



# **IMMUCELL CORP /DE/**

## **FORM 8-K**

(Current Report Filing)

Filed 11/16/23 for the Period Ending 11/14/23

Address 56 EVERGREEN DR, PORTLAND, ME, 04103  
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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported) November 14, 2023

**ImmuCell Corporation**

(Exact name of registrant as specified in its charter)

DE  
(State or other jurisdiction  
of incorporation)

001-12934  
(Commission File Number)

01-0382980  
(IRS Employer  
Identification No.)

56 Evergreen Drive Portland, Maine  
(Address of principal executive offices)

04103  
(Zip Code)

Registrant's telephone number, including area code 207-878-2770

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the Registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading symbol(s)	Name of each exchange on which registered
Common Stock, \$0.10 par value per share	ICCC	Nasdaq

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

**Item 1.01. Entry into a Material Definitive Agreement**

On November 14, 2023, ImmuCell Corporation (the "Company") entered a Third Amendment of Lease (the "Lease Amendment"), which Lease Amendment amends that certain Indenture of Lease, dated September 12, 2019 (the "Lease Agreement"), by and between the Company and TVP, LLC (the "Landlord") with respect to certain property leased by the Company from the Landlord located at 175 Industrial Way in Portland, Maine (the "Leased Premises").

The Lease Amendment provides for certain tenant improvements on the Leased Premises to be paid for by Landlord. These improvements will provide heat to an unfinished space, provide additional warehouse space, and create a new primary shipping and receiving facility. In consideration for Landlord agreeing to pay for the cost of those certain tenant improvements, the Company will make additional monthly rent payments of \$20,000 through June 2024 and a one-time rent payment of \$488,743 in July 2024.

The forgoing description of the Lease Amendment is qualified in its entirety by reference to the Lease Amendment, which is filed as Exhibit 10.1 hereto and incorporated herein by this reference.

**Item 2.03. Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant**

The information included in Item 1.01 of this Current Report on Form 8-K is incorporated into this Item 2.03 of this Current Report on

Form 8-K by reference.

**Item 9.01. Financial Statements and Exhibits.**

(d) Exhibits.

The following exhibit relating to Item 2.02 shall be deemed to be furnished, and not filed:

10.1	<a href="#">Third Amendment of Indenture of Lease for Premises Located in Portland, Maine between the Company and TVP, LLC dated as of November 14, 2023.</a>
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**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**IMMUCELL CORPORATION**

Date: November 16, 2023

By: /s/ Michael F. Brigham  
Michael F. Brigham  
President, Chief Executive Officer and Principal  
Financial Officer

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**Exhibit Index**

<b>Exhibit No.</b>	<b>Description</b>
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