construction, Inc.		1	Window Installation of 12 Large Panels and 2 Door Logos	
Bowerman Construction, Inc.		1	Dimensional Letters, "The Croft School", 15" Tall x 236" Wide, Cast Aluminum 1.375" Standard Depth, Brushed Aluminum Finish, Vertical Grain, Flat Face Stud Mounted	
Bowerman Construction, Inc.		1	Installation of 15" Metal Dimensional Letters, Flush Stud Mounted onto Brick Facade	

Agreed to and Accepted:**CAMBER ROAD PARTNERS, INC.****"LESSOR"**

DocuSigned by:

By: Steve Aronson

B12F623C2569498...

Name: Steve AronsonTitle: CEODate: 6/26/2024**Agreed to and Accepted:****OXFORD STREET EDUCATION, LLC****"LESSEE"**

DocuSigned by:

By: Scott Given

FB9BB68D528B464...

Name: Scott GivenTitle: FounderDate: 6/26/2024

EXHIBIT C

LEASE SCHEDULE NO. 008

This Lease Schedule is issued pursuant to the Lease Agreement Number OS051820 dated May 18, 2020. The terms of the Lease Agreement and serial numbers contained on Certificate of Acceptance Numbers 003-001 thru 003-022 and 003-024 thru 003-026 are a part hereof and are incorporated by reference herein.

LESSOR

Camber Road Partners, Inc.
4999 France Avenue S., Suite 216
Minneapolis, MN 55410

LESSEE

Oxford Street Education, LLC dba The Croft School
21 Fox Hill Road
Wellesley Hills, MA 02481

SUPPLIER OF EQUIPMENT

Various

LOCATION

Various

Initial Term of Lease from Commencement Date: 18 Months

Monthly Lease Charge: \$8,886.24

Delivery and Installation: May 2022 – May 2023

Commencement Date: December 1, 2024

Security Deposit: \$35,444.96. If there has been no Event of Default under the Lease Agreement, upon termination of this Lease Schedule in accordance with the Lease Agreement and except as otherwise provided for the Lease Agreement, this security deposit will be returned to Lessee.

EQUIPMENT**MANUFACTURER****QUANTITY****MACHINE/MODEL****EQUIPMENT/DESCRIPTION**

(See Attachment Schedule A)

The cost of Equipment under this Lease Schedule shall total \$299,941.83. Upon Lessor's receipt of this Lease Schedule 008 on or before 11/30/2024, Lease Schedule 003R will terminate on 11/30/2024 and all of the Equipment thereunder shall be transferred, deemed accepted and installed under this Lease Schedule 008. Should Lessor not receive this Lease Schedule 008 signed on or before 11/30/24, then Lease Schedule 003R will not be terminated and will continue according to its terms and conditions.

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.

"LESSOR"

DocuSigned by:

By: Steve Aronson

B12F623C2569498...

Name: Steve Aronson

Title: CEO

Date: 11/25/2024

Agreed to and Accepted:

OXFORD STREET EDUCATION, LLC

"LESSEE"

DocuSigned by:

By: Scott Given

FB9BB68D528B464...

Name: Scott Given

Title: Founder

Date: 11/22/2024

SCHEDULE A

MFG	PART#	QTY	DESCRIPTION	SERIAL NUMBER
Community Playthings	F621	3	Adjustable Shelf 2' x 24"	
Community Playthings	F623	3	Adjustable Shelf 2' x 40"	
Community Playthings	F643	3	Fixed Shelf 4' x 24"	
Community Playthings	H558	4	Help Yourself Trolley w/Totes or Baskets Clear Deep Totes	
Community Playthings	F776	3	Library Shelf	
Community Playthings	F442	8	Open Back Shelf 4' x 28", One Shelf	
Community Playthings	A267	6	Preschool Cubby 2 w/Totes or Baskets Deep Baskets	
Community Playthings	A269	9	Preschool Cubby 4 w/Totes or Baskets Deep Baskets	
Community Playthings	A845	3	Classroom Quarter Circle Table Adjustable Leg for Table, Medium, 5 pack	
Community Playthings	A811	5	Classroom Activity Table 30"x48" Wood Leg for 20" Table, 4 pack	
Community Playthings	A821	3	Classroom Round Table 48 Adjustable Leg for Table, Medium, 4 pack	
Community Playthings	A825	3	Classroom Round Table 36 Adjustable Leg for Table, Medium, 4 pack	
Community Playthings	C234	3	Round Woodcrest Table 20" and Two Chairs 12"	
Community Playthings	A815	12	Classroom Nursery Table 30"x30" Wood Leg for 20" Table, 4 pack	
Community Playthings	F588	3	Tote Shelf 32" x 60" Deep Baskets	
Community Playthings	A283	4	Wall-Mounted Cabinet 48"	

Community Playthings	J712	64	Woodcrest Chair 12"	
Community Playthings	C360	3	Woodcrest Kitchen (set of four)	
Community Playthings	F642	2	Adjustable Shelf 4' x 32"	
Community Playthings	A835	2	Classroom Half Circle Table 64 Adjustable Leg for Table, High, 4 pack	
Community Playthings	A229	16	Kindergarten Cubby 4 w/Totes or Baskets Deep Baskets	
Community Playthings	F776	2	Library Shelf	
Community Playthings	F683	2	Multi-Storage Shelf 4' x 24" Shallow Baskets	
Community Playthings	F646	2	Open Back Shelf 4' x 32"	
Community Playthings	A801	8	Classroom Work Table 30" x 60" Adjustable Leg for Table, High, 4 pack	
Community Playthings	A815	2	Classroom Nursery Table 30" x 30" Adjustable Leg for Table, High, 4 pack	
Community Playthings	F588	2	Tote Shelf 32" x 60" Deep Baskets	
Community Playthings	A283	2	Wall-Mounted Cabinet 48"	
Community Playthings	J714	32	Woodcrest Chair 14"	
Community Playthings	J716	4	Woodcrest Chair 16"	
Shanix Technology	SBID-MX265-V3	2	SMART Board MX065-V3 Interactive Display with iQ	K050NW50S1543 K050NW50S1544
Shanix Technology	EWY2-SBID-65	2	2 Year Limited Warranty Extension for 65" SMART	
Shanix Technology	XSM1U	2	X-Large Fusion Micro-Adjustable Fixed Wall Display	

Shanix Technology		1	Freight/Handling/Insurance Charges	
GoGuardian	GG-ADM1Y-000001	25	Acad. GoGuardian for Administrators, 1 Yr, Qty: 1-499	
GoGuardian	GG-FLT1Y-000001	25	GoGuardian Fleet, 1 Yr., Qty: 1-499	
GoGuardian	GG-DNS1Y-000001	25	Acad. GoGuardian DNS 1 Year 1-499	
GoGuardian	GG-DEF1Y-000001	25	AdDeflect for DNS Filter 1 year Student Count 1-499	
GoGuardian	GG-BST1Y-000001	25	GoGuardian Beacon Started, 1 yr, Qty 1-499	
GoGuardian	GG-TCR1Y-000001	25	Acad. GoGuardian for Teachers, 1 year, Qty 1-499	
GoGuardian	GG-TVC1Y-000001	25	GoGuardian Teacher Video Conferencing 1 Year for qty 1-499	
Samsung	XE310XBA-KC1US	24	Chromebook 4 Celeron N4020, 4 GB, 32GB eMMC, ac, BT, WC, 11.6" HD, Chrome OS	4WQR9FER300260 4WQR9FER300581 4WQR9FER300354 4WQR9FER300500 4WQR9FER300627 4WQR9FER300746 4WQR9FER300837 4WQR9FER300839 4WQR9FER300843 4WQR9FER300350 4WQR9FER300492 4WQR9FER300751 4WQR9FER300823 4WQR9FER300848 4WQR9FER300858 4WQR9FER300063 4WQR9FER300273 4WQR9FER300398 4WQR9FER300405 4WQR9FER300477 4WQR9FER300489 4WQR9FER300496 4WQR9FER300522 4WQR9FER300351
Google	CROSSWDISSTD	24	Corp. Google Chrome OS Management Console Commercial License	
Bretford Manufacturing	TVC32PAC-CK	1	CUBE Charging Cart AC for up to 32 devices w/Back Panel	202206027229
GovConnecti on		1	Liftgate Service, Merrimack Service Handling Fees	

GovConnecti on		1	Inside Delivery Service, Merrimack Service Handling Fees	
Community Playthings	J716	28	Woodcrest Chair 16"	
Community Playthings	F621	1	Adjustable Shelf 2' x 24"	
Community Playthings	F623	2	Adjustable Shelf 2' x 40"	
Community Playthings	F631	3	Adjustable Shelf 3' x 24"	
Community Playthings	F642	2	Adjustable Shelf 4' x 32"	
Community Playthings	A226	1	Kindergarten Cubby 2	
Community Playthings	H820	1	Multi-purpose Easel	
Community Playthings	A801	8	Classroom Work Table 30"x60" - Wood Leg for 22" Table 4pack	
Community Playthings	A825	1	Classroom Round Table 36 - Wood Leg for 20" Table 4pack	
Community Playthings	F681	1	Tote Shelf 2' x 24" - Clear Deep Totes - Clear Shallow Totes	
Community Playthings	J714	1	Woodcrest Chair 14"	
Cisco	MR55-HW	12	Meraki MR55 Wi-Fi 6 Indoor AP	Q2ZD-26BX-XVZL Q2ZD-2M27-DYR7 Q2ZD-2XWX-NYUT Q2ZD-5W4D-76UY Q2ZD-7HHM-DNUM Q2ZD-8CUU-6QKJ Q2ZD-8JP6-EDQ7 Q2ZD-8PV6-Q5WH Q2ZD-CSWK-K2J6 Q2ZD-GRYX-HXEC Q2ZD-X9VN-UF3V Q2ZD-Z6K3-MXA7
Cisco	LIC-ENT-1YR	1	Meraki MR Enterprise License	
SnowCap Technologies		1	Freight Charges	

Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 9)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 8)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 7)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 6)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 5)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 4)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 3)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 2)	
Great Minds PBC		1	Geodes Level 1: Mag File Sleeve w Cover (Box Set 1)	
Great Minds PBC		1	Geodes Level 1: Inside Geodes Teacher Guide SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 4 Set 4 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 4 Set 3 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 4 Set 2 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 4 Set 1 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 3 Set 4 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 3 Set 3 SP	

Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 3 Set 2 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 3 Set 1 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 2 Set 4 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 2 Set 3 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 2 Set 2 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 2 Set 1 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 1 Set 4 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 1 Set 3 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 1 Set 2 SP	
Great Minds PBC		20	Geodes Level 1: My Geodes BW Book Compilation, Mod 1 Set 1 SP	
Great Minds PBC		6	Geodes Level 1 (6) of each: - All the World's a Stage - World Traveler: St. Basil's Cathedral - A Musical Life: The Work of Sergei Prokofiev - Cinderella on Stage - Castles - World Traveler: Hook Lighthouse - Book of Kells - Billy Beg and His Bull - Shoes Tell a Tale - World Traveler: The Sphinx - One Sign at a Time - The King and the Sandal - First Steps - World Traveler: Eiffel Tower - Old Tale, New Twist - Cinderella - Ride the Storm - The Dust Bowl - The Great Storm of Galveston - Measure the Wind - Mondrian - Fire at the Mill - Towers of Nashtifan	

			- Wind Giants - Full Sail Ahead: A Viking Story - Kite Messengers - The Wright Brothers - Soaring - In Motion - Crafted by the Wind - A Growing Wind - Seed Scatter - Young Hare - The Hares and the Frogs - Draw a Rabbit - Rabbit or Hare? - Slug Study - One Look - A Wish to Fly - Small Wonders - Stick with Us - The Crab and the Urchin - Thorny Devil - Super Spiny Mouse - Elephant Talk - Bee Waggle - Smell Tells - Vervet Monkey Alarm - A Library to Go - The Story of Louis Braille - The Printing Press - How to Make Paper - An Illustrator at Work - Jerry Draws - Fed by Art: The Work of Leo Lionni - Just in Time - The Library of Fez - A Library of Our Own - The Story Ship - Library Cat - The Brothers Grimm - The Magical Stack - The Story in the Cave - Anansi and the Pot of Beans	
Great Minds PBC		1	Geodes Level 2: Inside Geodes Teacher Guide SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 4 Set 4 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 4 Set 3 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 4 Set 2 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 4 Set 1 SP	

Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 3 Set 4 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 3 Set 3 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 3 Set 2 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 3 Set 1 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 2 Set 4 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 2 Set 3 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 2 Set 2 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 2 Set 1 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 1 Set 4 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 1 Set 3 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 1 Set 2 SP	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Module 1 Set 1 SP	
Great Minds PBC		6	Geodes Level 2 (6) of each: - Cakes - Matzo Meal - Luau - Mooncakes - Rice Staircase - Milk to Mozzarella - Thank You, Mr. Peanut Man - Garden Study - Please Pass the Bugs - Space Menu - Bone Builder - Sick at Sea - Body of Water - How Do You Chew? - Stomach v. Tongue	

			- The Inside Scoop - My Freedom Story - Susan Adds Her Name - Expanding the Right to Vote - A Vote is a Voice - The Paralympics - We Will Ride - Gordon Parks - Just Like Jane - Stop. Wait. Start. - Zaha Hadid - Robinson and Rickey - Sampson's Disguise - Free to Move - Bring a Chair - And the Winner is... - Brown v. Board of Education - Walking with the President - Esther Hobart Morris - Horizons - Wagons and Yokes - The Legend of El Capitan - More than Gold - Among the Sierra Nevada - Eagle Eye - "We Must Try" - East Meets West - Pony Express - Wagon Tracks - Nez Perce: The People - Mesa Village - The Lakota and the Buffalo - The West Is... - Summer Snow - Nature's Thermometer - Bathers - Road Trip - Blossom - Finch Study - Sap to Syrup - Spring Fever - Daytime Darkness - The Evergreen Tale - Arctic Caterpillar - Winters USA - Born to Fly - Leaves - Cranberry Crop - Seed Stash	
Great Minds PBC		1	Geodes Level K: Inside Geodes Teacher Guide	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 4 Set 4	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Mod 4 Set 3	

Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Mod 4 Set 2	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Mod 4 Set 1	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 3 Set 4	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Mod 3 Set 3	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Mod 3 Set 2	
Great Minds PBC		20	Geodes Level 2: My Geodes BW Book Compilation, Mod 3 Set 1	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 2 Set 2 Part 2	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 2 Set 2 Part 1	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 2 Set 1 Part 2	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 2 Set 1 Part 1	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 1 Set 2 Part 2	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 1 Set 2 Part 1	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 1 Set 1 Part 2	
Great Minds PBC		20	Geodes Level K: My Geodes BW Book Compilation, Mod 1 Set 1 Part 1	
Great Minds PBC		6	Geodes Level K (6) of each: - Sky Laps - Tap-Tap to Tuk-Tuk - Sit and Paint - Map to the Past - Night climb - Floating Market - Brush & Ink - One-Dot	

			- Anansi and His Legs - Made of Mud - Ladi's Pots - Is That a Cat? - Hop around Sydney - The Great Reef - Jack, Jill, and Joey - Land of Wonder - Washington Crossing the Delaware - Sea to Shining Sea - Statue of Liberty - The Flag is Up - Scraping the Sky - Ella Sang Back - Frank's Ice Pops - Lightning Ben - Fly, Amelia, Fly - The Golden Gate - The First Car to Get That Far - Call a Cab - Ice Harvest - Bath Night - Three Sisters - Build a Log Cabin - Sheepdog - Farmers Market - Farm Work - Garden Party - Lei Harvest - Peach Picking - Red Barn Farm - American Gothic - Treasures of King Tut - Museum Cat - Visit the Art Museum - Clay Army - A Day at the Market - Galapagos Adventure - Fabric of the Andes - Pele	
Great Minds PBC		1	Shipping Charges	
Great Minds PBC	978-1-68386-601-5	2	Wit & Wisdom: Grade 1 Set Teacher Edition Books #1-4 (Modules 1-4)	
Great Minds PBC	978-1-68386-602-2	2	Wit & Wisdom: Grade 2 Set Teacher Edition Books #1-4 (Modules 1-4)	
Great Minds PBC	9780531207314	11	The Digestive System	
Great Minds PBC	9780823421534	11	The Vegetables We Eat	
Great Minds PBC	9780689711039	11	Stone Soup an Old Tale	

Great Minds PBC	9780064451741	11	Good Enough to Eat a Kid's Guide to Food and Nutrition	
Great Minds PBC	9781433336775	2	The Digestive System	
Great Minds PBC	9781550743265	6	Bone Button Borscht	
Great Minds PBC	978-1-68386-021-1	32	Wit & Wisdom: Grade 1 Student Edition Book #1 (Module 1)	
Great Minds PBC	978-1-68386-022-8	32	Wit & Wisdom: Grade 1 Student Edition Book #2 (Module 2)	
Great Minds PBC	978-1-68386-023-5	32	Wit & Wisdom: Grade 1 Student Edition Book #3 (Module 3)	
Great Minds PBC	978-1-68386-025-9	22	Wit & Wisdom: Grade 2 Student Edition Book #1 (Module 1)	
Great Minds PBC	978-1-68386-026-6	22	Wit & Wisdom: Grade 2 Student Edition Book #2 (Module 2)	
Great Minds PBC	978-1-68386-028-0	22	Wit & Wisdom: Grade 2 Student Edition Book #4 (Module 4)	
Great Minds PBC	978-1-68386-029-7	22	Wit & Wisdom: Grade 3 Student Edition Book #1 (Module 1)	
Great Minds PBC	978-1-68386-030-3	22	Wit & Wisdom: Grade 3 Student Edition Book #2 (Module 2)	
Great Minds PBC	978-1-68386-031-0	22	Wit & Wisdom: Grade 3 Student Edition Book #3 (Module 3)	
Great Minds PBC	978-1-63255-957-9	2	Wit & Wisdom: Grade 3 Teacher Edition Book #1 (Module 1)	
Great Minds PBC	978-1-63255-958-6	2	Wit & Wisdom: Grade 3 Teacher Edition Book #2 (Module 2)	
Great Minds PBC	978-1-63255-959-3	2	Wit & Wisdom: Grade 3 Teacher Edition Book #3 (Module 3)	
Great Minds PBC	978-1-68386-033-4	22	Wit & Wisdom: Grade 4 Student Edition Book #1 (Module 1)	
Great Minds PBC	978-1-68386-034-1	22	Wit & Wisdom: Grade 4 Student Edition Book #2 (Module 2)	

Great Minds PBC	978-1-68386-035-8	22	Wit & Wisdom: Grade 4 Student Edition Book #3 (Module 3)	
Great Minds PBC	978-1-63255-155-9	2	Wit & Wisdom: Grade 4 Teacher Edition Book #1 (Module 1)	
Great Minds PBC	978-1-63255-962-3	2	Wit & Wisdom: Grade 4 Teacher Edition Book #2 (Module 2)	
Great Minds PBC	978-1-63255-963-0	2	Wit & Wisdom: Grade 4 Teacher Edition Book #3 (Module 3)	
Great Minds PBC	978-1-68386-017-4	22	Wit & Wisdom: Grade K Student Edition Book #1 (Module 1)	
Great Minds PBC	978-1-68386-018-1	22	Wit & Wisdom: Grade K Student Edition Book #2 (Module 3)	
Great Minds PBC	978-1-68386-019-8	22	Wit & Wisdom: Grade K Student Edition Book #3 (Module 3)	
Great Minds PBC	978-1-63255-945-6	2	Wit & Wisdom: Grade K Teacher Edition Book #1 (Module 1)	
Great Minds PBC	9780140548754	10	When I Was Young in the Mountains	
Great Minds PBC	9780312535698	10	Now & Ben The Modern Inventions of Benjamin Franklin	
Great Minds PBC	9780822546436	5	Home Then and Now	
Great Minds PBC	9780822546399	5	Communication Then and Now	
Great Minds PBC	9780544228016	16	Never Smile at a Monkey	
Great Minds PBC	9780316045469	8	Me...Jane	
Great Minds PBC	9780618997138	16	What Do you Do with a Tail Like This?	
Great Minds PBC	9780763641405	16	Sea Horse Read and Wonder: The Shyest Fish in the Sea	
Great Minds PBC	9780375803499	16	Tomas and the Library Lady	
Great Minds PBC	9780316071703	8	Museum ABC – Hardcover	
Great Minds PBC	9781416908128	16	That Book Woman	

Great Minds PBC	9781582463537	16	Waiting for the Biblioburro	
Great Minds PBC	9781590780930	8	My Librarian is a Camel	
Great Minds PBC	9780394800165	32	Green Eggs and Ham	
Great Minds PBC	9780698118959	16	Seven Blind Mice	
Great Minds PBC	9780064450959	16	Feel the Wind	
Great Minds PBC	9780064440349	16	Owl at Home	
Great Minds PBC	9780803735118	4	The Boy Who Harnessed the Wind	
Great Minds PBC	9780140502763	16	Gilberto and the Wind	
Great Minds PBC	9780688065188	16	Feelings	
Great Minds PBC	9780312564223	4	Brave Irene	
Great Minds PBC	9780064437509	11	Sky Tree	
Great Minds PBC	9780679887850	11	Grade 2 Module 1 A Color of His Own	
Great Minds PBC	9780061452239	11	The Little Yellow Leaf	
Great Minds PBC	9780531225752	11	How Do You Know It's Fall?	
Great Minds PBC	9780671667467	11	The Story of Johnny Appleseed	
Great Minds PBC	9780394890524	22	John Henry: An American Legend	
Great Minds PBC	9780688140250	2	Johnny Appleseed	
Great Minds PBC	9780062382016	11	Why do Leaves Change Color?	
Great Minds PBC	9780756640057	11	Journey of a Pioneer	
Great Minds PBC	9781432949617	11	Plains Indians	
Great Minds PBC	9780525422150	6	The Buffalo are Back	
Great Minds PBC	9780140566222	2	John Henry	

Great Minds PBC	9780698113596	2	The Legend of the Bluebonnet: An Old Tale of Texas	
Great Minds PBC	9780545273220	2	Ocean Sunlight: How Tiny Plants Feed the Seas	
Great Minds PBC	9780374470272	11	Starry Messenger Galileo Galilei	
Great Minds PBC	9780147511652	11	One Giant Leap	
Great Minds PBC	9780618253968	2	Zathura A Space Adventure	
Great Minds PBC	9780689844478	11	The Keeping Quilt	
Great Minds PBC	9780590441513	11	Coming to America: The Story of Immigration	
Great Minds PBC	9780547076805	11	Grandfather's Journey	
Great Minds PBC	9780547237473	11	Tea With Milk	
Great Minds PBC	9780892392070	2	Family Pictures	
Great Minds PBC	9780312535667	11	Amos & Boris	
Great Minds PBC	9781429680233	11	Giant Squid Searching for a Sea Monster	
Great Minds PBC	9781465435064	11	Shark Attack!	
Great Minds PBC	9780375844706	11	The Fantastic Undersea Life of Jacques Cousteau	
Great Minds PBC	9781534440302	22	Moonshot: The Flight of Apollo 11	
Great Minds PBC	9781580892094	11	The Circulatory Story	
Great Minds PBC	9780688154776	11	Mountains	
Great Minds PBC	9780147511621	11	Colonial Voices: Hear Them Speak	
Great Minds PBC	9781426300424	11	George vs. George	
Great Minds PBC	9781585362301	6	The Scarlet Stockings Spy	
Great Minds PBC	9780375859083	22	Woods Runner	
Great Minds PBC	9780307710321	2	Woods Runner (Audio)	

Great Minds PBC	9780064409599	22	Love That Dog	
Great Minds PBC	9781416936473	22	Hatchet	
Great Minds PBC	9780807204771	2	Hatchet (Audio)	
Great Minds PBC	9780062378071	6	SAS Survival Handbook	
Great Minds PBC	978-1-63255-946-3	2	Wit & Wisdom: Grade K Teacher Edition Book #2 (Module 2)	
Great Minds PBC	978-1-63255-947-0	2	Wit & Wisdom: Grade K Teacher Edition Book #3 (Module 3)	
Great Minds PBC	9780689835681	10	Chicka Chicka Boom Boom	
Great Minds PBC	9780399257742	2	Last Stop on Market Street	
Great Minds PBC	9780062381927	10	My Five Senses	
Great Minds PBC	9780689820090	10	Grade K Module 1 My Fives Senses – Paperback by Margaret Miller	
Great Minds PBC	9780590478830	10	Rap a Tap Tap: Here’s Bojangles – Think of That!	
Great Minds PBC	9780545099936	10	Farm Animals	
Great Minds PBC	9780803729353	10	The Little Red Hen – Library Binding	
Great Minds PBC	9780899190358	10	The Three Billy Goats Gruff	
Great Minds PBC	9780060082369	10	Three Little Pigs – Board Book	
Great Minds PBC	9780689845000	10	The Year at Maple Hill Farm – Board Book	
Great Minds PBC	9780822546412	5	School Then and Now	
Great Minds PBC	9780822546375	5	Transportation Then and Now	
Great Minds PBC	9780395259382	10	The Little House	
Savvas	978032888916-7	24	Investigations 2017 Common Core Student Edition Subscription + Digital Courseware 1-Year License Grade K	

Savvas	978032888917-4	34	Investigations 2017 Common Core Student Edition Subscription + Digital Courseware 1-Year License Grade 1	
Savvas	978032888918-1	24	Investigations 2017 Common Core Student Edition Subscription + Digital Courseware 1-Year License Grade 2	
Savvas	978032888919-8	24	Investigations 2017 Common Core Student Edition Subscription + Digital Courseware 1-Year License Grade 3	
Savvas	978032888920-4	24	Investigations 2017 Common Core Student Edition Subscription + Digital Courseware 1-Year License Grade 4	
Savvas		1	Shipping and Handling Charges	
Savvas	978032888063-8	1	Investigations 2017 Common Core State Standards Curriculum Package Grade 4	
Savvas	978032889163-4	1	Investigations 2017 Manipulative Kit Grade 4	
Savvas	978032891220-9	1	Investigations 2017 Cards Package Grade 4	
Savvas		1	Shipping and Handling Charges	
Savvas	978032891662-7	24	Investigations 2017 Array Cards (Package of 54 Cards) Grade 3/4	
Savvas		1	Shipping and Handling Charges	
Community Playthings	A227	1	Kindergarten Cubby 2 w/Totes or Baskets Deep Baskets	
Community Playthings	A267	1	Preschool Cubby 2 w/Totes or Baskets Neutral Deep Totes	
Community Playthings	J712	8	Woodcrest chair 12"	
Community Playthings	J714	8	Woodcrest chair 14"	
Apple	MNEH3LL/A	22	MacBook Pro 13.3 SG/8C CPU/10C GPU/8GB/256GB-USA	CQ6KW7QWFR FPYTGKXNL J1W2WJ42TJ J54DFCCXX5 JNXR91P71T JT7074JYD9 JX9FYXVY3K KHCWF6TDLX KRRK9FHT03 L774VTJFH7

				LJ03KH3Y6H M933PFD6Q9 MW7YKM9J70 NR6GX63VW7 PLQG36DLWP R0XQ4HCQ34 V9YFH6G9PG WPYP6G2FQ2 XHYTCF0VFK Y252TQ4RHK Y409TDKXN7 YDL4LDX3HC
Apple	S9894LL/A	22	AC+ Schools MBP13(APL SILICON)NSF 3Y-PHX	
Apple		1	Expedited Shipping Charge	
Apple		1	Sales Tax	
School Outfitters	LNT-116-CSW-SO	48	Structure Series School Chair (16" Seat Height)	
School Outfitters		1	Shipping and Handling Charges	
American Alarm		1	Install Openeye NVR with 7 Cameras	
Genesis	WJCAT6WHITE	3	Cable 22/4 CAT6 Riser JKT 1M BX White	
OPENEYE	OE-C3012T4-S	7	In/Out 4MP IP AI Turreet Camera	
OPENEYE	OE-MEX1608	1	ME Series 16-Port POE 8TB NVR	
American Alarm		1	Install Brivo Access Control, 3 Readers, Request to Exit at 3 Doors, 2 Single Door Low Energy Automatic Opener/Program to ADA Requirements, 4 ADA Pushbutton Switches with Backboxes	
Altronix	AXAL400ULX	1	4-AMP Pwr SUP/CAN/XFM	
Bosch	DS150I	3	Request-to-Exit Motion Grey	
Brivo	ACS6100R-E	1	2 Door Panel, Regular Enclosure	
Brivo	BIACS6100-DB	1	6100 Door Board, Two Reader Expansion Board with OSDP	
Genesis	WJ182	2	Cable 18/2 STR JKT 1M BX White	
Genesis	12061101	2	Cable-22/6 STR OAS IM BX White	

HID	HID900PTNNEK00 000	3	RP10 MULTCLS, SE, PRX, WG, FIG, BLK	
HID	HID2050PNNMN	10	IClass PROX FOB (these come as 10PKS)	
Interstate	12V7AH	2	12V 7AH SLA Battery	
American Alarm		1	Install New Security Panel, a Contact and Motion Detector at 7 Doors	
DMP	DMPKGAACXT5	1	DMP XT50 Network Kit Package includes the following products: XT50N Panel in 340 Enclosure 7070 Keypad 321 Transformer 263LTE-V Cellular Communicator	
GE/ALL	SE6155	7	Sharpshooter Motion Detector	
Genesis	WJ224	3	Cable 22/4 STR JKT 1M BX White	
SECO-LARM	SM-4601-LQ	7	Industrial Wide-Gap Magnetic Contact Switches UL Listed	
American Alarm		1	Install Intercom Call Box with Audio and Camera at Main Entrance and Answering Station at Front Desk	
2N	01301-001	1	Helios IP Solo w/Camera Surface Mount	
2N	01417-001	1	Indoor Touch – PoE, White	
2N	01426-001	1	Indoor Touch Stand – White	
2N	02077-001	1	Solo Wedge Back Plate	
2N	02078-001	1	Glass Mount Kit	
2N	01386-001	1	Helios IP Security Relay	
Eagle Eye	EN-SW05M-001	1	Brivo Eagle Eye 5-Port 4-PoE+ Switch	
Genesis	WJCAT6WHITE	1	Cable 22/4 CAT5 Riser JKT 1M BX White	
American Alarm		1	Program, Startup and Test	
American Alarm		1	Permits	

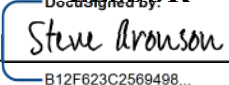
MNetwork		1	Video Recorder	
M2MP		5	IP Indoor/Outdoor Small Size Vandal Eyeball Dome	
All Security Co, LLC		5	Junction Box	
All Security Co, LLC		1	0E-20" Monitor	
All Security Co, LLC		1	Full Motion Small Mount Single Arm 13-37"	
All Security Co, LLC		20	LT-RJ45 Connector, Cat 5	
All Security Co, LLC		1500	Cat5E PVC	
All Security Co, LLC		1	Misc. Parts: Zip Ties, Hangers, Nuts, Bolts, Screws, Tape, etc.	
All Security Co, LLC		1	Service and Labor-Security	
All Security Co, LLC		1	Trip Charge	
All Security Co, LLC		1	Shipping	
All Security Co, LLC	CD-2	2	Door Access Control Kit with Black Nano Readers	
All Security Co, LLC		4	Request-to-Exit PIR Sensor	
All Security Co, LLC		2	CD-Access Fobs, Blue, 25 count	
All Security Co, LLC		1	IB-12V 5AH SLA Battery	
All Security Co, LLC		1	Power Supply FACP	
All Security Co, LLC		1	W Box 0E-CX1610B 10 ft. 16AWG Extension Cord	
All Security Co, LLC		2	IB-12V 7AH SLA Battery	
All Security Co, LLC		100	HW-Cat6 PVC	
All Security Co, LLC		500	Composite Cable-Profusion Access Control Cable, 500 ft. (152.4m) Reel, Yellow	
All Security Co, LLC		6	RJ-45 Connector	

All Security Co, LLC		1	Entry Security Intercom Box Set with Vandal Resistant, Surface-Mount Door Station, 7" Video	
All Security Co, LLC		1	2 Conductor, 18AWG, Solid, Non-Shielded, Low Cap Wire, 500'	
All Security Co, LLC		1	Desk Stand, Adjustable	
All Security Co, LLC		1	Door Interface Relay	
All Security Co, LLC		1	HS-Surface Mounted Strike-630	
All Security Co, LLC		1	Service and Labor-Security	
All Security Co, LLC		1	Trip Charge	
All Security Co, LLC		1	Shipping	
Amplify	9781640895195	1	Amplify Science Elementary School: Fourth Grade Physical Science Unit A – Energy Conversions Kit	
Amplify	9781943228799	22	Amplify Science Elementary School: Fourth Grade Physical Science Unit A – Energy Conversions Investigation Notebook	
Amplify	ASMasterBundleSH-ES	1	Amplify Shipping and Handling Science Elementary School Physical Items	
All Security Co, LLC		1	Vista 20P Control Panel, RF Alpha Keypad, Passive Infrared Sensor, Sounder, Backup Battery	
All Security Co, LLC		1	Fixed English Keypad, Hardwired	
All Security Co, LLC		5	Door/Window Contact (White)	
All Security Co, LLC		5	Wireless Motion Detector-80 lbs. Pet Immunity	
All Security Co, LLC		1	IB-12V 5AH SLA Battery	
All Security Co, LLC		1	AC-System Enhancement Module for Vista Panel	
All Security Co, LLC		200	22/4 STR PVC	
All Security Co, LLC		1	Home Wireless RF Alarm Repeater	

All Security Co, LLC		1	Service and Labor-Security	
All Security Co, LLC		1	Trip Charge	
All Security Co, LLC		1	Shipping	
All Security Co, LLC		1	Alarm.com Activation Fee (one time)	
Lakeshore	LK364BU	1	Flex-Space Premium Floor Seat – Blue	
Lakeshore	LK364GR	2	Flex-Space Premium Floor Seat – Green	
Lakeshore	LK364RG	1	Flex-Space Premium Floor Seat – Orange	
Lakeshore	LC573GR	2	Flex-Space Big Beanbag Seat – Green (30”w x 32”h)	
Lakeshore	LC231GR	2	Flex-Space Comfy Stool – Green	
Lakeshore	LC765BU	4	Flex-Space Ergo Bounce Cantilever Chair – 15 ½” – Blue	
Lakeshore	LC765RG	4	Flex-Space Ergo Bounce Cantilever Chair – 15 ½” – Orange	
Lakeshore	LC231BU	1	Flex-Space Comfy Stool – Blue	
Lakeshore	LC231RG	1	Flex-Space Comfy Stool – Orange	
Lakeshore	LC787	4	Flex-Space Mobile Wedge Student Desk – Modern Maple	
Lakeshore	LC813RG	1	Flex-Space Lounge & Learn Couch for Three – Orange	
Lakeshore	LC573BU	1	Flex-Space Big Beanbag Seat – Blue (30”w x 32”h)	
Lakeshore	LC573RG	1	Flex-Space Big Beanbag Seat – Blue (30”w x 32”h)	
Lakeshore		1	Shipping	
Lakeshore		1	Sales Tax	

Engineering is Elementary	9780918866325	1	Wee Engineer Materials Kit	
Engineering is Elementary	9780918866844	1	Here's the Scoop Designing Trash Collectors Materials Kit	
Engineering is Elementary	WAK201101	1	A Sticky Situation Designing Walls Materials Kit	
Engineering is Elementary	WMK090805	1	Catching the Wind Designing Windmills Materials Kit	
Engineering is Elementary	9781636192079B	1	Wee Engineer Educator Guide Print + Digital 1 yr.	
Engineering is Elementary	9781636192086B	1	Here's the Scoop Designing Trash Collectors Educator Guide Print + Digital 1 yr.	
Engineering is Elementary	9781636192116B	1	A Sticky Situation Designing Walls Educator Guide Print + Digital 1 yr.	
Engineering is Elementary	9781636192468B	1	Catching the Wind Designing Windmills Educator Guide Print + Digital 1 yr.	
Engineering is Elementary		1	Shipping charges	
SHANIX Technology	AL1512PW	2	1 HDMI Pigtail & 1 USB B-A Pigtail Unshld	
SHANIX Technology	HD18G-35PROPA	2	Plenum Pro AV/IT 18G 4k High Speed Active HDMI	
SHANIX Technology	USB2-AB-35PROAP	2	Pro AV/IT Active Plenum USB A Male to B Male Cable	
SHANIX Technology	MHD18G-15PROBL	2	MicroFlex Pro AV/IT Certified 4K60 18G High Speed	
SHANIX Technology	SWIVEL6	2	6 Rotatable Outlet Direct Plug-in Surge Protector	
SHANIX Technology	C.C.H.	1	Cables, Connectors, and Hardware	
SHANIX Technology		1	Professional Services for Installation of 2 SMART Displays on Wall Mounts	
W.B. Mason	WC3X4	1	36 Inch High x 48 Inch Wide – Forbo Cork Board, Tangerine Zest – Aluminum Trim	

W.B. Mason	WC3X120	4	36 Inch High x 120 Inch Wide – Forbo Cork Board, Tangerine Zest – Aluminum Trim	
W.B. Mason		1	Freight Charges	
W.B. Mason		1	Install Charges	
Cisco	MS120-8LP-HW	1	Meraki Usa Meraki MS120-8LP PoE Switch	Q2BX-57D2-86SK
Cisco	LIC-MS120-8LP-1YR	1	Meraki Usa Cisco Meraki Enterprise, 1 YR Enterprise License	
Cisco	MX75-HW	2	Meraki MX75 Network Security/Firewall Appliance	Q3FA-HWBP-FCVZ, Q3FA-Q8UW-FT3W
Cisco	LIC-MX75-SEC-1Y	2	Usa Meraki Advanced Security for MX75-HW 1 YR	
Cisco	MS120-24P-HW	2	Meraki MS120-24P Ethernet Switch	Q4AE-H939-5XFB, Q4AE-QX7V-HKRD
Cisco	LIC-MS120-24P-1YR	2	Cisco Meraki Enterprise 1 Yr	
SnowCap Technologies		1	Freight Charges	

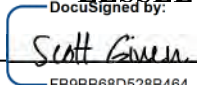
Agreed to and Accepted:**CAMBER ROAD PARTNERS, INC.****“LESSOR”**By:  _____

B12F623C2569498...

Name: Steve Aronson _____

Title: CEO _____

Date: 11/25/2024 _____

Agreed to and Accepted:**OXFORD STREET EDUCATION, LLC****“LESSEE”**By:  _____

FB9BB68D528B464...

Name: Scott Given _____

Title: Founder _____

Date: 11/22/2024 _____

EXHIBIT D

LEASE SCHEDULE NO. 009

This Lease Schedule is issued pursuant to the Lease Agreement Number OS051820 dated May 18, 2020. The terms of the Lease Agreement and serial numbers contained on Certificate of Acceptance Number 001-001 thru 001-015 are a part hereof and are incorporated by reference herein.

LESSOR

Camber Road Partners, Inc.
4999 France Avenue S., Suite 216
Minneapolis, MN 55410

LESSEE

Oxford Street Education, LLC dba The Croft School
21 Fox Hill Road
Wellesley Hills, MA 02481

SUPPLIER OF EQUIPMENT

Various

LOCATION

Various

Initial Term of Lease from Commencement Date: 18 Months

Monthly Lease Charge: \$2,415.49

Delivery and Installation: June 2020 – October 2020

Commencement Date: December 1, 2024

Security Deposit: \$19,789.14. If there has been no Event of Default under the Lease Agreement, upon termination of this Lease Schedule in accordance with the Lease Agreement and except as otherwise provided for the Lease Agreement, this security deposit will be returned to Lessee.

EQUIPMENT**MANUFACTURER****QUANTITY****MACHINE/MODEL****EQUIPMENT/DESCRIPTION**

(See Attachment Schedule A)

The cost of Equipment under this Lease Schedule shall total \$166,415.60. Upon Lessor's receipt of this Lease Schedule 009 on or before 11/30/2024, Lease Schedule 004 will terminate on 11/30/2024 and all of the Equipment thereunder shall be transferred, deemed accepted and installed under this Lease Schedule 009. Should Lessor not receive this Lease Schedule 009 signed on or before 11/30/24, then Lease Schedule 004 will not be terminated and will continue according to its terms and conditions.

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.

"LESSOR"

By: Steve Aronson

B12F623C2569498...

Name: Steve Aronson

Title: CEO

Date: 11/25/2024

Agreed to and Accepted:

OXFORD STREET EDUCATION, LLC

"LESSEE"

By: Scott Given

FB9BB68D528B464...

Name: Scott Given

Title: Founder

Date: 11/22/2024

SCHEDULE A

MFG	PART#	QTY	DESCRIPTION	SERIAL NUMBER
AmTab	CB2472	4	CB2472: MOBILE EZ-TILT - RECTANGLE - 24"W X 72"L - CUSTOM HEIGHT OF 25"- GREY GLACE TOP/BLACK FRAME/BLACK EDGE	
Norwood Commercial Furniture	NOR-SRO593-V-SO	20	6600 SERIES HEAVY-DUTY FOLDING CHAIR W/ VINYL UPHOLSTERED SEAT & BACK OPTIONS: CHOOSE A VINYL COLOR - GRAY \$0.00	
Sprogs	SPG-114-C-SO	24	STRUCTURE SERIES PRESCHOOL CHAIR (14" SEAT HEIGHT) OPTIONS: CHOOSE A CHAIR COLOR - BLUE \$0.00 CHOOSE A GLIDE STYLE - NYLON SWIVEL GLIDE \$0.99	
		1	Shipping and Handling	
Community Playthings	J714	12	Woodcrest Chair 14"	
Community Playthings	A263	2	Compact Preschool Cubby 6	
Community Playthings	A276	1	Cubby Corner Shelf	
Community Playthings	F646	1	Open Back Shelf 4' x 32"	
Community Playthings	F774	1	Display-It-All with Clear Panel	
Community Playthings	A231	1	Preschool Storage Island	
Community Playthings	J714	12	Woodcrest Chair 14"	
Community Playthings	A263	2	Compact Preschool Cubby 6	
Community Playthings	A276	1	Cubby Corner Shelf	
Community Playthings	F646	1	Open Back Shelf 4' x 32"	

Community Playthings	F774	1	Display-It-All with Clear Panel	
Community Playthings	A231	1	Preschool Storage Island	
Community Playthings	J714	22	Woodcrest Chair 14"	
Community Playthings	F642	2	Adjustable Shelf 4' x 32"	
Community Playthings	A228	3	Kindergarten Cubby 4	
Community Playthings	F646	1	Open Back Shelf 4' x 32"	
Community Playthings	F774	1	Display-It-All with Clear Panel	
Community Playthings	F642	2	Adjustable Shelf 4' x 32"	
Community Playthings	A228	3	Kindergarten Cubby 4	
Community Playthings	F646	1	Open Back Shelf 4' x 32"	
Community Playthings	F774	1	Display-It-All with Clear Panel	
Community Playthings	W400	1	Large Outlast Set	
Community Playthings	A815	3	Classroom Nursery Table - Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A811	2	Classroom Activity Table - Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A825	4	Classroom Round Table 36 - Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A845	2	Classroom Quarter Circle Table - Adjustable Leg for Table, Medium, 5pack	
Community Playthings	F588	2	Tote Shelf 32" x 60" – Neutral Deep Totes	

Community Playthings	F683	2	Multi-Storage Shelf 4' x 24" – Natural Shallow Totes	
Community Playthings	A801	2	Classroom Work Table – Adjustable Let for Table, Medium, 4pack	
Community Playthings	A825	4	Classroom Round Table 36 - Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A815	2	Classroom Nursery Table - Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A845	2	Classroom Quarter Circle Table - Adjustable Leg for Table, Medium, 5pack	
Community Playthings	A231	2	Preschool Storage Island	
Community Playthings	F588	2	Tote Shelf 32" x 60" – Neutral Deep Totes	
Community Playthings	F683	2	Multi-Storage Shelf 4' x 24" – Natural Shallow Totes	
Cisco Meraki	Cisco Meraki Config	1	Cisco Meraki - Switch 1 - MS120-24P-HW - CISCO MERAKI MS120-24P 1G L2 PERP CLOUD MNGD 24X GIGE 370W POE SWITCH 1 - LIC-MS120-24P-3YR - CISCO MERAKI MS120-24P ENT LICSLICS AND 3YR SUP	Q2EX-NM72-RDGK
Cisco Meraki	Cisco Meraki Config	1	Cisco Meraki - Firewall 1 - MX64-HW - CISCO MERAKI MX64 CLOUD MANAGEDPERP SECURITY APPLIANCE 1 - LIC-MX64-SEC-3YR - CISCO MERAKI 3YR MX64 ADVANCED LICS SECURITY LICS AND SUP	Q2KN-M7KC-ES22
Cisco Meraki	Cisco Meraki Config	1	Cisco Meraki - AP 6 - MR52-HW - CISCO MERAKI MR52 CLOUD MANAGEDWRLS AP 6 - LIC-ENT-3YR – CISCO MERAKI 3YR ENTERPRISE SVCS LICS AND SUP	Q2LD-3WHG-684E, Q2LD-5RET-WVWD, Q2LD-BVUU-9WZP, Q2LD-CQ9F-DKWP, Q2LD-FMLL-VH2U, Q2LD-X9TW-WYR9
	Shipping	1	Freight Costs	
Heinemann	E07464	1	CALKINS /UNITS READING GR K W/TRADE PK	978-0-325-07464-1

Heinemann	E07693	1	UNITS STUDY READING GR K	978-0-325-07693-5
Heinemann	E07723	1	UNITS STUDY READ GR K TRADE PK	978-0-325-07723-9
Heinemann	E07769	1	FOUNTAS /BENCHMARK 1 GR K-2 3E	978-0-325-07769-7
Heinemann	E08953	1	CALKINS /UNITS WRIT K W/TB & STK NOTES	978-0-325-08953-9
Heinemann	E08947	1	UNITS WRITING GR K W STK NOTES	978-0-325-08947-8
Heinemann	E04744	1	UNITS STUDY WRIT GR K TRADE PK	978-0-325-04744-7
Heinemann	Shipping	1	Shipping	
Heinemann	E08917	1	CALKINS /TCRWP CLASSROOM GR K LIBRARY	978-0-325-08917-1
	Shipping	1	Shipping	
Community Playthings	A226	25	Kindergarten Cubby 2	
Community Playthings	J714	30	Woodcrest Chair 14"	
Community Playthings	A801	15	Classroom Work Table Wood Leg for 22" Table – 4pack	
Community Playthings	A835	3	Classroom Half Circle Table 64 Wood Leg for 22" Table – 4pack	
Community Playthings	F642	6	Adjustable Shelf 4' x 32"	
Community Playthings	F687	4	Tote Shelf 4' x 32" Neutral Deep Totes / Neutral Shallow Totes	
Community Playthings	J714	8	Woodcrest Chair 14"	
Community Playthings	A815	4	Classroom Nursery Table – Adjustable Leg for Table, Medium, 4pack	
Community Playthings	G28	4	Wall-mounted Shelf	
Community Playthings	A634	4	Small Clear Table	

Community Playthings	A260	2	Compact Preschool Cubby 2	
Community Playthings	A815	2	Classroom Nursery Table – Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A276	2	Cubby Corner Shelf	
SmartTech	SBID-MX265-V2	2	SMART Board MX065-V2 interactive display with iQ	K051MW20F0852, K051MW20F0851
SmartTech	EWY2-SBID-65	2	2 year limited warranty extension for 65" SMART	S8174185, S8174186
Shanix	XSM1U	2	X-Large Fusion Micro-Adjustable Fixed Wall Display	
Shanix	AL1512PW	2	1 HDMI Pigtail & 1 USB B-A Pigtail Unshld	
Shanix	HD18G-35PROPA	2	Plenum Pro AV/IT 18G 4K High Speed Active HDMI	
Shanix	USB2-AB-35PROAP	2	Pro AV/IT Active Plenum USB A Male to B Male Cable	
Shanix	MHD18G-15PROBL	2	MicroFlex Pro AV/IT Certified 4K60 18G High Speed	
Shanix	SWIVEL6	2	6 Rotatable Outlet Direct Plug-in Surge Protector/	
Shanix	C.C.H.	2	Cables, Connectors, and Hardware	
Shanix	FREIGHT-AV	1	Freight/ Handling/ Insurance Charges	
Shanix	INSTALLATION	12	Installation Service/ Technician	
Shanix	TRAVEL	4	Travel Charge	
SmartTech	SBID-MX265-V2	2	SMART Board MX065-V2 interactive display with iQ	K051MW20F0845, K051MW20F0849
SmartTech	EWY2-SBID-65	2	2 year limited warranty extension for 65" SMART	
Shanix	XSM1U	2	X-Large Fusion Micro-Adjustable Fixed Wall Display	
Shanix	AL1512PW	2	1 HDMI Pigtail & 1 USB B-A Pigtail Unshld	
Shanix	HD18G-35PROPA	2	Plenum Pro AV/IT 18G 4K High Speed Active HDMI	
Shanix	USB2-AB-35PROAP	2	Pro AV/IT Active Plenum USB A Male to B Male Cable	

Shanix	MHD18G-15PROBL	2	MicroFlex Pro AV/IT Certified 4K60 18G High Speed	
Shanix	SWIVEL6	2	6 Rotatable Outlet Direct Plug-in Surge Protector/	
Shanix	C.C.H.	0	Cables, Connectors, and Hardware	
Shanix	FREIGHT-AV	1	Freight/ Handling/ Insurance Charges	
Shanix	INSTALLATION	14	Installation Service/ Technician	
Shanix	TRAVEL	2	Travel Charge	
Community Playthings	J712	28	Woodcrest Chair 12"	
SAVVAS	032893265-5 978032893265-8	1	INV17 MKE A DLLR CRDS GR.2	
SAVVAS	032888916-4 978032888916-7	6	INV17 CC SE + DCW 1YR LIC GR. K	
SAVVAS	032888917-2 978032888917-4	7	INV17 CC SE + DCW 1YR LIC GR.1	
SAVVAS	032888918-0 978032888918-1	22	INV17 CC SE + DCW 1YR LIC GR.2	
	Shipping	2	Shipping	
Apple		3	10.2 Inch iPad Wi-Fi 32GB – Space Gray	GG7CTMFMMFM GG7CTQM7MF3M GG7CTTPKMF3M
Apple		6	13 Inch MacBook Air – Space Gray	C02CT2FKMNHP C02CT6V9MNHP C02CT6UJMNHP C02CT5XBMNHP C02CT643MNHP C02CT6ZBMNHP
Apple		1	13 Inch MacBook Air – Space Gray	C02D71WVMNHP
Apple		3	AppleCare+ for MB Air	
Apple		1	13 Inch MacBook Air – Space Gray	FVFD1DPXMNHP
Apple		1	AppleCare+ for MB Air	

Apple		3	Personalized 10.2 Inch iPad Wi-Fi 32GB – Space Gray	F9FCLLSLMF3M F9FCLLSLMF3M F9FCLLSLMF3M
Microsoft		1	Microsoft Office 365 Home (12 Month Subscription; up to 6 People)	
Apple		2	13 Inch MacBook Air – Space Gray	FVFCC08CMNHP FVFCC0EYMNHP
Apple		2	AppleCare+ for MB Air	
Apple		6	10.2 Inch iPad Wi-Fi 32GB – Space Gray	F6MD8B0BMF3M F6MCF1APMF3M F6MD7LE8MF3M F6MD81ESMF3M F6MD85J7MF3M F6MD896VMF3M
Apple		6	10.2 Inch iPad Wi-Fi 32GB – Space Gray	F6MD88GCMF3M F6MD86SFMF3M F6MD86W8MF3M F6MD875RMF3M F6MD87TVMF3M F6MD890BMF3M
Apple		2	13 Inch MacBook Air – Space Gray	FVFD78HNMNHP FVHD74P8MNHP
Apple		4	AppleCare+ for MB Air	
Cedarworks	CF-O	1	Cedar Fone1	
Cedarworks	CO2X2D60	1	CO 2X2 Deck 601	
Cedarworks	CO2X2PR	1	CO 2x2 Plank Roof1	
Cedarworks	OB8512	1	CO Bridge 8' age 5-121	
Cedarworks	COCD	1	CO Cedar Dash1	
Cedarworks	COCNFT	1	CO Crow's Nest for Funnel Tunnel1	
Cedarworks	COCWAD60	1	CO Climbing Wall Angled Deluxe 60"1	
Cedarworks	COCWVD60	1	CO Climbing Wall Vertical Deluxe 60"1	
Cedarworks	COFP32	4	CO Fence 32"1	

Cedarworks	COFP41	6	CO Fence 41"1	
Cedarworks	COFSW41	1	CO Fence Steering Wheel 41"1	
Cedarworks	COFT	1	CO Funnel Tunnel1	
Cedarworks	COGAZ60	1	CO Gazebo Deck 601	
Cedarworks	COGPRS	1	CO Gazebo Plank Roof Stars1	
Cedarworks	COKR	1	CO Knotted Rope1	
Cedarworks	COR60	1	CO Ramp 601	
Cedarworks	CORB60	1	CO Rope 'n Bucket 60 Deck1	
Cedarworks	CORLD60	1	CO Rung Ladder Deck 601	
Cedarworks	COSS5	1	CO Scoop Slide 51	
Cedarworks		1	Shipping & Packaging	
Heinemann	E08921	1	CALKINS /TCRWP CLASSROOM GR 2 LIBRARY	978-0-325-08921-8
		1	Shipping	

Agreed to and Accepted:**CAMBER ROAD PARTNERS, INC.****“LESSOR”**By: Steve Aronson

B12F623C2569498...

Name: Steve AronsonTitle: CEODate: 11/25/2024**Agreed to and Accepted:****OXFORD STREET EDUCATION, LLC****“LESSEE”**By: Scott Given

FB9BB68D528B464...

Name: Scott GivenTitle: FounderDate: 11/22/2024

EXHIBIT E

LEASE SCHEDULE NO. 010

This Lease Schedule is issued pursuant to the Lease Agreement Number OS051820 dated May 18, 2020. The terms of the Lease Agreement and serial numbers contained on Certificate of Acceptance Number 002-001 thru 002-016 are a part hereof and are incorporated by reference herein.

LESSOR

Camber Road Partners, Inc.
4999 France Avenue S., Suite 216
Minneapolis, MN 55410

LESSEE

Oxford Street Education, LLC dba The Croft School
21 Fox Hill Road
Wellesley Hills, MA 02481

SUPPLIER OF EQUIPMENT

Various

LOCATION

Various

Initial Term of Lease from Commencement Date: 24 Months

Monthly Lease Charge: \$1,901.24

Delivery and Installation: June 2021 – January 2022

Commencement Date: November 1, 2025

Security Deposit: \$23,176.81 (Previously collected on Lease Schedule 006). If there has been no Event of Default under the Lease Agreement, upon termination of this Lease Schedule in accordance with the Lease Agreement and except as otherwise provided for the Lease Agreement, this security deposit will be returned to Lessee.

EQUIPMENT

MANUFACTURER

QUANTITY

MACHINE/MODEL

EQUIPMENT/DESCRIPTION

(See Attachment Schedule A)

The cost of Equipment under this Lease Schedule shall total \$144,945.27. Upon Lessor's receipt of this Lease Schedule 010 on or before 11/1/2025, Lease Schedule 006 will terminate on 10/31/2025 and all of the Equipment thereunder shall be transferred, deemed accepted and installed under this Lease Schedule 010. Should Lessor not receive this Lease Schedule 010 signed on or before 11/1/25, then Lease Schedule 006 will not be terminated and will continue according to its terms and conditions.

Agreed to and Accepted:

CAMBER ROAD PARTNERS, INC.

"LESSOR"

By: Steve Aronson
B12F623C2569498...

Name: Steve Aronson

Title: CEO

Date: 10/4/2025

Agreed to and Accepted:

OXFORD STREET EDUCATION, LLC

"LESSEE"

By: Scott Given
FB9BB68D528B464...

Name: Scott Given

Title: Founder and Executive Director

Date: 10/3/2025

SCHEDULE A

MFG	PART#	QTY	DESCRIPTION	SERIAL NUMBER
Samsung	XE310XBA-KA1US	26	Chromebook 4 Celeron N4020 / 4GB / 32GB eMMC / ac / BT / WC / 11.6" HD / Chrome OS Samsung	
Bretford Manufacturing	TVC32PAC-CK	1	CUBE Charging Cart AC for up to 32 devices w / Back Panel Bretford Manufacturing	
Google	CROSSWDISSTD	26	Corp. Google Chrome OS Management Console Commercial License Google	
Goguardian	GG-SCO1Y-000001	26	Acad. GoGuardian Suite Core (Admin + Teacher + Beacon Core + Fleet + DNS) 1 Year Quantity 1-499 Goguardian	
Community Playthings	F641	2	Adjustable Shelf 4' x 24"	
Community Playthings	F642	3	Adjustable Shelf 4' x 32"	
Community Playthings	A835	2	Classroom Half Circle Table 64 Adjustable Leg for Table, High, 4pack	
Community Playthings	A229	2	Kindergarten Cubby 4 w/ Totes or Baskets Neutral Deep Totes	
Community Playthings	F776	8	Library Shelf	
Community Playthings	F683	4	Multi-Storage Shelf 4' x 24" Neutral Shallow Totes	
Community Playthings	F646	1	Open Back Shelf 4' x 32"	
Community Playthings	A267	2	Preschool Cubby 2 w/ Totes or Baskets Neutral Deep Totes	
Community Playthings	A269	14	Preschool Cubby 4 w/ Totes or Baskets Neutral Deep Totes	
Community Playthings	A845	1	Classroom Quarter Circle Table Adjustable Leg for Table, High, 5pack	

Community Playthings	A801	7	Classroom Work Table Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A811	8	Classroom Activity Table Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A825	4	Classroom Round Table 36 Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A634	2	Small Clear Table	
Community Playthings	A815	12	Classroom Nursery Table Adjustable Leg for Table, Medium, 4pack	
Community Playthings	F684	2	Tote Shelf 4' x 24" Neutral DeepTotes Neutral Shallow Totes	
Community Playthings	F588	2	Tote Shelf 32" x 60" Neutral Deep Totes	
Community Playthings	F663	4	Translucent Back Shelf 3' x 24"	
Community Playthings	F648	2	Translucent Back Shelf 4' x 24"	
Community Playthings	A851	1	Classroom Trapezoidal Table Adjustable Leg for Table, High, 4pack	
Community Playthings	A283	8	Wall-Mounted Cabinet 48"	
Community Playthings	G28	4	Wall-mounted Shelf	
Community Playthings	J712	29	Woodcrest Chair 12"	
Community Playthings	J714	4	Woodcrest Chair 14"	
Community Playthings	C360	4	Woodcrest Kitchen (set of four)	
Community Playthings	A835	2	Classroom Half Circle Table 64 Adjustable Leg for Table, High, 4pack	
Community Playthings	A226	1	Kindergarten Cubby 2	

Community Playthings	A228	1	Kindergarten Cubby 4	
Community Playthings	A801	6	Classroom Work Table – Wood Leg for 24” Table 4pack	
Community Playthings	J716	26	Woodcrest Chair 16”	
Community Plathings		1	10% Restocking Fee	
School Outfitters	LNT-114-CSW-SO	20	STRUCTURE SERIES SCHOOL CHAIR (14" SEAT HEIGHT) OPTIONS: CHOOSE A CHAIR COLOR - BRILLIANT BLUE	
School Outfitters		1	SHIPPING & HANDLING	
Savvas		1	INV17 CC CURR PKG GR.3	
Savvas		24	INV17 SAB GR.1	
Savvas		25	INV17 SAB GR.2	
Savvas		24	INV17 SAB GR.3	
Savvas		1	INV17 MANIP KIT GR.3	
Savvas		1	INV17 CARDS PKG GR.3	
Savvas		2	INV17 CC DW 1YR LIC GR.K	
Savvas		24	INV17 CC SE + DCW 1YR LIC GR.1	
Savvas		25	INV17 CC SE + DCW 1YR LIC GR.2	
Savvas		24	INV17 CC SE + DCW 1YR LIC GR.3	
Savvas		1	Shipping/Handling	
Savvas		2	INV17 CC DCW 1YR LIC GR.K	
Savvas		24	INV17 CC SE + DCW 1YR LIC GR.1	
Savvas		25	INV17 CC SE + DCW 1YR LIC GR.2	

Savvas		24	INV17 CC SE + DCW 1YR LIC GR.3	
Savvas		1	Shipping/Handling	
SnowCap	MR56-HW	4	CISCO MERAKI MR56 CLOUD MANAGEDWRLS AP	Q3AB-9QPJ-TSPH Q3AB-BXYZ-S765 Q3AB-T2K3-JXB3 Q3AB-WJR5-7FD4
SnowCap	LIC-ENT-3YR	4	CISCO MERAKI 3YR ENTERPRISE SVCS LICS AND SUP	
SnowCap		1	Freight Costs	
Imagination Playground	IP Block Set	1	IP Block Set (105 pcs), Blocks only	
Imagination Playground	Canvas Basket	1	CanvasCart Canvas Basket with IP Logo	
Imagination Playground		1	Shipping - curbside delivery only	
Heinemann	E08919	1	CALKINS /TCRWP CLASSROOM GR 1 LIBRARY	
Heinemann		1	Shipping	
Community Playthings	A261	2	Compact Preschool Cubby 2 w/ Compact Totes/Basket A292 Compact Tote	
Community Playthings	A267	2	Preschool Cubby 2 w/ Totes or Baskets Neutral Deep Totes	
Community Playthings	A801	1	Classroom Work Table Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A811	2	Classroom Activity Table Adjustable Leg for Table, Medium, 4pack	
Community Playthings	A825	1	Classroom Round Table 36 Adjustable Leg for Table, Medium, 4pack	
Community Playthings	J712	5	Woodcrest Chair 12"	
Community Playthings	J714	10	Woodcrest Chair 14"	
Apple		13	Apple MacBook Air 13.3" Laptop 8GB Memory – 256GB SSD	SFVFFX5NBQ6L7 SGCCFX7BTQ6L4 SFVHFX31VQ6L4 SFVHFX333Q6L4 SFVFFX9N1Q6L4 GCCFX0VLQ6L4

				FVHFX35SQ6L4 FVHFX2U3Q6L4 FVHFX2Q1Q6L4 FVFFXAJCQ6L4 FVFFXAE5Q6L4 FVFFX7M7Q6L4 GCCFX6N4Q6L4
Apple		1	Sales Tax	
SnowCap	MS120-24P-HW	1	CISCO MERAKI MS120-24P 1G L2 PERP CLOUD MNGD 24X GIGE 370W POE SWITCH	Q4AE-M7DL-FYW5
SnowCap	LIC-MS120-24P-3YR	1	CISCO MERAKI MS120-24P ENT LICSLICS AND 3YR SUP	
SnowCap		1	Freight Costs	
Shanix	SBID-MX265-V2	2	SMART Board MX065-V2 interactive display with iQ	K052NW25L0277 K052NW25L0278
Shanix	EWY2-SBID-65	2	2 year limited warranty extension for 65" SMART	
Shanix	XSM1U	2	X-Large Fusion Micro-Adjustable Fixed Wall Display	
Shanix	AL1512PW	2	1 HDMI Pigtail & 1 USB B-A Pigtail Unshld	
Shanix	HD18G-35PROPA	2	Plenum Pro AV/IT 18G 4K High Speed Active HDMI	
Shanix	USB2-AB-35PROAP	2	Pro AV/IT Active Plenum USB A Male to B Male Cable	
Shanix	MHD18G-15PROBL	2	MicroFlex Pro AV/IT Certified 4K60 18G High Speed	
Shanix	SWIVEL6	2	6 Rotatable Outlet Direct Plug-in Surge Protector	
Shanix	C.C.H.	1	Cables, Connectors, and Hardware	
Shanix	FREIGHT-AV	1	Freight/ Handling/ Insurance Charges	
Shanix		1	Professional Services	

Bowerman Construction		1	Furnish & Install Climbing Wall: (5) ¾ x 4 x 10 Prefinished rotary cut maple on plycore. Paint gray mountains similar to drawings. 3/8" horizontal holes for climbing pegs – 8 Rows, 6 holes each row. T-Nut, 3/8-16, 4 prongs for back of holes (2) Solid Maple End Caps – ¾" x 2 ¼" x 10' 2 x 6 x 10' Blocking – 9 rows	
Bowerman Construction		1	General Contractor's overhead & fee	
School Outfitters	COR-T282	1	Edge-Stacking Folding Table Truck – for 72" L Tables	
School Outfitters	NPS-BTA-3072	6	Colorful Plastic Folding Table w/Adjustable Height	
School Outfitters		1	Shipping and Handling	
American Converters	MULT-260613A	1	Mat Set 8 pc. 5' x 4' x 8' Nylon Coil Zipper, Velcro Connectors, Foam is 8", Fab-Grey	
American Converters		1	Freight	
Apple		3	MacBook Air 13.3" Laptop – Space Gray	FVFG9CZ9Q6L4, FVFG9ULMQ6L4, FVFGVMXNQ6L4
Apple		1	Sales Tax	

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